

**Application for Renewal of Planning Approval for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/YL-SK/465

1. <u>Proposal</u>	
Applicant	Chief Force Limited
Site (Plan A-1)	Lot 616 S.B RP (Part) in D.D. 114, Shek Kong, Yuen Long
Site Area	About 1,325 m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) zone on the approved Shek Kong OZP No. S/YL-SK/11 <i>[restricted to a maximum building height of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kam Tin Road with an ingress/egress at its eastern edge (Plan A-2). According to the applicant, the applied use, with a total floor area of about 61m ² , involves two single-storey structures (not more than 3.5m in height) for an ancillary office and a meter room (Drawing A-1). The remaining area mainly serves as an outdoor motor-vehicle showroom, circulation space and vehicular access. Two parking spaces for private car and/or light goods vehicle are provided within the Site. No vehicle exceeding 5.5 tonnes (including medium/heavy goods vehicle and container vehicle) are allowed to enter/be parked within the Site, and no car repairing, dismantling, paint spraying or other workshop activities will be carried out at the Site at all times. The operation hours are from 9:00 a.m. to 7:00 p.m. daily, including Sundays and public holidays. The applied development parameters are the same as that under the last approved application (No. A/YL-SK/352). The layout plan submitted by the applicant is at Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/YL-SK/352 approved on 27.10.2023 for a period of three years until 27.10.2026, which was submitted by the same applicant for the same use at the same Site with same development parameters and layout.

¹ The Site is involved in three relevant previous applications No. A/YL-SK/228, 284 and 352 for the same applied use submitted by the same applicant as the current application which were all approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) each for a period of three years between 2018 and 2023 (**Plan A-1b**).

	(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-SK_352_A/A_YL-SK_352_A_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ib)	(a) The applied use on a temporary basis will not frustrate the long-term planning intention of the “V” zone, and could serve the villagers and residents nearby. (b) As compared to the last approved application No. A/YL-SK/352, there is no change in the applied use, development parameters and layout. The Site has been occupied by the applied use over the years and all the approval conditions under the last approved application have been complied with. Besides, no complaints have been received for the applied use at the Site. (c) No adverse environmental, drainage, traffic, visual and landscape impacts are anticipated by the applied use on the surroundings. All the drainage facilities and fire service installations (FSIs) at the Site will be properly maintained. The applicant has also submitted records of existing drainage facilities, a revised FSIs proposal and the latest F.S. 251 certificates in support of the current application. (d) The applicant applied for Short Term Waiver (STW) from the Lands Department (LandsD) for operating the applied use at the Site in 2024. However, the application was rejected due to insufficient document submitted. The applicant commits to applying STW from LandsD for his operation at the Site after obtaining the planning approval of this renewal application.
Compliance with the “Owner’s Consent/ Notification” requirements ²	Notified the “current land owner” by posting site notice and sending notice to the Pat Heung Rural Committee.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG-No. 34D³, including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas);	✓		Whilst the applied use is not entirely in line with the planning intention of the “V” zone, according to the applicant, the applied use intends to serve the nearby residents and villagers. Besides, the District Lands Officer/ Yuen Long (DLO/YL), LandsD advises that there is no Small House (SH) application approved or under processing at the Site. The

² As set out in TPB Guidelines No. 31B on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members’ inspection.

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development ([TPB PG-No. 34D](#)).

	ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-years approval period sought does not exceed the duration of the last approval.			applied use of temporary nature would not adversely affect the land availability for NTEH/SH development within the “V” zone in the long term. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “V” zone.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?	✓		Relevant government departments consulted, except for DLO/YL, LandsD, have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below. <u>Adverse Departmental Comment</u> - DLO/YL, LandsD has adverse comment on the application in view of the unauthorised structures within the private lot(s) covered by the Site. <u>PlanD’s Assessments</u> - To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised to follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise any potential environmental nuisance caused by the applied use. - Regarding DLO/YL, LandsD’s concern on the unauthorised structures within the Site, the

				applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the renewal application. The applicant also commits to applying to DLO/YL, LandsD for STW upon approval of the renewal application.
(d)	Public comments received during statutory publication period		✓	No public comment was received.

3. **Planning Department's View**

- No objection to the application.

4. **Decision Sought**

- Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years, and be renewed from 28.10.2026 to 27.10.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (b) the submission of a revised fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **28.4.2027**;
- (c) the implementation of the accepted fire service installations proposal within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **28.7.2027**;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

The recommended advisory clauses are at **Appendix III**.

- There is no strong reason to recommend rejection of the renewal application.

Attachments

Appendix I	Application Form with attachments received on 3.8.2026
Appendix Ia	Further Information (FI) received on 17.8.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ib	FI received on 9.9.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
SEPTEMBER 2026**