

## **Supplementary Planning Statement**

1. The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for Place of Recreation, Sports or Culture for a Period of 5 Years (the proposed development) at Lot 1634 RP (Part) in D.D.107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (the Site).
2. The Site falls within an area zoned “Village Type Development” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which is accessible via the local access from Sha Po Tsuen Road. According to the Notes for “V” zone of the OZP, ‘Place of Recreation, Sports or Culture’ is a Column 2 use which requires permission from the Town Planning Board.

### **Background of the Applicant**

3. The applicant, Sha Po Tsuen Fa Pau Society (the Society), has been registered under the Societies Ordinance (Section 5A(1), Cap. 151) since 2007 (Certificate at **Appendix 1**). The Society is operated by the villagers of Sha Po Tsuen on a non-profit basis.
4. The preparation of Fa Pau and the celebration of the Tin Hau Festival have long been regarded as important traditional rituals in the New Territories, including Sha Po Tsuen as one of the indigenous villages. Furthermore, the Tin Hau Festival was inscribed into the list of Intangible Cultural Heritage in Hong Kong in 2021<sup>1</sup>. Established by a group of the residents of Sha Po Tsuen, the Society aims to achieve the following objectives :
  - **Cultural Preservation:** Dedicated to safeguard intangible cultural heritage and local indigenous traditions through the participation in the preparation of Fa Pau (花炮, or paper floral tributes), dragon and lion dances as well as the exhibition and parade for Tin Hau Festival (天后寶誕).

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<sup>1</sup> See Hong Kong Intangible Cultural Heritage Database at <https://www.hkichdb.gov.hk/en/item.html?9d453dfd-aa75-4033-b853-00808b7bcd93>

- **Community Solidarity:** Aiming to unite and strengthen the bonds among Sha Po Tsuen residents and the wider Yuen Long rural community through active engagement and networking.
  - **Spiritual Tradition:** Upholding the practice of celebrating deities (such as Tin Hau) to express gratitude, seek divine protection, and pray for the continued peace and prosperity of the region.
5. Each year in the third lunar month, the Society would lead the preparation of Fa Pau for the exhibition and parade during the Tin Hau Festival which is a keynote event of the Society. The exhibition and parade of Tin Hau Festival is jointly organised by other villages in Shap Pat Heung with about 40 teams to participate each year. In addition, the Society coordinates the recruitment of villagers to perform dragon and lion dances during the Lunar New Year. Being held once in ten years, the Society takes part in the Ta Chiu Celebration in Kam Tin Heung (錦田打醮).
  6. Throughout the year, the Site is open to villagers for recreational and social purposes, such as gatherings and game playing. Other occasional events, including festival celebrations of the Mid-Autumn Festival and charity events such as the distribution of “lucky bags” and Pun Choi feasts, are also arranged for the public.
  7. Through these traditional customs, the Society promotes community cohesion among residents of Sha Po Tsuen and contributes to the preservation and transmission of intangible cultural heritage. Given that the surrounding area of Sha Po Tsuen is designated for public housing and potential private housing projects, as announced in the 2025 Policy Address, the continuation of such social and cultural practices will strengthen the village’s distinctive character and underscore the historical significance of the Sha Po area.
  8. The details of the history, objectives and activities of the Society are attached as **Appendix 2**.

#### Development Proposal

9. The Site, with a site area of 428m<sup>2</sup>, is bounded by the slope to the north, a car park to the east and the refuse collection point (RCP) to the west. It consists of nine

single storey temporary structures for office and communal hub, electricity meter room and seven of which are for store rooms, comprising a total floor area of 190m<sup>2</sup> and a building height of not more than 4m. The store rooms are the containers used to store paper materials, bamboos for flower plaque (花牌), musical instruments, dragon and lion dances costumes, and furniture for Pun Choi feast. The open area (about 238m<sup>2</sup>) is used for preparation of Fa Pau which is usually more than 5m high, and other occasional events such as dragon and lion dance practice and pun choi feast. No open storage use will be conducted at any time during the planning approval period. Throughout the year, the site is also used for recreational and social activities by the villagers. The premises is open from 7:00 a.m. to 11:00 p.m. on Mondays to Sundays, including public holidays. The occasional events such as festival celebrations and religious functions will not exceed a period of two months and no site formation works will be carried out. The layout plan and land status plan are shown at **Plans 1 and 2** respectively.

