

# SUPPLEMENTARY PLANNING STATEMENT

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN  
PLANNING ORDINANCE (CAP.131)

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



MAY 2026

APPLICANT:  
HK SHA TAU KOK PARTY RESORT LIMITED

PLANNING CONSULTANT:



## Executive Summary

The Applicant as the “current land owner” of Lot 229 S.B ss.1 and 227 RP in D.D.41, Sha Tau Kok, New Territories (the “Application Site”), now seeks town planning permission from the Town Planning Board (“TPB”) for a proposed Private Club for a Period of 5 Years (the “Proposed Development”) at the Application Site. The Application Site has a total area of about 904m<sup>2</sup> The Planning Statement serves to provide background information and planning justifications in support of the Application.

According to the Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2 (the OZP), the proposed “Private Club” is a Column 2 use under the “Recreation(1)” (“REC(1)”) zone, which requires planning permission from the TPB. The Application Site has a valid planning permission (No. A/NE-STK/30) approved on 23.1.2026 with condition(s) on a temporary basis for proposed Temporary Private Club for a Period of 3 Years. The current application proposes the erection of an additional building block and corresponding increases in Gross Floor Area (GFA) and Building Height (BH) in order to meet the estimation of the operational needs.

The Proposed Development is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by farmland, village settlements and storage yards;
- The Proposed Development supports the Planning Intention of “Opening-Up of Sha Tau Kok for Tourism Development”;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 5 years would not frustrate the long-term planning intention of the “REC(1)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, drainage, environmental and Landscape issues.

Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the current Application.

## 行政摘要

申請人為現時新界沙頭角丈量約份第 41 約地段第 229 號 B 分段第 1 小分段和第 227 號餘段（「申請地點」）之土地擁有人，現向城市規劃委員會（「城規會」）申請於上述地點作為期五年的臨時「私人會所」用途（「擬議發展」）。申請地點總面積約 904 平方米。本規劃綱領旨在提供背景資料及規劃理據以支持是次規劃申請。

根據沙頭角分區計劃大綱核准圖編號 S/NE-STK/2（「大綱核准圖」），擬議「私人會所」用途屬於「康樂(1)」地帶內的第二欄用途，須取得城規會的規劃許可。申請地點已於 2026 年 1 月 23 日在有條件下批出規劃許可（個案編號 A/NE-STK/30），作「私人會所（為期 3 年）」用途。現時申請擬興建一幢額外建築物，並相應增加總樓面面積及建築物高度，以配合申請人預計的營運需要。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展的規模及土地用途與其附近以農地、鄉村式住宅發展及露天貨倉為主的鄉郊發展相容；
- 擬議發展符合政府開放沙頭角推動旅遊發展的規劃方向；
- 申請地點目前並無永久發展計劃，批出為期 5 年的臨時許可並不影響「康樂(1)」地帶的長遠規劃意向；及
- 擬議發展不會對周邊交通、排水、環境及景觀造成不良影響。

基於以上理據，申請人謹請城規會批准本申請。

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

# Contents

<b>SECTION ONE</b>	<b>  INTRODUCTION</b>	<b>4</b>
<b>SECTION TWO</b>	<b>  SITE CONTEXT AND HISTORY</b>	<b>5</b>
2.1	Site Context and Surrounding Land Uses	5
2.2	Land Status	5
<b>SECTION THREE</b>	<b>  PLANNING CONTEXT</b>	<b>6</b>
3.1	Statutory Planning Context	6
3.2	Previous Planning Applications	6
<b>SECTION FOUR</b>	<b>  THE PROPOSED SCHEME</b>	<b>7</b>
4.1	Proposed Private Club	7
4.2	Proposed Pedestrian Entrances	8
4.3	Proposed Transport Arrangement	8
<b>SECTION FIVE</b>	<b>  PLANNING AND TECHNICAL JUSTIFICATIONS</b>	<b>9</b>
5.1	Compatible with the Surrounding Land Uses	9
5.2	No Frustration of Long-term Planning Intention of “REC(1)” Zone	9
5.3	In Line with the Planning Intention of “Opening-Up of Sha Tau Kok for Tourism Development”	9
5.4	No Insurmountable Traffic Impacts	9
5.5	No Insurmountable Drainage Impacts	10
5.6	No Insurmountable Environmental Impacts	10
5.7	No Insurmountable Landscape Impacts	10
<b>SECTION SIX</b>	<b>  CONCLUSION</b>	<b>11</b>

