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Adrian Tsz Hin TAM/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月10日星期五 9:24
收件者: tpbpd/PLAND
副本: Greg Lam; Jeffrey Kwok DeSPACE; William Shu Tai WONG/PLAND; Adrian Tsz Hin TAM/PLAND
主旨: A/NE-STK/34 – Further Information (1)
附件: 20260710 A_NE-STK_34 Further Information (1).pdf
類別: Internet Email

Dear Sir/Madam,

References are made to the emails dated 29th June 2026 and 6th July 2026 respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find 4 copies of the response-to-comment table and the following attachments: -

- Attachment 1: Replacement Page of the Planning Statement
- Attachment 2: Figure 3 – Public Vehicle Park in the Surroundings

Should you have any queries, please contact me at [REDACTED].

Regards,

Kin Leung

[REDACTED]



DeSPACE (International) Limited

Date: 9th July 2026

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Page(s): 1 + Attachments

BY HAND & EMAIL

(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING
APPLICATION FOR PROPOSED TEMPORARY PRIVATE CLUB FOR A PERIOD OF
FIVE YEARS AT LOTS 229 S.B SS.1 AND 227 RP IN D.D. 41, SHA TAU KOK, NEW
TERRITORIES**

Town Planning Application No. A/NE-STK/34 – Further Information (1)

References are made to the emails dated 29th June 2026 and 6th July 2026 respectively from the Planning Department in relation to technical comments from various departments.

In order to address the comments above, attached please find 4 copies of the response-to-comment table and the following attachments: -

- Attachment 1: Replacement Page of the Planning Statement
- Attachment 2: Figure 3 – Public Vehicle Park in the Surroundings

We should be most grateful if you notify us of any queries on the application for our corresponding action in due course.

Should there be any queries, please do not hesitate to contact Mr. Jeffrey KWOK or Mr. Kin LEUNG at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

P.P. 69



Greg Lam

PROPOSED TEMPORARY PRIVATE CLUB FOR A PERIOD OF FIVE YEARS AT LOTS 229 S.B SS.1 AND 227 RP IN D.D. 41, SHA TAU KOK, NEW TERRITORIES

(Application No. A/NE-STK/34)

Departmental Comments (Phone Call from Planning Department dated 29.06.2026)	
Departmental Comments	Response
<u>DPO/STN</u>	
1. An unauthorized vehicle was observed at the subject site during the site inspection. Please rectify.	Noted. The unauthorized vehicle has been removed from the Site, and no vehicle will be parked or stored on the Site.
Departmental Comments (Email from Planning Department dated 06.07.2026)	
<u>DPO/STN</u>	
1. Para.4.1.1 of PS – “Proposed PVP and shop and services” is mentioned. Please clarify.	Revised. Please refer to the replacement page of the planning statement.
2. Para. 4.1.1 of PS – Please provide justification for the provision of kitchen.	The kitchen is provided for staff's personal use only.
3. Para. 4.2.1 of PS – While it is stated that two pedestrian entrances are recommended, only one pedestrian entrance is annotated at Figure 2. Please clarify.	Two pedestrian entrances are proposed. Please refer to Figure 2.
4. Para. 4.3.1 of PS – Please advise with a plan the location of the “existing carpark in the area”.	Noted. Please refer to Figure 3.
5. The application site is covered by a valid planning approval. Please advise which development scheme would be implemented should the subject application be approved by the Town Planning Board.	The development scheme of A/NE-STK/34 would be implemented when the application is approved by the Town Planning Board.
6. Further to (5) above, please provide justification for the increase of total GFA, number of block and building height. While it is stated under Para 4.1.1 that the revision of parameters is to cater for the increasing visitor demand, Para. 4.1.2 advises that the private club will accommodate a maximum of 20 people, which is the same as the number proposed under the previous scheme. Please clarify.	During the detailed design stage, it was found that the layout under the previous planning approval was insufficient to meet the Association's operational needs. The proposed increase in total GFA and number of blocks is intended to provide a more functional and efficient layout by allowing different activities to be properly separated, including association meetings, casual social gatherings and the storage of activity materials.

	The proposed increase in indoor activity area would provide greater flexibility for organising different small-scale activities, while maintaining the same maximum number of visitors. It would also improve operational efficiency, allow better separation of functions, and reduce potential conflicts between different uses within the same premises. The proposed increase in building height is to address construction difficulties identified by the Applicant after the approval of the previous application, No. A/NE-STK/30.
7. Please supplement the following information regarding Hong Kong Pingtan Association (HKPA): Ÿ The relationship between the applicant and HKPA.	The Applicant is the Chief Supervisor of HKPA.
Ÿ Whether HKPA is a society/ branch registered under the Societies Ordinance.	The HKPA is a society registered under the Societies Ordinance. The Registration Number is 005991.
Ÿ Background information regarding HKPA, including its founding history, objective, number of members, previous activities organized/ held by the HKPA.	The Hong Kong Pingtan Association was established in 2016 and currently has no more than 65 members. The HKPA provides a leisure venue for maintaining connections, uniting people from different sectors in Hong Kong and overseas compatriots, enhancing friendship, exchanging information, and caring for and supporting the modernization and development of the hometown. It also intended for simple small-scale social gatherings among private members, advisers and directors of the Association.
Ÿ Whether there is any existing similar venue for HKPA. If affirmative, please provide justification for proposing a private club at the application site.	At present, the Association occupies rented premises in Tsuen Wan. However, the existing unit is limited in size, and the Association's available start-up capital is also limited. Given the high land and property costs in Hong Kong, it is difficult for the Association to acquire a larger commercial or industrial premises. To support the further development of the Association's affairs, the Applicant has therefore offered to provide the Application Site as the Association's premises.

Attachment 1

Replacement Page of the Planning Statement

SECTION FOUR | THE PROPOSED SCHEME

4.1 Proposed Private Club

4.1.1 The Application Site covers about 904m² in site area. Compared to the Approved Scheme, the number of block(s), total GFA, building height and number of storeys has increased while the proposed use, number of parking spaces, site area and operation hours remained unchanged. The proposed revision to the major development parameters is necessary to cater for the increasing visitor demand in the area and to support the operational needs of the Proposed Development. The key development parameters of the Proposed Private Club are summarized in **Table 1** below:

Table 1: Major Development Parameters

	Approved Scheme (a)	Proposed Scheme (b)	Difference (b) - (a) (%)
Proposed Use	Temporary Private Club		-
Site Area	904m ² (about)	904 m ² (about)	-
Total GFA	Not more than 210m ²	Not more than 460m ² - Private Club (1): Not more than 230 m² - Private Club (2): Not more than 230 m²	+ 250m ² (+119%)
No. of Block(s)	1 (including multi-purpose rooms, toilet and kitchen)	2 - Private Club (1): - 1/F: Multi-Purpose Rooms, Toilet & Kitchen - 2/F: Multi-Purpose Rooms - Private Club (2): - 1/F: Multi-Purpose Rooms, Toilet & Kitchen - 2/F: Multi-Purpose Rooms	+1 Block (+100%)
Maximum BH	Not more than 5.5m	Not more than 7.6m	+ 2.1m (+38%)
No. of Storeys	2	2	-
No. of Parking Spaces	-	-	-
Operation Hours	9:00 a.m. to 9:00 p.m. from Mondays to Sundays, including public holidays		-

Attachment 2

Figure 3 – Public Vehicle Park in the Surroundings



DRAWING TITLE: PUBLIC VEHICLE PARK IN THE SURROUNDINGS	LEGEND: APPLICATION SITE PUBLIC VEHICLE PARK	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 3		DATE: JULY 2026	