10. Currently there is no clear delineation between the Site and the vehicular access to the public vehicle park and RCP, which are both hard-paved. To ensure the users' safety when using the outdoor area and accessing to the storage room, chain barrier will be set up to clearly demarcate the Site boundary fronting the vehicular access.
11. As the Society is run by villagers of Sha Po Tsuen serving the same community, the villagers could access to the Site on foot from their homes which are within walking distance. In terms of goods delivery for daily operation and other occasional events preparation, 1 loading/unloading space for light goods vehicle is proposed for the applied use. Swept path analysis is shown as **Plan 3**.
12. According to the photo record of the Lands Department (**Appendix 3**), the site was paved between 2010 and 2011 while the structures were erected between 2011 and 2017. As there is no previous application for the applied use at the site, the Society would like to seek regularisation for the structures to comply with relevant regulations and lease conditions.

### Planning Justifications

13. The proposed development could preserve and promote the long history of the intangible cultural heritage and local indigenous traditions, specifically through the preparation of Fa Pau, as well as the participation in the exhibition and parade for

Tin Hau Festival. Through these activities as well as other occasional events, the proposed development could serve the local community and strengthen the bonding.

14. Although the applied use is not entirely in line with the planning intention of “V” zone, it serves as a place for traditional and community activities during festive days and gathering space for the residents on normal days. As the premises is small in scale, it is compatible with the surrounding area which is mainly village houses. Also, considering that the applied use is temporary in nature, it will not jeopardise the long-term planning intention of the “V” zone for development of Small Houses. The applicant is also committed to terminate the applied use and vacate the Site should there be any approved Small House development(s) at the Site in the future.
15. In terms of drainage aspect, the majority of Sha Po Tsuen, including the site, has already been hard paved. As Sha Po Tsuen is well connected by public drainage channels encircling the village along Sha Po Tsuen Road, and is served by the Sha Po Tsuen Stormwater Pumping Station at the southwest corner of the village, flood risk is not anticipated. Drainage proposal is attached as **Appendix 4**.
16. Regarding traffic aspect, since the users are mostly villagers and the goods delivery happens mainly on festive days, the traffic generation and attraction by the applied use is considered minimal.
17. Regarding environmental aspect, the Fa Pau is handcrafted in traditional way so that no workshop activity will occur at the site. The Society should strictly follow all the environmental protection/pollution control ordinances, for instance, the Noise Control Ordinance to minimise disturbance to nearby villagers. Occasional events such as the practice of parade and lion dance, which may involve the use of musical instruments, public announcement system, portable loud speaker or any form of audio amplification system, will be conducted on seasonal basis. While these activities will be restricted to 7:00 am to 11:00 pm on Mondays to Saturdays, surrounding villagers will be consulted in advance.
18. Since there is no tree in the site, the applied use would not affect any existing vegetation. No adverse landscape impact is expected from the applied use.
19. In conclusion, the applied use is considered beneficial to the community,

compatible with the surrounding village environment and will not pose adverse drainage, traffic, environmental and landscape impacts to the surroundings.

**Tensor Planning and Surveying Limited**

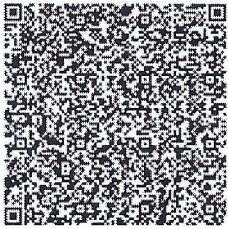
**April 2026**

## Appendices

Appendix 1	Certificate of Registration of a Society under the Societies Ordinance
Appendix 2	Information about the Society
Appendix 3	Aerial Photo Record of Lands Department
Appendix 4	Drainage Proposal

Appendix 1

Certificate of Registration of a Society  
under the Societies Ordinance



**SOCIETIES ORDINANCE**  
(SECTION 5A(1), CHAPTER 151, LAWS OF HONG KONG)

社團條例  
(香港法例第 151 章第 5A(1)條)

**CERTIFICATE OF REGISTRATION OF A SOCIETY**  
**社 團 註 冊 證 明 書**

*It is hereby certified that the society known as*  
茲 證 明 名 為

**SHA PO TSUEN FA PAU SOCIETY**  
沙 埔 村 花 炮 會

*(Name of society)* (社團名稱)

