

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/1101

- Applicant** : Chief Force Limited
- Site** : Lots 1043 (Part), 1046 S.A ss.1 RP (Part), 1046 S.A ss.1 S.A and HTL House Lot Blocks (Part) in D.D. 111 and Adjoining Government Land (GL), Ha Che, Pat Heung, Yuen Long
- Site Area** : About 980m² (including GL of about 217m² (about 22%))
- 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** : Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary public vehicle park (excluding container vehicle) 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, ‘Public Vehicle Park (excluding container vehicle)’, which is a Column 2 use, and filling of land require planning permission for the Town Planning Board (the Board). The Site is currently hard-paved and used for the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site is accessible from Fan Kam Road via a local track (**Plan A-2**). According to the applicant, the applied use involves 21 parking spaces for private car serving the nearby villagers, and one single-storey structure with a total floor area of about 16m² and a height of not more than 2.5m for a guard room (**Drawing A-1**). Only licensed private cars will be allowed to be parked within the Site, and entry and parking of container vehicles and vehicles exceeding 5.5 tonnes at the Site are not allowed. No dismantling, maintenance, repairing, cleaning, paint-spraying or other workshop activity 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 concrete of about 0.1m in depth, raising the site level to about +23.1mPD to support

the applied use (**Drawing A-2**). No further land filling is required. The applied use operates 24 hours 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 The Site is the subject of three approved previous applications (details at paragraph 5.2 below), including the last application No. A/YL-PH/997 for the same use submitted by the same applicant as the current application which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 19.4.2024. The planning permission was subsequently revoked on 19.1.2026 due to non-compliance with approval condition. Compared with the last approved application, the current application involves the same site area/boundary, number of parking spaces and regularisation of associated filling of land for the entire site.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with supporting documents received (Appendix I) on 7.1.2026 and 9.1.2026.
 - (b) Further Information (FI) received on 13.2.2026* (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 **Appendix I** and **Ia**. They can be summarised as follows:

- (a) The applied use on a temporary basis will not jeopardise the long-term planning intention of the “V” zone. It is intended to provide car parking spaces to meet the parking demand of the nearby villagers. Electric vehicle (EV) charging facilities will not be installed at the Site due to financial challenges and site constraints.
- (b) The Site and the adjoining site (covered by another application No. A/YL-PH/1100 to be considered at the same meeting), both being applied for the same temporary public vehicle park use by the same applicant, are physically separated and each site is served by its own independent ingress/egress. Due to this physical separation, the two vehicle parks are regarded as independent facilities.
- (c) The Site is the subject of an approved previous application (No. A/YL-PH/997) for the same use as the current application. While the submission of drainage proposal as required under the relevant approval condition was accepted, the approval condition in relation to implementation of the accepted drainage proposal was not complied with in time. As such, a fresh application is submitted for the applied use.
- (d) The applied use will not cause any adverse impact on drainage, traffic and environmental aspects. The drainage proposal and a fire service installations (FSIs) proposal with fire certificates accepted under the last approved application (No. A/YL-PH/997) have been submitted in support of the current application. The

applicant will maintain the FSIs facilities at the Site and comply with the relevant approval conditions.

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. For the GL portion, the requirements as set out at TPB PG-No. 31B are not applicable.

4. Background

The Site is not subject to any active enforcement action.

5. Previous Applications

5.1 The Site, in part or in whole, is the subject of three previous applications (No. A/YL-PH/49, 134 and 997). Applications No. A/YL-PH/49 and 134 for development of New Territories Exempted Houses (NTEHs) were considered by the Committee in 1996 and 1997 respectively when their application sites were zoned “Agriculture” on the OZP. The considerations of these applications are not relevant to the current application due to different use involved and change in planning circumstances.

5.2 The last previous application (No. A/YL-PH/997) for the same use with filling of land submitted by the same applicant as the current application was approved with conditions by the Committee in April 2024 for a period of three years, mainly on the considerations that temporary approval would not frustrate the long-term planning intention of “V” zone; the proposed use was not incompatible with the surrounding land uses; and the relevant government departments consulted in general had no adverse comment on the application or their technical concerns could be addressed by relevant approval conditions. The planning permission was subsequently revoked on 19.1.2026 due to non-compliance with approval condition on the implementation of the drainage proposal. Compared with the last application, the current application involves no change as mentioned in paragraph 1.3 above. Details of the previous applications are summarised in **Appendix II** and the locations are shown on **Plan A-1**.