## List of Figures and Tables

Figure 1: Location Plan

Figure 2: Site Plan

Table 1: Major Development Parameters

## SECTION ONE | INTRODUCTION

DeSPACE (International) Limited acts on behalf of the Applicant, **HK Sha Tau Kok Party Resort Limited (香港沙頭角派對度假村有限公司)**, to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a proposed temporary private club on a temporary basis of 5 years on a site currently zoned as “Recreation(1)” (“REC(1)”) within the Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2 (the OZP). (please refer to **Figure 1 for the Location Plan** and **Figure 2 for the Site Plan**)

According to the OZP, the proposed “Private Club” are Column 2 uses which requires planning permission from the TPB. In accordance with the Notes of the OZP for temporary uses expected to be over 3 years, the uses must require permission from TPB in accordance with the terms of the Plan. On the other hand, temporary uses of any land or building are always permitted as long as they comply with any other relevant legislations, the conditions of the government lease concerned and any other government requirements.

The Applicant is the sole “current land owner” of Lot Nos. 229 S.B ss.1 and 227 RP in D.D. 41, Sha Tau Kok, New Territories. The Site is subject to an approved application No. A/NE-STK/30 approved by the TPB on 23/1/2026 for Proposed Temporary Private Club for a Period of Three Years.

The Chief Executive announced in his 2022 and 2023 Policy Addresses respectively the gradual opening-up of STK (excluding Chung Ying Street) in 2024 for cultural and eco-tourism activities and the establishment of the STK Cultural Tourism Zone. In line with the Northern Metropolis Development Strategy, the government has gradually opened up Sha Tau Kok Frontier Closed Area (STK FCA) since June 2022. Starting from January 2024, the opened-up area has been extended to the entire STK FCA, except Chung Ying Street. According to the Frontier Closed Area (Amendment) Order 2026<sup>1</sup>, as one of the initiatives under the Supplement of the Chief Executive’s 2025 Policy Address, the government has opened up the closed area of Starling Inlet in September 2025 allowing visitors to apply for CAPs for sightseeing. Since the opening-up of Starling Inlet, there were 32 000 applications made by visitors for CAPs to enter the closed area concerned.

Due to the emerging opportunities from the open up of Sha Tau Kok, the Applicant intends to propose temporary private club at the subject lots to promote eco-tourism by providing clubs for recreational and social purpose use and echo with the government direction of developing tourist development in the area.

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<sup>1</sup> Source: Legislative Council Brief (SBCR 4/10/1476/80)

[https://www.legco.gov.hk/yr2026/english/brief/sbcr410147680\\_20260506-e.pdf](https://www.legco.gov.hk/yr2026/english/brief/sbcr410147680_20260506-e.pdf)

## **SECTION TWO | SITE CONTEXT AND HISTORY**

### **2.1 Site Context and Surrounding Land Uses**

- 2.1.1 The Application Site is partly fenced-off and largely vacant and has a valid planning approval of temporary private club (Application No. A/NE-STK/30). It abuts Sha Tau Kok Road – Shek Chung Au and is accessible via an existing footpath to its southeast. The private lot numbers for the Site are Lots 229 S.B ss.1 and 227 RP in D.D. 41.
- 2.1.2 The surrounding area is predominantly rural in character, comprising village houses within nearby villages such as San Tsuen and Muk Min Tau, together with vacant land, fallow agricultural land and open storage yards.

### **2.2 Land Status**

- 2.2.1 With reference to the preliminary land status check, the site comprises an Old Schedule Agricultural Lot 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.
- 2.2.2 The Applicant is well-noted that in the event that the planning permission is given, it is required to apply to the Lands Department to permit the structures to be erected or regularize any irregularities on the application site, if any.

