RNTPC Paper No. A/YL-PH/1138
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/1138

Applicant : Lord Silver Limited

Site : Lots 1956 S.A RP (Part) and 1956 S.B RP (Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long

Site Area : About 507m^2

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11

Zoning : "Village Type Development" ("V")
[restricted to a maximum building height of 3 storeys (8.23m)]

Application : Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land for a Period of Three Years

1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary shop and services (motor-vehicle showroom) and associated filling of land for a period of three 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' other than those on the ground floor of a New Territories Exempted House (NTEH), which is a Column 2 use, and filling of land require planning permission from the Town Planning Board (the Board). The Site is currently fenced off, hard-paved and vacant (**Plan A-4**)[1].

1.2 The Site is accessible from Kam Tin Road via a local track and the ingress/egress is located at the south-western corner of the Site (**Plan A-2**). According to the applicant, the proposed use involves 12 display spaces for licensed and unlicensed second-hand private cars and light goods vehicles (LGVs) for display and sale to serve nearby residents and workers, and three visitor parking spaces comprising two for private cars and one for LGV (**Drawing A-1**). No structure, tree or shrub will be erected or planted within the Site, and no display space or parking space will be designated within the waterworks reserve of the existing water mains along

[1] The Site is covered by planning application No. A/YL-PH/1112, which is renewal of planning approval granted under application No. A/YL-PH/946, for temporary shop and services (provision store) and school (baking studio) for a period of three years with valid planning permission until 19.5.2029.

the western periphery of the Site. No vehicle testing or driving trial will be allowed at the Site at all times. Display vehicles will be delivered to and transported away from the Site by tractors not exceeding 5.5 tonnes. No container vehicle and 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 carried out at the Site at all times. The applicant also applies for regularisation of associated filling of land for the entire Site with cement in a depth of about 0.1m, raising the site level to +20.5mPD for site formation to support the proposed use (**Drawing A-2**). No further filling of land will be undertaken at the Site. The operation hours will be between 9:00 a.m. and 6:00 p.m. from Mondays to Thursdays, Saturdays and Sundays, with no operation on Fridays and 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 supporting documents received on 23.9.2026 and 29.9.2026 (**Appendix I**)

(b) Further Information (FI) received on 10.11.2026* (**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 on a temporary basis will not jeopardise the long-term planning intention of the "V" zone and is intended to serve the nearby residents and workers. Samples of second-hand vehicles will be displayed at the Site, and customers can conduct product viewing and order placement in person at the Site or via social media platforms, messaging applications, and telephone.

(b) Access will be granted at all times to the relevant government departments to enter the waterworks reserve along the western periphery of the Site for maintenance and repair works upon request/advance notice where practicable.

(c) The Site has been filled and no further land filling will be undertaken. The proposed use will not cause any adverse traffic, drainage and fire safety impacts. The existing drainage facilities as implemented under the previous application No. A/YL-PH/946 have been properly maintained. A drainage proposal with records of the existing drainage facilities and a fire service installations proposal have been submitted in support of the current application.

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

The applicant is not a 'current land owner' of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the 'Owner's Consent/Notification' Requirements under Section 12A and 16 of the Town

Planning Ordinance (TPB PG-No. 31B) by posting site notices and sending notice to the Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The Site is not subject to any active enforcement action.

5. Previous Applications

The Site is the subject of two previous applications (No. A/YL-PH/946 and 1112) for temporary shop and services (provision store) and school (baking studio) for a period of three years (including the last one for renewal of planning approval granted), which were approved by the Rural and New Town Planning Committee (the Committee) of the Board on 19.5.2023 and 8.5.2026 respectively. While the two previous applications involved shop and services use, which was proposed for provision store, the considerations of the two applications are not relevant to the current application due to different use involved. Details of these applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Application

There is one similar application (No. A/YL-PH/1007) for renewal of planning approval for temporary shop and services (vehicles showroom) for a period of three years within the same "V" zone in the vicinity of the Site in the past five years. The application was approved by the Committee on 19.7.2024 mainly on the considerations that the temporary approval would not frustrate the long-term planning intention of the "V" zone; the applied use was not incompatible with the surrounding land uses; and the concerned government departments consulted in general had no objection to or no adverse comment on the application or their concerns could be addressed by relevant approval conditions. Details of the similar application are summarised in **Appendix III** and the location is shown on **Plan A-1**.

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

7.1 The Site is:

(a) accessible from Kam Tin Road via a local track; and

(b) currently fenced off, hard-paved and vacant.

7.2 The surrounding areas are rural in character comprising mainly village houses of Wang Toi Shan San Tsuen and residential structures intermixed with a vehicle park (with valid planning permission), a vehicle repair workshop, open storage/storage yards, grassland and vacant land.

8. Planning Intention

The planning intention of the "V" zone is to reflect existing recognised 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 the 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 IV** and **V** respectively.

10. Public Comment Received During Statutory Publication Period

On 2.10.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual expressing concerns on the application mainly on the grounds that replacing a recently approved local shop in the middle of the village with a fenced motor-vehicle showroom is visually depressing; the proposed use would cause the village to resemble a shanty town; and it is not appropriate for the proposed use to be located at the Site (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary shop and services (motor-vehicle showroom) and associated filling of land for a period of three years at the Site zoned "V" (**Plan A-1**). Whilst the proposed use is not in line with the planning intention of the "V" zone, according to the applicant, it is intended to serve the nearby residents and workers. Besides, the District Lands Officer/Yuen Long of Lands Department advises that there is no Small House application approved or under processing at the Site. The proposed use of temporary nature would not adversely affect the land availability for NTEH/Small House within the "V" zone in the long term. Taking into account the above and the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis for a period of three 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, who also considers the submitted records of the existing drainage facilities acceptable, 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 village houses of Wang Toi Shan San Tsuen and residential structures intermixed with a vehicle park, a vehicle repair workshop, open storage/storage yards, grassland and vacant land. 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 surrounding environment and significant adverse landscape impact on the Site from the proposed use is not anticipated.

11.4 Other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise the potential environmental nuisance on the surrounding areas.

11.5 There is one approved similar application within the same "V" zone in the vicinity of the Site in the past five years as detailed in paragraph 6 above. Approving the current application is in line with the Committee's previous decision.

11.6 Regarding the public comment mentioned 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 and having taken into account the public comment 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 three years until 20.11.2029. The following conditions of approval and advisory clauses are also 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; and

(b) 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.

Advisory Clauses

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

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 "V" 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 supporting documents received on 23.9.2026 and 29.9.2026
Appendix Ia	FI received on 10.11.2026
Appendix II	Previous Applications
Appendix III	Similar Application
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
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