RNTPC Paper No. A/YL-SK/472
For Consideration by the
Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/472

Applicant	:	Golden Fine Property Investment Limited represented by Man Chi Consultants and Construction Limited
Site	:	Lot 95 S.C ss.3 in D.D. 112, Shek Kong, Yuen Long
Site Area	:	About 124m^2
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11
Zoning	:	"Village Type Development" ("V")
Application	:	Proposed Temporary Shop and Services and Associated Filling of Land for a Period of Five Years

1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary shop and services and associated filling of land for a period of five years at the application site (the Site), which falls within an area zoned "V" on the OZP (**Plan A-1**). According to the Notes of the OZP for the "V" zone, 'Shop and Services' (being not on the ground floor of a New Territories Exempted House (NTEH)), which is a Column 2 use, and filling of land in the "V" zone require planning permission from the Town Planning Board (the Board). The Site is currently vacant, partially formed and paved with debris (**Plans A-2 to A-4**).

1.2 The Site abuts Kam Sheung Road (**Plans A-1 to A-3**). According to the applicant, the proposed use involves a two-storey structure with height of not more than 8m and a total floor area of about 156m^2 for a metalware retail shop selling hardware goods, home repair materials and tools. No vehicle parking or loading/unloading (L/UL) space will be provided within the Site (**Drawing A-1**). According to the applicant, the goods delivery will be taken place at the kerbside in low frequency and will be restricted to a maximum of one light goods vehicle per day during off-peak hours. No open storage, car beauty, car washing, vehicle repairing, dismantling, spray painting or other workshop activities will be carried out at the Site at all times. No tree felling will be involved and the tree at the northern boundary of the Site will be preserved and maintained by the applicant during the planning approval period (**Drawing A-1**). The applicant also applies for filling of land for the entire site with concrete of not more than 0.1m in depth (to level of about 25mPD) for erection of structure. The operation hours will be from 7:00 a.m. to 9:00 p.m. daily,

including public holidays. The layout plan and land filling plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.

1.3 In support of the application, the applicant has submitted the following documents:

(a)	Application Form with attachments and Supplementary Information (SI) received by the Board on 16.9.2026 and 17.9.2026 respectively	(**Appendix I**)
(b)	Further Information (FI) received on 27.10.2026*	(**Appendix Ia**)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I and Ia**. They can be summarised as follows:

(a) The proposed use is intended for operating a metalware retail shop supplying hardware goods, home repair materials and tools to serve the nearby villagers and residents from Lai Uk Tsuen and the surrounding rural communities. The temporary nature of the application would not frustrate the long-term planning intention of the "V" zone.

(b) The proposed use is small in scale and not incompatible with the surrounding rural environment and residential setting and will not result in adverse traffic, environmental and drainage impacts or fire safety concerns on the surroundings. The applicant will comply with all environmental protection/pollution control ordinances and strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('CoP'). The applicant also commits to submitting a drainage proposal and implementing drainage facilities at the Site to mitigate any anticipated adverse impact arising from the proposed use.

(c) There are other similar applications within "V" zone of the OZP approved by the Board. The approval of the current application will not set an undesirable precedent.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The Site is currently not subject to any active planning enforcement action.

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Applications

There are four similar applications (No. A/YL-SK/336, 366, 434 and 449) covering three sites for temporary shop and services (including two renewal of planning approvals granted) within the same "V" zone or straddling the same "V" zone and the adjoining "AGR" zone in the past five years. All these applications were approved with conditions by the Committee between 2022 and 2026, mainly on the considerations that approval of the application on temporary basis would not jeopardise the long-term planning intention of "V" zone and/or "AGR" zone; the proposed/applied use was not incompatible with the surrounding environment; and relevant government departments consulted generally had no adverse comment on the application and/or that their technical concerns could be addressed by approval conditions. Details of the similar applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site:

(a) abuts Kam Sheung Road; and

(b) is currently vacant, partially formed and paved with debris.

7.2 The surrounding areas are rural in character comprising mainly residential development (i.e. Wah Yuen (華苑)), scattered residential structures, cultivated and fallow agricultural land, plant nursery, vehicle parking, open storage yard, warehouse, a real estate agency (with valid planning permission) and vacant land (**Plan A-2**).

8. Planning Intention

The planning intention of the "V" zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

9. Comments from Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices III** and **IV** respectively.

10. Public Comments Received During Statutory Publication Period

On 25.9.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received from individuals, objecting to the application mainly on the grounds that the proposed use would result in adverse traffic, drainage and environmental impacts to the surrounding areas, and that the proposed development will degrade the quality of the adjoining farmlands (**Appendix V**).

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary shop and services with associated filling of land for a period of five years at the Site zoned "V" (**Plan A-1**). Whilst the proposed use is not entirely in line with the planning intention of the "V" zone, according to the applicant, it could cater the local demand for shop and services (a metalware retail shop) of the nearby residents and villagers. The District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) advises that there is no Small House application approved or under processing at the Site. It is considered that approving the application on a temporary basis would not frustrate the long-term planning intention of the "V" zone. Taking into account the above and the planning assessments below, there is no objection to the proposed use and associated filling of land on a temporary basis of five years.

11.2 Filling of land within the "V" zone requires planning permission from the Board. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to the application from public drainage and environmental planning perspectives respectively.

11.3 The proposed use is considered not incompatible with the surrounding areas which are rural in character comprising mainly residential development (i.e. Wah Yuen (華苑)), scattered residential structures, cultivated and fallow agricultural land, plant nursery, vehicle parking, open storage yard, warehouse, a real estate agency (with valid planning permission) and vacant land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the proposed use is not incompatible with the surroundings and significant adverse landscape impact arising from the proposed use is not anticipated.

11.4 Other relevant government departments consulted, including the Director of Fire Services, Commissioner for Transport and Director of Agriculture, Fisheries and Conservation, have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the latest 'CoP' and other relevant environmental guidelines and legislations to minimise any potential environmental nuisance caused by the proposed use on the surrounding areas.

11.5 There are four approved similar applications within or straddling the same "V" zone in the past five years as mentioned in paragraph 6 above. Approving the current application is in line with the Committee's previous decisions.

11.6 Regarding the public comments received as stated in paragraph 10 above, the departmental comments and planning assessments above are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, PlanD has no objection to the application.

12.2 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 five years until 6.11.2031. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

(a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.5.2027;

(b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.8.2027;

(c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

(d) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.5.2027;

(e) in relation to (d) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.8.2027;

(f) if the above planning condition (c) 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;

(g) if any of the above planning condition (a), (b), (d) or (e) 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 IV**.

12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use with associated filling of land is not in line with the planning intention of the "Village Type Development" zone which is to provide land primarily for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments and SI received on 16.9.2026 and 17.9.2026 respectively
Appendix Ia	FI received on 27.10.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026