## **SECTION THREE | PLANNING CONTEXT**

### **3.1 Statutory Planning Context**

- 3.1.1 The Site is currently zoned “REC(1)” on the OZP and the Applicant intends to use the Site for the purpose of temporary private club for a period of 5 years. In accordance with the Notes of the OZP with regard to “REC(1)” zone, its primary planning intention is for low-intensity recreational developments to promote agri-tourism and eco-tourism. Major recreational facilities and uses in support of the recreational developments may be permitted subject to planning permission. In addition, “Private Club” uses fall into Column 2 uses that may be permitted with or without conditions on application to the TPB. Under the “REC(1)” zone, there is no development restriction on height, plot ratio and site coverage ratio on the proposed use.
- 3.1.2 In accordance with the Notes of the OZP for temporary uses (including the proposed private club) expected to be over 3 years, the uses must require permission from TPB in accordance with the terms of the Plan.

### **3.2 Previous Planning Applications**

- 3.2.1 The Application Site is currently subject to a valid planning approval under planning application No. A/NE-STK/30 was approved by the Committee on 23.1.2026 for a period of 3 years. The approval was granted based on the consideration that the proposal is not entirely incompatible with the landscape character of the surroundings and would not have adverse impacts on the surrounding areas.

## SECTION FOUR | THE PROPOSED SCHEME

### 4.1 Proposed Private Club

4.1.1 The Application Site covers about 904m<sup>2</sup> 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 PVP and shop and services are summarized in **Table 1** below:

**Table 1: Major Development Parameters**

	Approved Scheme (a)	Proposed Scheme (b)	Difference (b) - (a) (%)
<b>Proposed Use</b>	Temporary Private Club		-
<b>Site Area</b>	904m <sup>2</sup> (about)	904 m <sup>2</sup> (about)	-
<b>Total GFA</b>	Not more than 210m <sup>2</sup>	Not more than 460m <sup>2</sup> <ul style="list-style-type: none"> <li>• Private Club (1): Not more than 230 m<sup>2</sup></li> <li>• Private Club (2): Not more than 230 m<sup>2</sup></li> </ul>	+ 250m <sup>2</sup> (+119%)
<b>No. of Block(s)</b>	1 (including multi-purpose rooms, toilet and kitchen)	2 <ul style="list-style-type: none"> <li>• Private Club (1): <ul style="list-style-type: none"> <li>- 1/F: Multi-Purpose Rooms, Toilet &amp; Kitchen</li> <li>- 2/F: Multi-Purpose Rooms</li> </ul> </li> <li>• Private Club (2): <ul style="list-style-type: none"> <li>- 1/F: Multi-Purpose Rooms, Toilet &amp; Kitchen</li> <li>- 2/F: Multi-Purpose Rooms</li> </ul> </li> </ul>	+1 Block (+100%)
<b>Maximum BH</b>	Not more than 5.5m	Not more than 7.6m	+ 2.1m (+38%)
<b>No. of Storeys</b>	2	2	-
<b>No. of Parking Spaces</b>	-	-	-
<b>Operation Hours</b>	9:00 a.m. to 9:00 p.m. from Mondays to Sundays, including public holidays		-

4.1.2 The proposed use serves as a venue for hosting annual meetings and social gatherings for a clansmen association named Hong Kong Pingtan Association (HKPA)(香港平潭同鄉會), and only its members and invitees will be allowed to enter the proposed private club. Prior reservation will be required for all visitors, and the private club will accommodate a maximum of 20 people. The proposed kitchen will not involve selling food or drinks to the public.

## **4.2 Proposed Pedestrian Entrances**

4.2.1 There are two pedestrian entrances recommended for the proposed development. The pedestrian entrances are located to the southwestern edge and eastern edge of the Site. The proposed pedestrian entrance at the southwestern boundary of the Site will be accessed via a strip of unallocated Government land between the Site and Sha Tau Kok Road – Shek Chung Au. The proposed pedestrian entrance at the eastern boundary will also be served by a strip of unallocated Government land connecting the Site to Sha Tau Kok Road – Shek Chung Au. No vehicle will enter the Application Site.

## **4.3 Proposed Transport Arrangement**

4.3.1 No car parking space or loading/unloading is proposed within the Application Site. All visitors will be advised to travel to the Site by public transport or park at existing carpark in the area. The uncovered area of the Site is proposed to be used for internal access.

