RNTPC Paper No. A/YL-PH/1137
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-PH/1137

Applicant	:	Chief Force Limited
Site	:	Lots 2897 (Part) and 2898 (Part) in D.D. 111, Pat Heung, Yuen Long
Site Area	:	About 850m^2
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
Zonings	:	"Agriculture" ("AGR") (about 91%) "Residential (Group D)" ("R(D)") (about 9%) [restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
Application	:	Proposed 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 mainly zoned "AGR" (about 91%) with a minor portion zoned "R(D)" (about 9%) on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). 'Public Vehicle Park (excluding container vehicle)' is a Column 2 use in the "R(D)" zone which requires planning permission from the Board. Filling of land within the "AGR" and "R(D)" zones also requires planning permission from 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 southern part of the Site (**Drawing A-1** and **Plan A-2**). According to the applicant, the proposed use involves 21 parking spaces including 18 for

[1] The Site is covered by planning application No. A/YL-PH/976 for proposed temporary public vehicle park (excluding container vehicle) for a period of three years and filling of land, with valid planning permission until 8.12.2026.

private cars and three for light goods vehicles (LGVs). No structure will be erected within the Site. Only licensed private cars and LGVs under the Road Traffic (Registration and Licensing of Vehicles) Regulations will be allowed to be parked at/enter the Site. No container vehicle/tractor or vehicle exceeding 5.5 tonnes will be allowed to be parked at/enter 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 operation hours are 24 hours daily, including Sundays and public holidays. The applicant also applies for regularisation of filling of land for the entire Site with asphalt of about 0.15m in depth, raising the site level to +35.7mPD for site formation and vehicular circulation to support the proposed use (**Drawing A-2**). No further land filling will be undertaken at the Site. The layout plan and land filling plan submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

1.3 The Site, in part or in whole, is involved in two previous applications (No. A/YL-PH/539 and A/YL-PH/976) for open storage and public vehicle park uses respectively (details at paragraph 5 below) (**Plan A-1**). The last application No. A/YL-PH/976 was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 8.12.2023 for a period of three years. Compared with the last approved application, the current application is submitted by the same applicant for the same public vehicle park use at the same site with addition of parking spaces (from 11 to 21), deletion of one structure and the consequential changes in layout.

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

(a)	Application Form with supporting documents received on 8.9.2026 and 11.9.2026	(**Appendix I**)
(b)	Further Information (FI) received on 29.10.2026*	(**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 to serve the nearby residents and hikers. Electric vehicle charging facilities will not be installed at the Site due to site constraints and financial challenges.

(b) Compared with the last application (No. A/YL-PH/976), the current application no longer involves the erection of any structures. While the use and site area/boundary remain unchanged, a fresh application instead of renewal application is submitted to reflect the omission of structure and increase in the number of parking spaces for private cars within the Site to cater for the parking needs of the nearby residents and hikers.

(c) The proposed use on a temporary basis will not jeopardise the long-term planning intentions of the "AGR" and "R(D)" zones. Since the approval of the last

application A/YL-PH/976, 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 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 and fire service installations (FSIs), as implemented under the last application (No. A/YL-PH/976), have been properly maintained. A drainage proposal with records of the existing drainage facilities and a FSIs 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, in part or in whole, is involved in two previous planning applications (No. A/YL-PH/539 and A/YL-PH/976). The application No. A/YL-PH/539 for temporary open storage of construction materials and machinery for a period of three years was rejected by the Committee on 11.5.2007 and the considerations of which are not relevant to the current application due to different use involved. The last application No. A/YL-PH/976 for proposed temporary public vehicle park (excluding container vehicle) and filling of land was submitted by the same applicant as the current application, which was approved by the Committee on 8.12.2023 for a period of three years mainly on the considerations that the proposed use on a temporary basis would not frustrate the long-term planning intention of the "AGR" and "R(D)" zones; the proposed use was not incompatible with the surrounding land uses; and the relevant government departments consulted in general had no adverse comment or their technical concerns could be addressed by relevant approval conditions. The approval conditions in relation to the submission and implementation of the drainage proposal and the implementation of the FSIs proposal have been complied with and the planning permission is valid until 8.12.2026. Compared with the last application, the current application involves the same use at the same site, but with changes as set out in paragraph 1.3 above. Details of these previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Applications