*of*

新 界 元 朗 沙 埔 村 22 號

地址在

*(Address of society)* (社團地址)

之 社 團

*is registered in accordance with the provisions of section 5A(1) of the Societies Ordinance*  
已 按 照 社 團 條 例 第 5A(1) 條 之 規 定 註 冊 。

*On the 25th day of September, 2025*  
二 零 二 五 年 九 月 二 十 五 日



Society registered on 2007-08-02  
社 團 於 2007-08-02 登 記 成 立

( WONG Ping-yi, Pinkie )

*Assistant Societies Officer*  
助 理 社 團 事 務 主 任 王 冰 兒

Appendix 2

Information about the Society

## 沙埔村花炮會成立宗旨及目的

元朗沙埔村花炮會成立於 2007 年 8 月，是沙埔村居民自發組成的新界元朗地區慶祝傳統節日其中一組織，致力於傳承非物質文化遺產及本土傳統文化。該會積極參與區內外活動，其中每年的元朗十八鄉天后寶誕會景巡遊及區內慶典活動，與各村團體組織共同慶祝，目的在於團結村民、祈求合境平安，並延續搶花炮/抽花炮的非物質文化遺產傳統。

成立宗旨與目的：

慶祝神誕：藉慶祝天后誕等節日，酬謝神恩，求神庇佑。

團結村民：聯繫元朗村民，增強凝聚力。

文化傳承：保留節慶文化、參與巡遊匯演、龍獅藝表演及花炮文化等等。

## 沙埔村花炮會近年活動簡介

2026年03月03日

參與錦田鄉洪聖誕抽得第5炮

2026年02月28日

沙埔村2026「馬上好喜來」新春暨敬老盆菜宴

2026年02月18日

農曆新年開年醒獅團拜

2026年01月23日

參與慶祝丙午年元朗十八鄉慶祝天后誕第一次籌備會議

2025年12月16日

參與錦田鄉十年一屆酬恩建醮賀醮活動

2025年10月24日

派發福袋活動

2025年09月24日

派發福袋活動

2025年08月04日

派發麵包蛋糕活動

2025年08月01日

派發麵包蛋糕活動

2025年07月28日

派發麵包蛋糕活動

2025年07月14日

派發福袋活動

2025年05月27日

派發愛心糉活動

2025年02月15日

沙埔村 2025「全運熊貓賀新禧」暨敬老盆菜宴

2025年01月30日

農曆新年開年醒獅團拜

## 沙埔村花炮會活動

沙埔村花炮會，除協助在沙埔村內活動，亦參與在元朗區參與不同活動；包括協助政府宣傳、節日慶典、錦田鄉元宵及賀醮、元朗十八鄉天后誕匯景巡遊等等，以下述沙埔村參與元朗十八鄉天后誕匯景巡遊及活動內容介紹。

元朗十八鄉天后寶誕會景巡遊，是[香港元朗十八鄉](#)一項[天后誕](#)慶祝活動，於每年[農曆](#)三月廿三日舉行，由元朗十八鄉暨各花炮會慶祝天后寶誕委員會主辦。

會景巡遊自 1963 年起正式舉辦至今，是元朗最重要的[傳統節慶](#)活動之一。元朗十八鄉各村的花炮會動員老幼村民在[元朗市中心](#)巡遊，很多元朗居民會聚集在巡遊路線兩旁觀賞盛況。作為[新界](#)以至香港最大型的天后誕活動之一，每年吸引不少[香港市區](#)居民和外國旅客專程慕名前來元朗市中心參觀。2021 年，香港天后誕被列入[國家級非物質文化遺產代表性項目](#)。

每年農曆三月廿三日有大約 40 隊伍參加巡遊及到天后廟進行抽丁財炮，沙埔村花炮會亦是其中一隊，各隊花炮會將步行至主禮台接受主禮嘉賓祝賀，主禮嘉賓包括民政事務局局长、元朗民政事務專員及元朗警區指揮官等等。巡遊完畢，各隊伍集合到元朗大樹下天后廟等候抽丁財炮，抽丁財儀式由元朗民政事務專員及元朗警區指揮官主持。





