

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-KTN/1229**

- Applicant** : Chief Force Limited
- Site** : Lots 376 RP (Part), 380 RP (Part) and 384 RP (Part) in D.D. 110, Kam Tin North, Yuen Long
- Site Area** : About 860m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land and Pond for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary private vehicle park (excluding container vehicle) and associated filling of land and pond for a period of three years at the application site (the Site), which falls within an area zoned “AGR” on the OZP (**Plan A-1a**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land or pond in the “AGR” zone also requires planning permission from the Board. The Site is currently fenced-off, hard-paved, erected with a temporary structure and used for the applied use with valid planning permission under application No. A/YL-KTN/915 until 14.7.2026 (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Kam Tin Road via local tracks (**Plans A-1a to A-3**). According to the applicant, the applied use involves 10 parking spaces for private car/van-type light goods vehicle (LGV) and five parking spaces for LGV; and a single-storey structure with a height of not more than 2.5m and a floor area of about 15m<sup>2</sup> for ancillary office and staff restroom (**Drawing A-1**). The applicant also applies for regularisation of filling of pond for about 615 m<sup>2</sup> (71.5% of the Site) with soil in a depth of about 1.5m and regularisation of filling of land for the entire Site (including the filled pond area) with asphalt in a depth of about 0.1m (to a site level of about 11.3mPD) for site formation (**Drawings A-2 to A-3**). Peripheral fencing of about 2.5m in height is erected along the site boundary on all sides. No container vehicle/tractor or vehicle exceeding 5.5 tonnes, open

storage of unlicensed vehicles, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be involved at the Site at all times. The operation hours are 24 hours daily, including Sundays and public holidays. Plans showing the site layout and pond/land filling areas submitted by the applicant are on **Drawings A-1 to A-3** respectively.

- 1.3 The Site is involved in seven previous applications (detailed in paragraph 5 below), including the last application No. A/YL-KTN/915 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 23.6.2023. The approval condition related 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 14.7.2026. Compared with the last application, the current application involves the same site area/boundary, number of structure, building height and floor area, with a reduction in parking spaces for LGV (-5/-50%), new addition of 10 parking spaces for private car/van-type LGV and regularisation of associated filling of land and pond.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 8.4.2026 (**Appendix I**) and 15.4.2026
  - (b) Further Information (FI) received on 29.5.2026\* (**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**, and can be summarised as follows:

- (a) the applied use at the Site serves the vehicle fleet of a local logistics business and only the relevant fleet vehicles are allowed to park at the Site. The temporary nature of the application will not frustrate the long-term planning intention of the “AGR” zone.
- (b) the applied use under the current application is the same as that of the last application No. A/YL-KTN/915. No complaint related to the Site has been received since the last approval and all the approval conditions under the last application have been complied with.
- (c) Sufficient space is provided for vehicles to manoeuvre smoothly within the Site. Adverse traffic impact on the surrounding areas is not anticipated. In support of the current application, the applicant has submitted record of implemented drainage facilities, fire service installations (FSIs) proposal and a set of Certificates of FSI and Equipment (FS 251) for the implemented FSIs.

### 3. Compliance with the ‘Owner’s Consent/Notification’ Requirements

The applicant is not a ‘current land owner’ but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 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 currently not subject to any active planning enforcement action.

### 5. Previous Applications

5.1 The Site is involved in seven previous applications (No. A/YL-KTN/130, 149, 161, 263, 563, 710 and 915). The former four applications (No. A/YL-KTN/130, 149, 161 and 263) covering larger sites for various temporary open storage uses were rejected by the Committee or the Board on review between 2001 and 2007, and their considerations are not relevant to the current application due to different use involved.

5.2 The remaining three applications (No. A/YL-KTN/563, 710 and 915 including two renewals of temporary approval granted) for temporary private vehicle park were submitted by the same applicant as the current application. These applications were approved with conditions by the Committee between 2017 and 2023, mainly on the considerations that the proposed/applied use on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone; the proposed/applied use was not incompatible with the surrounding areas; and the relevant government departments consulted generally had no adverse comments or their concerns and public comments, if any, could be addressed by approval conditions. The approval condition under the last application No. A/YL-KTN/915 in relation to submission of condition record of the existing drainage facilities has been complied with and the planning permission is valid until 14.7.2026. Compared with the last application, the current application involves changes as mentioned in paragraph 1.3 above. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1b**.

### 6. Similar Applications

There are seven similar applications for temporary vehicle park (including two renewals of temporary approvals granted; five with filling of land/pond; and one also involving storage use) within the same “AGR” zone in the vicinity of the Site in the past five years. All these applications were approved with conditions by the Committee between 2022 and 2026 mainly on the similar considerations as mentioned in paragraph 5.2 above. Details of the similar applications are summarized at **Appendix II** and their locations are shown on **Plan A-1a**.

