

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/1110

- Applicant** : Chief Force Limited
- Site** : Lots 1631 (Part) and 1633 (Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long
- Site Area** : About 2,085m²
- 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 from the Town Planning Board (the Board). The Site is currently hard-paved and used for the applied use with valid planning permission under application No. A/YL-PH/940 until 12.5.2026 (**Plan A-4**).
- 1.2 The Site is accessible from Kam Tin Road via Leung Shing Road and a local track to the south and the ingress/egress is located at the southern part of the Site (**Plan A-2**). According to the applicant, the applied use provides 36 parking spaces, including 20 for private cars, 10 for light goods vehicles (LGVs) and 6 for medium/heavy goods vehicles (M/HGVs), serving the nearby villagers and workers. No structure is erected on the Site (**Drawing A-1**). Only licensed vehicles will be allowed to be parked within the Site at all times. Entry and exit of M/HGVs at the Site will not be allowed between 7:00 p.m. and 9:00 a.m. on weekdays, nor at any time on Sundays and public holidays, and entry and parking of container vehicles/tractors and vehicles exceeding 24 tonnes at the Site will not be allowed 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 concrete of about 0.1m in depth, raising the site level to about +18.3mPD for site formation to support the applied use (**Drawing A-2**). No further land filling will be undertaken at the Site. 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 previous applications for the same use submitted by the same applicant as the current application (details at paragraph 5 below). The last application (No. A/YL-PH/940) was approved with condition by the Rural and New Town Planning Committee (the Committee) of the Board on 31.3.2023 for a period of three years. The approval condition in relation to the submission of condition record of the existing drainage facilities implemented on the Site has been complied with and the planning permission is valid until 12.5.2026. Compared with the last application (No. A/YL-PH/940), the current application has the same site area/boundary and same number of parking spaces for private vehicles and LGVs, but with additional parking spaces for M/HGVs 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 16.2.2026 and 25.2.2026

(b) Further Information (FI) received on 17.3.2026* (**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 vehicle parking spaces to meet the parking demand of the nearby villagers and workers. Electric vehicle charging facilities will not be provided at the Site due to financial challenges and site constraints.
- (b) Compared with the last application (No. A/YL-PH/940), additional parking spaces for M/HGVs are provided at the request of the nearby residents, who are M/HGV drivers, to meet their parking need. Although the Site is enclosed by village houses, the ingress/egress is located at the southern part of the Site and there are also no residential structures directly along the access route. While only a maximum of six parking spaces for M/HGVs are provided, to further minimise the potential environmental impact on the surrounding areas, entry and exit of M/HGVs at the Site will not be allowed between 7:00 p.m. and 9:00 a.m. on weekdays, nor at any time on Sundays and public holidays.

- (c) Since the approval of the previous application No. A/YL-PH/940, no complaint related to the Site has been received from the public or government departments. All approval conditions have been complied with and the Site has been maintained in a good condition.
- (d) The applied use will not cause any adverse impact on drainage, traffic and environmental aspects. The existing drainage facilities and fire service installations (FSIs), as implemented under the last application (No. A/YL-PH/940), have been properly maintained. A drainage proposal with condition record of the existing drainage facilities and a FSIs proposal with fire certificates accepted under the last application (No. A/YL-PH/940) 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 three previous applications (No. A/YL-PH/746, 833 and 940) for the same use (including the last two for renewals of planning approval granted) submitted by the same applicant as the current application. All these applications were approved with conditions by the Committee between May 2017 and March 2023 each for a period of three years, mainly on the considerations that the temporary approval would not frustrate the long-term planning intention of the “V” zone; the proposed/applied 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 last application (No. A/YL-PH/940) was approved with condition by the Committee on 31.3.2023. The approval condition in relation to submission of condition record of the existing drainage facilities has been complied with and the planning permission is valid until 12.5.2026. Compared with the last application, the current application involves the same site area/boundary and number of parking spaces for private vehicles and LGVs but with changes as set out in paragraph 1.3 above. Details of these previous applications are summarised in **Appendix II** and the locations are shown on **Plan A-1**.

6. Similar Applications

- 6.1 There are seven similar applications (No. A/YL-PH/887, 899, 938, 947, 983, 989 and 1041) for temporary public/private vehicle park (including four renewals of planning approval granted and two with filling of land) within or straddling 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 2025 on similar considerations as mentioned in paragraph 5 above. 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/1105 and 1109) both for temporary public vehicle park (excluding container vehicle) within the same “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 with valid planning permission; and
 - (b) accessible from Kam Tin Road via Leung Shing Road and a local track.
- 7.2 The surrounding areas are rural in character comprising mainly village settlements of Leung Uk Tsuen to the immediate north, east and west and a low-rise residential development namely Green Villa to the further north, whereas to the south are mainly vehicle parks (one with valid permission), 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 New Territories Exempted House (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 departments as set out in paragraphs 9.2 and 9.3 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**.

- 9.3. The following government department does not support the application:

Environment

9.3.1 Comments of the Director of Environmental Protection (DEP):

- (a) does not support the application in accordance with the latest 'Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites' ('CoP') as there are sensitive receivers in the vicinity and the applied use involves the use of parking spaces for M/HGVs which are considered as 'heavy vehicle'. Thus, environmental nuisance is expected;
- (b) no objection to the filling of land from environmental planning perspective;
- (c) no substantiated environmental complaint concerning the Site was received in the past three years; and
- (d) advisory comments are at **Appendix V**.

10. **Public Comment Received During Statutory Publication Period**

On 27.2.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

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” on the OZP (**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 workers, 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 or 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, who also considers the submitted drainage proposal with condition record of the existing drainage facilities acceptable, has no objection to the application from public drainage perspective, and DEP has no objection to the filling of land from environmental planning perspective.
- 11.3 The applied use is considered not incompatible with the surrounding areas which are rural in character comprising mainly village settlements of Leung Uk Tsuen to the immediate north, east and west and a low-rise residential development namely Green Villa to the further north, whereas to the south are mainly vehicle parks, 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 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 DEP does not support the application as the applied use involves the use of heavy vehicles (i.e. M/HGVs) and environmental nuisance to the sensitive receivers (i.e. residential structures) in the vicinity of the Site is expected. In this regard, the applicant has arranged the ingress/egress at the south of the Site, designated the access route along areas south of the Site without direct interface with residential dwellings, and imposed restriction hours for entry and exit of M/HGVs at the Site to further minimise the potential impact on the surrounding areas. Should the Committee decide to approve the application, the applicant will also be advised to follow the latest ‘CoP’ to minimise the potential environmental nuisance on the surrounding areas. Other relevant government departments consulted, including the 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.
- 11.5 There are three approved previous applications for the same applied use at the Site and seven approved similar applications within or straddling the same “V” zone in the vicinity of the Site in the past five years as detailed in paragraphs 5 and 6.1

above respectively. Approving the current application is in line with the Committee's previous decisions.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 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 27.3.2029. 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 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 16.2.2026 and 25.2.2026
Appendix Ia	FI received on 17.3.2026
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
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
MARCH 2026**