There are seven similar applications (No. A/YL-PH/1028, 1044, 1046, 1060, 1063, 1070 and 1087) for proposed temporary public/private vehicle park (all with filling of land) within or partially 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 2024 and 2026 on similar considerations as mentioned in paragraph 5 above. The planning permissions under Applications No. A/YL-PH/1028, 1044, 1046 and 1060 were subsequently revoked due to non-compliance with time-limited approval conditions. There is no similar application within the area zoned "R(D)" in the past five years. Details of these similar applications are summarised in **Appendix III** and the locations are 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 comprise predominantly warehouse, open storage or storage yards (one with valid planning permission), vehicle repairing workshops, vehicle demolishing, car service, place of recreation, sports or culture (including barbecue and picnic sites with ancillary facilities) (with valid planning permission), mosque (with valid planning permission), a pavilion, woodlands, vacant lands and graves.

8. Planning Intention

8.1 The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fishponds 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 "AGR" zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

8.3 The planning intention of the "R(D)" zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from 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:

Agriculture and Nature Conservation

9.3.1 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" and "R(D)" zones and is generally vacant with some vehicles being parked at the time of inspection. 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) no comment on the application from nature conservation perspective; and

(d) advisory comments are at **Appendix V**.

10. Public Comment Received During Statutory Publication Period

On 15.9.2026, 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 proposed temporary public vehicle park (excluding container vehicle) and associated filling of land for a period of three years at the Site which is mainly zoned "AGR" with a minor portion zoned "R(D)" (**Plan A-1**). While the proposed use is not in line with the planning intentions of the "AGR" and "R(D)" zones and DAFC does not support the application from agricultural perspective, C for T supports the application for addressing the local parking demand and the applicant claims that the proposed use is intended to serve the nearby residents and hikers. There is also currently no known proposal for long-term development within the area zoned "R(D)" at the Site and approval of the application on a temporary basis would not jeopardise the long-term planning intention of the "R(D)" zone. 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 "AGR" and "R(D)" zones requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent 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 public drainage and environmental planning perspectives respectively. As majority of the Site is zoned "AGR", an approval condition requiring the reinstatement of the "AGR" portion of the Site upon expiry of the planning permission so as to uphold the planning intention of the "AGR" zone and restore the greenery of the area is recommended should the Committee decide to approve the application.

11.3 The proposed use is considered not incompatible with the surrounding areas which comprise predominantly warehouse, open storage or storage yards, vehicle repairing workshops, vehicle demolishing, car service, place of recreation, sports or culture (including barbecue and picnic sites with ancillary facilities), mosque, a pavilion, woodlands, vacant lands and graves. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment 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 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. 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. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 12.2 below.

11.5 There are one approved previous application and seven approved similar applications within or partially within the same "AGR" zone in the vicinity of the Site in the past five years as mentioned in paragraphs 5 and 6 above. 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, 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 6.11.2029. 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;

(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 Drainage Services or of the Town Planning Board by 6.2.2027;

(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 immediately without further notice; and

(e) upon expiry of the planning permission, the reinstatement of the "Agriculture" portion 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 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 intentions of the "AGR" and "R(D)" zones. The "AGR" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fishponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes, and the "R(D)" zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings and for low-rise, low-density residential developments subject to planning permission from the Board. There is no strong

planning justification in the submission for a departure from the planning intentions, 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 8.9.2026 and 11.9.2026
Appendix Ia	FI received on 29.10.2026
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
NOVEMBER 2026