## **SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS**

### **5.1 Compatible with the Surrounding Land Uses**

- 5.1.1 The proposed use, consisting of two building structures with a maximum height of not more than 7.6m with 2 storeys, is compatible with the surrounding areas. These areas are predominantly characterized by farmland, village settlements and storage yards. The applied use is of small scale and temporary in nature. Furthermore, the proposed private club will also act as a social and recreational development for supporting the visitors. Therefore, it is considered that the proposed development is compatible with the surrounding land use.

### **5.2 No Frustration of Long-term Planning Intention of “REC(1)” Zone**

- 5.2.1 The temporary private club use has obtained valid planning approval on 23.1.2026. Although it does not fully align with the “REC(1)” zone’s long-term planning intention, it meets the needs of visitors and residents nearby and there are no known future development plans for the Application Site. Approval for 5 years will not jeopardise the zone’s planning goals, as the Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. It should be encouraged to make economic use and better utilization of scarce land resources on a temporary basis.

### **5.3 In Line with the Planning Intention of “Opening-Up of Sha Tau Kok for Tourism Development”**

- 5.3.1 The Chief Executive announced in his 2022 and 2023 Policy Addresses respectively the gradual opening-up of STK (excluding Chung Ying Street) in 2024 for cultural and eco-tourism activities and the establishment of the STK Cultural Tourism Zone. According to the Northern Metropolis Action Agenda 2023 published in end-October 2023, the opening-up of STK is a key milestone of development under the proposed Blue and Green Recreation, Tourism and Conservation Circle in the period of 2024 to 2028. The Proposed Development is in line with the planning intention of promoting tourism development by providing an exclusive recreational destination for members and visitors. The introduction of a more diverse range of uses will enhance the area's attractiveness, promote visitor activity, and contribute to a more vibrant local environment.

### **5.4 No Insurmountable Traffic Impacts**

- 5.4.1 No car parking space or loading/unloading is proposed within the Application Site. All visitors will be advised to travel to the Site by public transport or park at existing carpark in the area. It is considered that the proposed development will not generate any adverse traffic impact.

## **5.5 No Insurmountable Drainage Impacts**

- 5.5.1 A new drainage system within the Site will be proposed which will be carried out at later stage. The stormwater and surface runoff in the effective catchment area will be discharged to the existing drainage system outside the subject lot area (existing surface channels). Thus, no unacceptable drainage impact resulting from the Proposed Developments is anticipated.

## **5.6 No Insurmountable Environmental Impacts**

- 5.6.1 The nearest existing public sewerage network is located at the unallocated Government land situated between Sha Tau Kok Road – Shek Chung Au and the Site. Sewerage network will be proposed at the Site which will connect with the existing sewers. The capacities of the existing sewers and the proposed sewer will be checked based on existing upstream/downstream flow estimates and estimation of future sewage generation from the Proposed Development as appropriate at the detailed design stage.

## **5.7 No Insurmountable Landscape Impacts**

- 5.7.1 The Site is partly fenced-off and largely vacant and has a valid planning approval (Application No. A/NE-STK/30) and an area of rural landscape character surrounded by village houses, vacant land, fallow agricultural land and storage yards. No significant landscape resources and no existing trees have been identified within the Site, indicating that the proposed development is unlikely to have a significant adverse landscape impact on the existing landscape.

## **SECTION SIX | CONCLUSION**

This Section 16 Planning Application is submitted to seek planning permission for a proposed Private Club on a temporary basis of 5 years on a site currently zoned “Recreation(1)” at Lots 229 S.B ss.1 and 227 RP in D.D. 41, Sha Tau Kok, New Territories.

The proposed development is fully justified on the following grounds:

- Not incompatible land use nature, development scale and intensity;
- The proposed development on a temporary basis for a period of 5 years which would not frustrate the long-term planning intention of the subject “REC(1)” zone;
- In Line with the Planning Intention of “Opening-Up of Sha Tau Kok for Tourism Development”;  
and
- No Insurmountable traffic, environmental, drainage and landscape impact to the surroundings.

To conclude, the proposed development is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favorably consider the present application in support of the proposed development of a temporary private club by the Applicant in Hong Kong.