巡遊典禮主禮嘉賓包括：民青局局長、元朗民政事務專員、元朗警區指揮官、立法會議員及區議員等等。



元朗民政事務專員主持抽炮儀式

# 沙埔村花炮會參天后誕元朗十八鄉匯景巡遊情況

## 參與團體

十八鄉和其他鄉各村：

- 南邊圍福德堂
- 西邊圍聯慶堂
- 英龍圍仁義堂
- 大圍村花炮會
- 舊墟花炮會
- 山貝村林仁興堂
- 涌口村花炮會
- 瓦窰頭村福勝堂
- 塘頭埔村宏仁堂
- 東成里玉皇觀音樓
- 楊屋村花炮會
- 下攸田村福慶堂
- 港頭村花炮會
- 馬田村尚武堂
- 馬田壘花炮會
- 田寮村四慶堂
- 深涌村同慶堂
- 木橋頭花炮會
- 白沙村五奎堂
- 大旗嶺聯福堂
- 崇正新村三喜堂
- 崇正新村合德堂
- 南坑排新勝堂
- 南坑村花炮會
- 紅棗田村積善堂
- 水蕉老圍曾亮生堂
- 水蕉老圍合慶堂
- 水蕉新村福慶堂
- 黃泥墩花炮會
- 大棠村青年團
- 沙埔村花炮會
- 逢吉鄉花炮會
- 大江埔聯慶堂
- 天德堂花炮會
- 八鄉錦上路福德堂
- 廈村鄉東頭三村蕭離興龍獅會
- 天水圍何城花炮會



舞龍舞獅花炮會巡遊，舞龍舞獅花炮會巡遊，舞龍舞獅花炮會巡遊。



舞龍舞獅花炮會巡遊，舞龍舞獅花炮會巡遊，舞龍舞獅花炮會巡遊。



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舞龍舞獅花炮會巡遊，舞龍舞獅花炮會巡遊，舞龍舞獅花炮會巡遊。







中華村社區慶祝媽祖昇天，平安水燈中一燈點燃後入海，船家當沖水。

慶祝升天媽祖慶典活動中，廟中一燈點燃後入海，船家當沖水慶祝。

## Appendix 3

### Aerial Photo Record of Lands Department



Source: CS26126 by Survey & Mapping Office, Lands Department (LandsD)  
Taken on 24.11.2009