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

7.1 The Site is:

- (a) currently fenced-off, hard-paved, erected with a temporary structure and used for the applied use with valid planning permission; and
- (b) accessible from Kam Tin Road via local tracks.

7.2 The surrounding areas are rural in character with a temporary transitional housing development with hobby farm (namely Concordia Tsat Sing Kong approved under application No. A/YL-PH/1083) located to the immediate southwest of the Site and an intermix of open storage/storage yards/warehouse (including four sites with valid planning permissions), parking of vehicles (including two sites with valid planning permissions), grassland and vacant land in the rest of the surrounding areas (**Plans A-2 and A-3**).

**8. Planning Intention**

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 According to the Explanatory Statement of the OZP for the “AGR” zone, as filling of land or pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

**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 at **Appendices III and IV** respectively.

9.2 The following government department supports the application:

**Traffic**

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

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

- 9.3 The following government departments do not support or have adverse comments on the application:

**Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) has adverse comments on the application;
- (b) the Site comprises Old Schedule Agricultural Lot(s) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) LandsD has reservation on the application since there is/are unauthorized structure(s) on Lot No. 376 RP in D.D. 110 which is/are already subject to lease enforcement actions according to the case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
- (d) advisory comments are at **Appendix IV**.

**Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation;
- (b) the Site falls within the “AGR” zone. Agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.;
- (c) there is no existing fishpond identified within or in the vicinity to the Site; and
- (d) no comment on the applied filling of land and pond from nature conservation and fisheries perspectives.

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

On 17.4.2026, 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 private vehicle park (excluding container vehicle) and associated filling of land and pond for a period of three years at the Site zoned “AGR” (**Plan A-1**). Whilst the applied use is not in line with the planning

intention of the “AGR” zone and DAFC does not support the application from agricultural perspective, according to the applicant, the applied use can serve a local logistics business and C for T supports the application as it could help address the local parking demand. In view of the above and taking into account the planning assessments below, there is no objection to the applied use with associated filling of land and pond on a temporary basis of three years.

- 11.2 The applicant also applies for regularisation of filling of pond and filling of land for site formation. Filling of land or pond in the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to the application from drainage and environmental planning perspectives respectively, and DAFC have no comment on the applied filling of land and pond from nature conservation and fisheries perspectives. As the Site is zoned “AGR”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone is recommended should the Committee decide to approve the application.
- 11.3 The applied use is considered not incompatible with the surrounding areas which are rural in character with an intermix of transitional housing development with hobby farm, open storage/storage yards/warehouse, parking of vehicles, grassland and vacant land. Besides, according to the applicant, peripheral fencing of about 2.5m in height is erected along the site boundary on all sides and no container vehicle/tractor or vehicle exceeding 5.5 tonnes, open storage or workshop activities will be involved at the Site at all times. 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 incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the applied use is not anticipated.
- 11.4 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, appropriate approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise any potential environmental nuisance caused by the applied use. Regarding DLO/YL, LandsD’s concerns on the unauthorized structure(s) and/or uses(s) on the concerned lot within the Site, the applicant will be advised to liaise with LandsD on the land administration matter should the Committee approve the application.
- 11.5 There are three approved previous applications for the same temporary use at the Site and seven approved similar applications within the same “AGR” zone in the vicinity of the Site in the past five years as mentioned in paragraphs 5.2 and 6 above respectively. Approving the current application is in line with the Committee’s previous decisions.

## 12. Planning Department's View

- 12.1 Based on the assessments made in paragraph 11, 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 5.6.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval conditions

- (a) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (b) the submission of an updated condition record of the existing drainage facilities on the Site within 3 months from the date of planning approval to the satisfaction of the Director of the Drainage Services or of the Town Planning Board by 5.9.2026;
- (c) 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;
- (d) if the above planning condition (b) 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
- (e) 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.

### 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 applied use with associated filling of land and pond is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. 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**

<b>Appendix I</b>	Application Form with attachments received on 8.4.2026 and 15.4.2026
<b>Appendix Ia</b>	FI received on 29.5.2026
<b>Appendix II</b>	Previous and similar applications
<b>Appendix III</b>	Government departments' general comments
<b>Appendix IV</b>	Recommended advisory clauses
<b>Drawing A-1</b>	Site layout plan
<b>Drawing A-2</b>	Land filling plan
<b>Drawing A-3</b>	Pond filling plan
<b>Plan A-1a</b>	Location plan
<b>Plan A-1b</b>	Previous applications plan
<b>Plan A-2</b>	Site plan
<b>Plan A-3</b>	Aerial photo
<b>Plan A-4</b>	Site photos

**PLANNING DEPARTMENT  
JUNE 2026**