

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

Application No. A/YL-PH/1131

1. <u>Proposal</u>	
Applicant	Chief Force Limited
Site (Plan A-1a)	Lot 303 (Part) in D.D. 110, Pat Heung, Yuen Long
Site Area	About 726m ²
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (“AGR”) zone on the approved Pat Heung OZP No. S/YL-PH/11
Application	Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kam Tin Road via a local track (Plan A-1a). According to the applicant, the applied use involves 19 display spaces for motor-vehicles and two visitor parking spaces for private cars, light goods vehicles, or vehicles not exceeding 5.5 tonnes; one single-storey structure with a height of 2.5m and a total floor area of 30m² for ancillary office (Drawing A-1). Hoarding of 2.4m tall is erected along the site boundary. The applied use is intended for the display and sales of both licensed and unlicensed second-hand motor-vehicles. No container vehicle or vehicle exceeding 5.5 tonnes will be allowed to enter or to be parked at the Site at all times. No dismantling, maintenance, repairing, cleaning, paint-spraying or other workshop activities will be conducted at the Site at all times. The applicant also applies for regularisation of associated filling of land for the entire Site with cement for a depth of about 0.1m, raising the site level to a range of +15.6mPD to +15.9mPD for site formation to support the applied use. No further filling of land will be undertaken at the Site. The operation hours are between 9:00 a.m. and 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is at Drawing A-1.

1. <u>Proposal</u>	
Last Previous Relevant Application ¹	Application No. A/YL-PH/972 approved on 10.11.2023 for a period of three years until 10.11.2026, which was submitted by the same applicant for the same use at the same site with the same layout and development parameters. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PH_972/A_YL-PH_972_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I and Ia)	(a) The applied use on a temporary basis will not jeopardise the long-term planning intention of the “AGR” zone, and is intended to serve the potential customers in the vicinity. Samples of second-hand vehicles are displayed at the Site or can be previewed online by customers before purchasing them either on-site or online. (b) The Site is the subject of an approved previous application (No. A/YL-PH/972). The current application involves no change to the applied use and site layout. Since the approval of the last application, no complaint related to the Site has been received from the public or government departments. The applicant has complied with all approval conditions under the previous application (No. A/YL-PH/972). (c) The applied use will not cause any adverse drainage, traffic or environmental impacts. The Site has been fenced off to minimise potential noise nuisances to the surrounding areas. All existing drainage facilities and fire service installations (FSIs) at the Site have been properly maintained. A drainage proposal with the latest condition record of the existing drainage facilities and a FSIs proposal with the latest fire certificates (FS 251) have been submitted in support of the current application.
Compliance with the “Owner’s Consent/Notification” requirements ²	Posted site notices and sent notice to the Pat Heung Rural Committee.

¹ The Site, in whole or in part, is involved in three relevant previous applications (No. A/YL-PH/754, 851 and 972) (**Plan A-1b**) submitted by the same applicant for the same applied use as the current application (including one for renewal of planning approval granted) which were all approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board between 2017 and 2023.

² As set out in TPB Guidelines 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.

2. <u>Planning Considerations and Assessments</u>				
	<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); 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 iv. the 3-year approval period sought does not exceed the duration of the last approval.	✓		Whilst the applied use is not in line with the planning intention of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation has no strong view against the application from agricultural and nature conservation perspectives. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “AGR” zone.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(c)	Any adverse departmental comments?	✓		Relevant government departments consulted, except for the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD), have no objection to or no adverse comment on the application (Appendix II). <u>Adverse Departmental Comment</u> • DLO/YL, LandsD has adverse comment on the application as there is/are unauthorised structure(s) on Lot 303 in D.D. 110 which is/are already subject to lease enforcement

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. <u>PlanD's Assessments</u> - To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the applied use on the surrounding areas. - Regarding DLO/YL, LandsD's concerns on the unauthorized structure(s) within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the renewal application.
(d)	Public comments received during statutory publication period		✓	No public comment was received.

3. <u>Planning Department's View</u>
<u>No objection</u> to the application.

4. <u>Decision Sought</u>
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 <u>11.11.2026 to 10.11.2029</u>. The following conditions of approval and advisory clauses are suggested for Members' reference: <u>Approval Conditions</u> (a) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

4. <u>Decision Sought</u>	
	(b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period; (c) the submission of an updated condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by <u>11.2.2027</u>; (d) if any of the above planning condition (a) or (b) 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 the above planning condition (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; and (f) <i>upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.</i> <u>Advisory Clauses</u> 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 supporting documents received on 10.8.2026 and 12.8.2026
Appendix Ia	Further Information received on 5.10.2026 (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
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
OCTOBER 2026**