Source: CW85972 by Survey & Mapping Office, LandsD  
Taken on 3.5.2010



Source: CS32475 by Survey & Mapping Office, LandsD  
Taken on 19.1.2011



Source: CS43219 by Survey & Mapping Office, LandsD  
Taken on 21.6.2013



Source: E023619C by Survey & Mapping Office, LandsD  
Taken on 29.4.2017

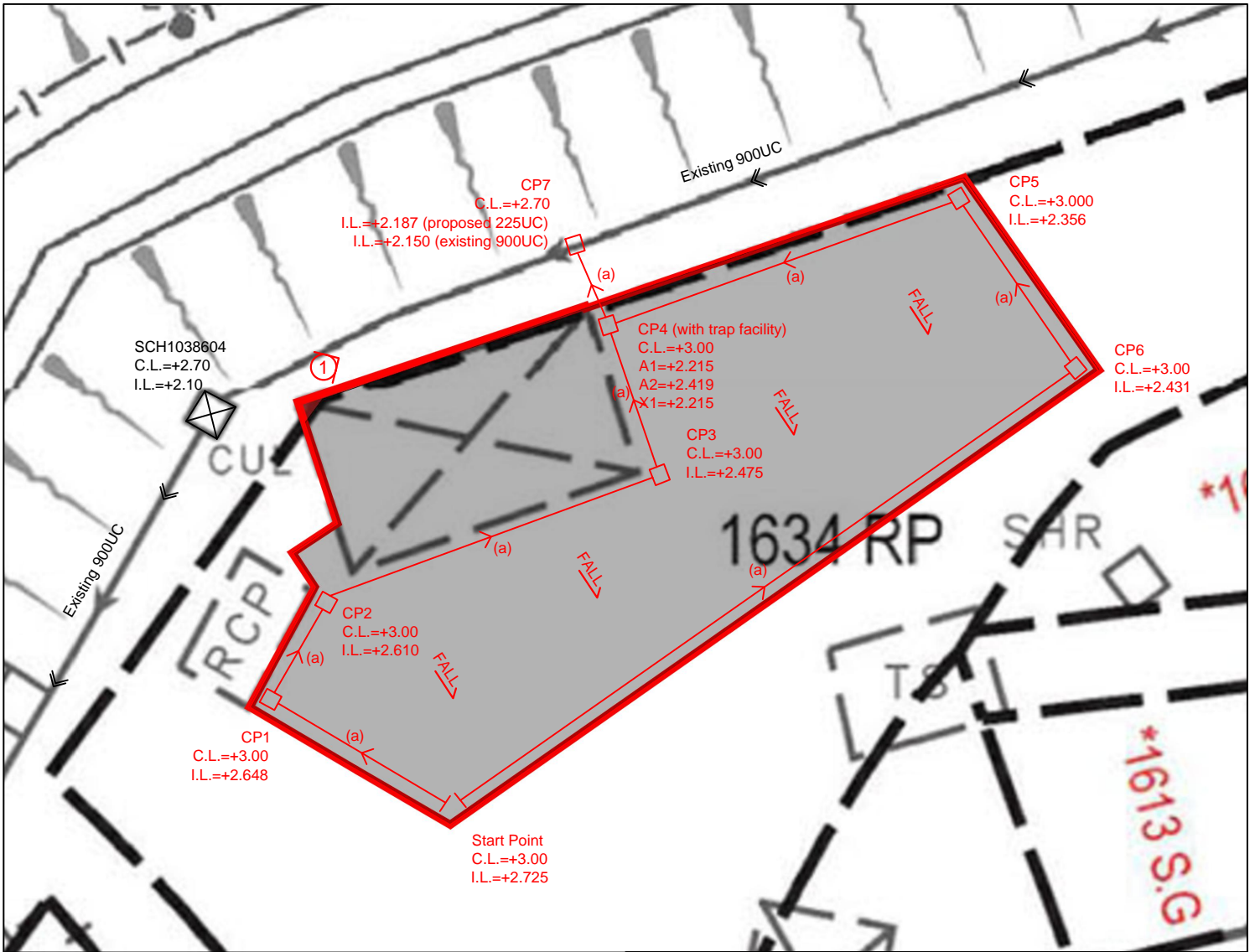


Recent Site Condition

Source: E257343C by Survey & Mapping Office, LandsD  
Taken on 26.5.2025

Appendix 4

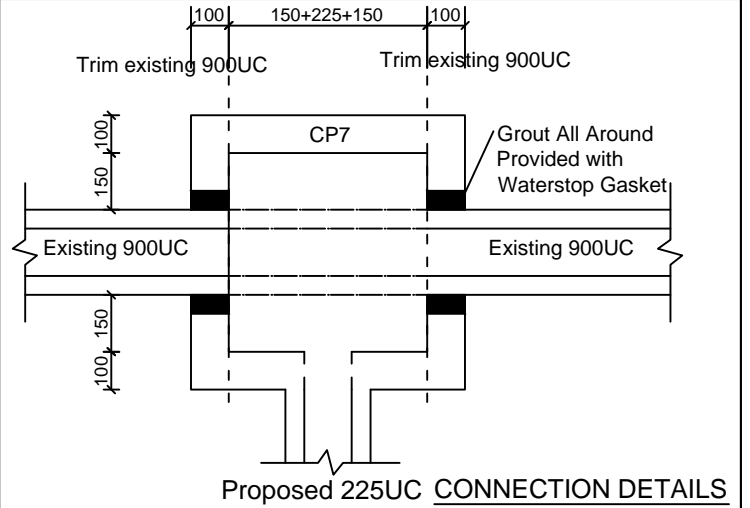
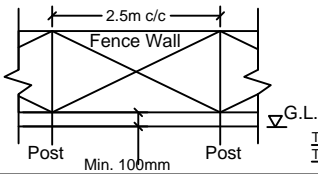
Drainage Proposal



- Note:**
- Catchpits (CP4) with desilting facility shall follow CEDD standard drawing No. C24061.
  - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
  - Fence Wall to be erected (if any) shall be Open-bottom type.
  - No site formation works/ filling works to be carried out..