6. Similar Applications

6.1 There are five similar applications (No. A/YL-PH/872, 931, 996, 1003 and 1069) for temporary public/private vehicle park (including one renewal of planning approval granted and three with filling of land) within the same “V” zone in the

vicinity of the Site in the past five years. All these applications were approved with conditions by the Committee between April 2021 and February 2026 on similar considerations as mentioned in paragraph 5.2 above. The planning permissions under applications No. A/YL-PH/996 and 1003 were subsequently revoked in January 2026 and November 2025 respectively due to non-compliance with approval conditions. Details of these similar applications are summarised in **Appendix III** and the locations are shown on **Plan A-1**.

- 6.2 Other than the similar applications mentioned above, two applications (No. A/YL-PH/1070 and 1100) both for temporary public vehicle park within the same “V” zone or straddling the adjacent “V” zone on the OZP will be considered at the same meeting (**Plan A-1**).

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

7.1 The Site is:

- (a) currently hard-paved and used for the applied use without valid planning permission; and
- (b) accessible from Fan Kam Road via a local track.

7.2 The surrounding areas are rural in character comprising mainly village settlements of Ha Che and a low-rise residential development namely El Castillo, intermixed with vehicle parks, open storage/storage yards, a chicken farm and grassland.

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

9.1. Apart from the government department as set out in paragraph 9.2 below, other 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.

9.2. The following government department supports the application:

Traffic

9.2.1 Comments of the Commissioner for Transport (C for T):

- (a) supports the application from traffic engineering perspective to address the local demand for parking spaces; and
- (b) advisory comments are at **Appendix V**.

10. Public Comment Received During Statutory Publication Period

On 6.1.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual expressing concern on the application that the Site and the adjoining site, both being applied for the same temporary public vehicle park use by the same applicant, should be considered as one single operation; the applied use involves land filling and would cause adverse drainage impact on the surrounding residential area; and one-year approval should be recommended in view of its impact on the surrounding residential area (**Appendix VI**).

11. Planning Considerations and Assessments

- 11.1 The application is for temporary public vehicle park (excluding container vehicle) and associated filling of land for a period of three years at the Site which is zoned “V” (**Plan A-1**). Whilst the applied use is not entirely in line with the planning intention of the “V” zone, according to the applicant, the applied use is intended to serve the nearby villagers and C for T supports the application for addressing the local parking demand. Besides, the District Lands Officer/Yuen Long, Lands Department advises that there is no Small House application approved and under processing at the Site. The applied 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 applied 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 (CE/MN, DSD) and Director of Environmental Protection have no objection to the application from public drainage and environmental planning perspectives respectively.
- 11.3 The applied use is considered not incompatible with the surrounding areas which are rural in character comprising mainly village settlements of Ha Che intermixed with vehicle parks, open storage/storage yards, a chicken farm and grassland. The Chief Town Planner/Urban Design and Landscape of the Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the applied use is not entirely incompatible with the

surrounding environment and significant adverse landscape impact on the Site from the applied use is not anticipated.

- 11.4 Other relevant government departments consulted, including the Director of Fire Services (D of FS), have no objection to or no adverse comments 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 Aspect of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisances on the surrounding areas.
- 11.5 As mentioned in paragraph 5.2 above, the Site is the subject of an approved previous application (No. A/YL-PH/997) for the same use with filling of land submitted by the same applicant as the current application and the planning permission was subsequently revoked in January 2026 due to non-compliance with approval condition related to the implementation of the drainage proposal. In this regard, the applicant has submitted a drainage proposal in support of the current application which is considered acceptable by CE/MN, DSD. Hence, sympathetic considerations may be given to the current application. Should the application be approved, the applicant will be advised that sympathetic consideration may not be given to any further application should they fail to comply with any of the approval conditions again resulting in revocation of planning permission.
- 11.6 There are five approved similar applications within the same "V" zone in the vicinity of the Site in the past five years as detailed in paragraph 6.1 above. Approving the current application is in line with the Committee's previous decisions.
- 11.7 Regarding the public comment mentioned in paragraph 10 above, the departmental comments and planning assessments above are relevant. Regarding the concern on the operation arrangement of the applied uses at the Site and the adjoining site under application No. A/YL-PH/1100, the applicant has provided clarification as detailed in paragraph 2(b) above.

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 27.2.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the implementation of the accepted 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 27.11.2026;

- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) if the above planning condition (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
- (d) if the above planning condition (a) 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 V**.

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

the applied 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 7.1.2026 and 9.1.2026
Appendix Ia	FI received on 13.2.2026
Appendix II	Previous Application
Appendix III	Similar Applications
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
FEBRUARY 2026**