**LEGEND**

- ☒ CP Existing Catchpit
- Existing 900UC
- ☐ CP Proposed CatchPit
- (a) Proposed 225UC (1:100) with Cast Iron Cover
- ① Photo Viewport



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

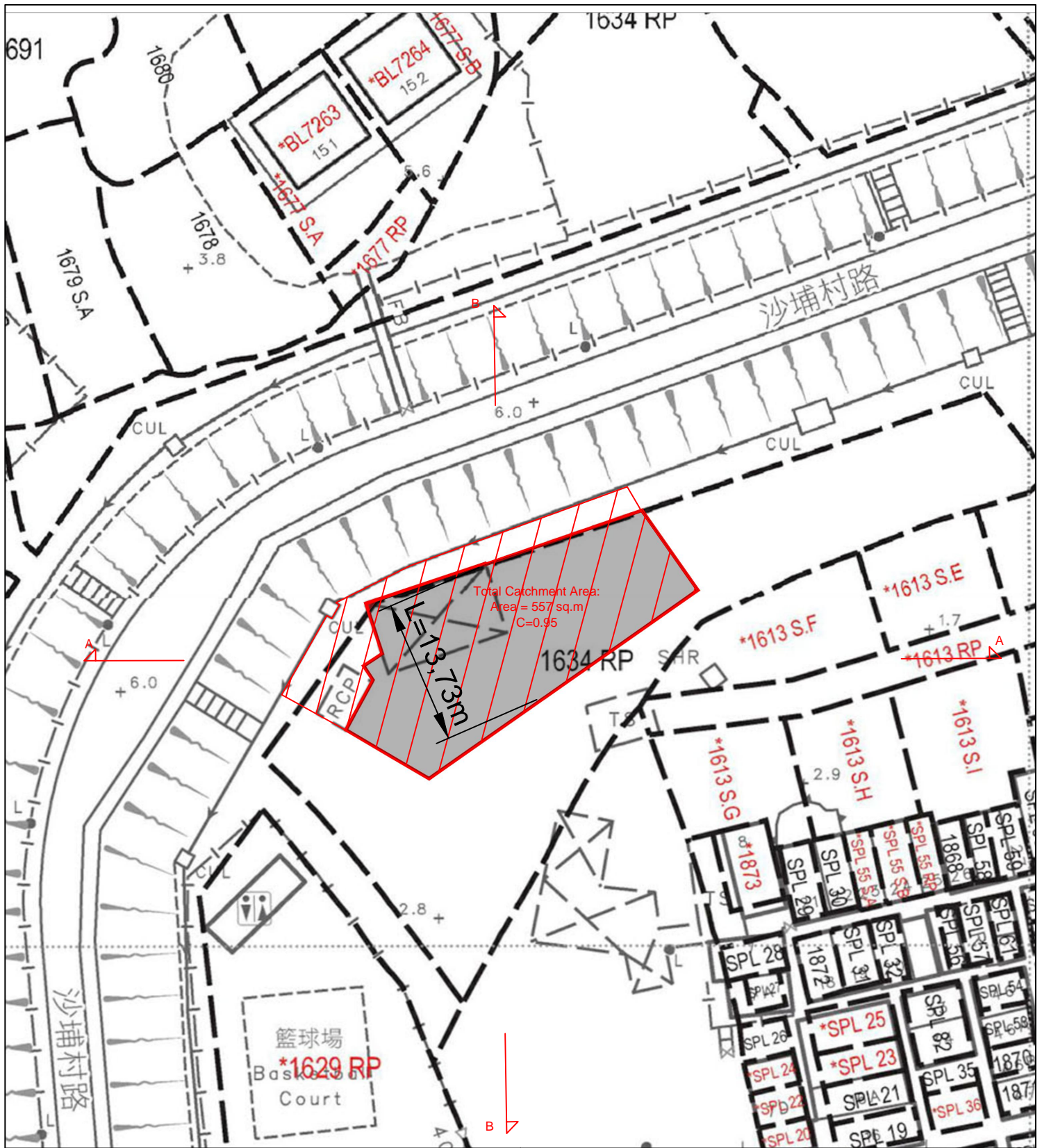
Project:  
**TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS at LOTS 1634 PR (PART) IN D.D. 107, SHA PO TSUEN, YUEN LONG, NEW TERRITORIES**

(Application Number: )

Title:  
 Drainage Proposal - LAYOUT  
 D01-1

Drawn by: DM  
 Date: 8-4-2026

Check by: DM  
 Scale: ----



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:  
**TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS at LOTS 1634 PR (PART) IN D.D. 107, SHA PO TSUEN, YUEN LONG, NEW TERRITORIES**

(Application Number: )

Title:

Drainage Proposal -  
 CATCHMENT AREA PLAN

D02

Drawn by:

DM

Date:

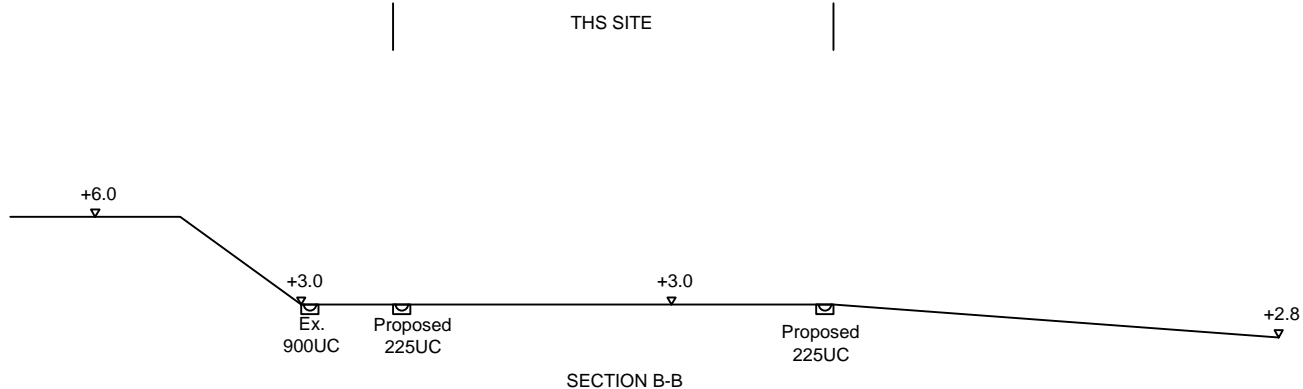
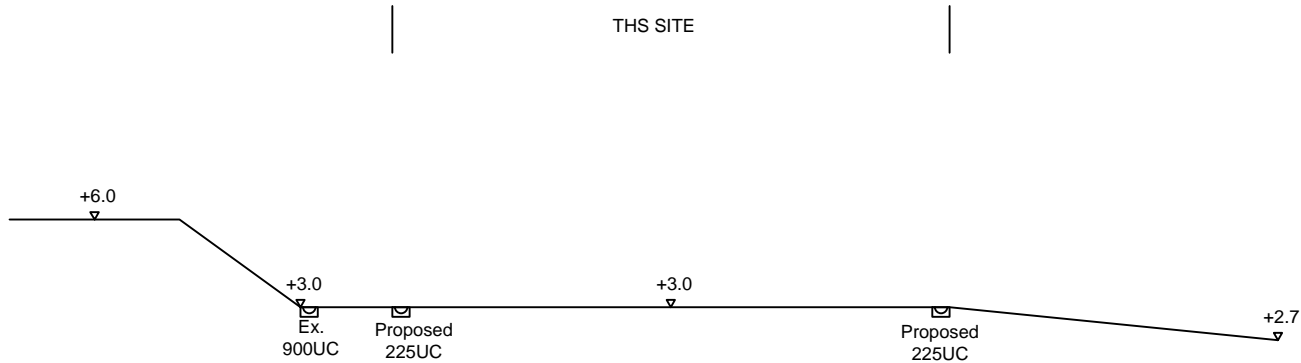
6-4-2026

Check by:

DM

Scale:

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正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:  
**TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE  
 WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS at  
 LOTS 1634 PR (PART) IN D.D. 107, SHA PO TSUEN, YUEN LONG,  
 NEW TERRITORIES**

(Application Number: )

Title:

Drainage Proposal -  
 SECTIONS

D03

Drawn by:

DM

Date:

6-4-2026

Check by:

DM

Scale:

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**Photo 1**



Total Catchment Area, Area = 557 m<sup>2</sup> (C= 0.95 ) L= 13.73 m

**Calculation of Design Runoff of the Proposed Development,  
For the design of drains inside the site**

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 557 \text{ m}^2 \\ &= 557 \\ &= 0.000557 \text{ km}^2 \end{aligned}$$

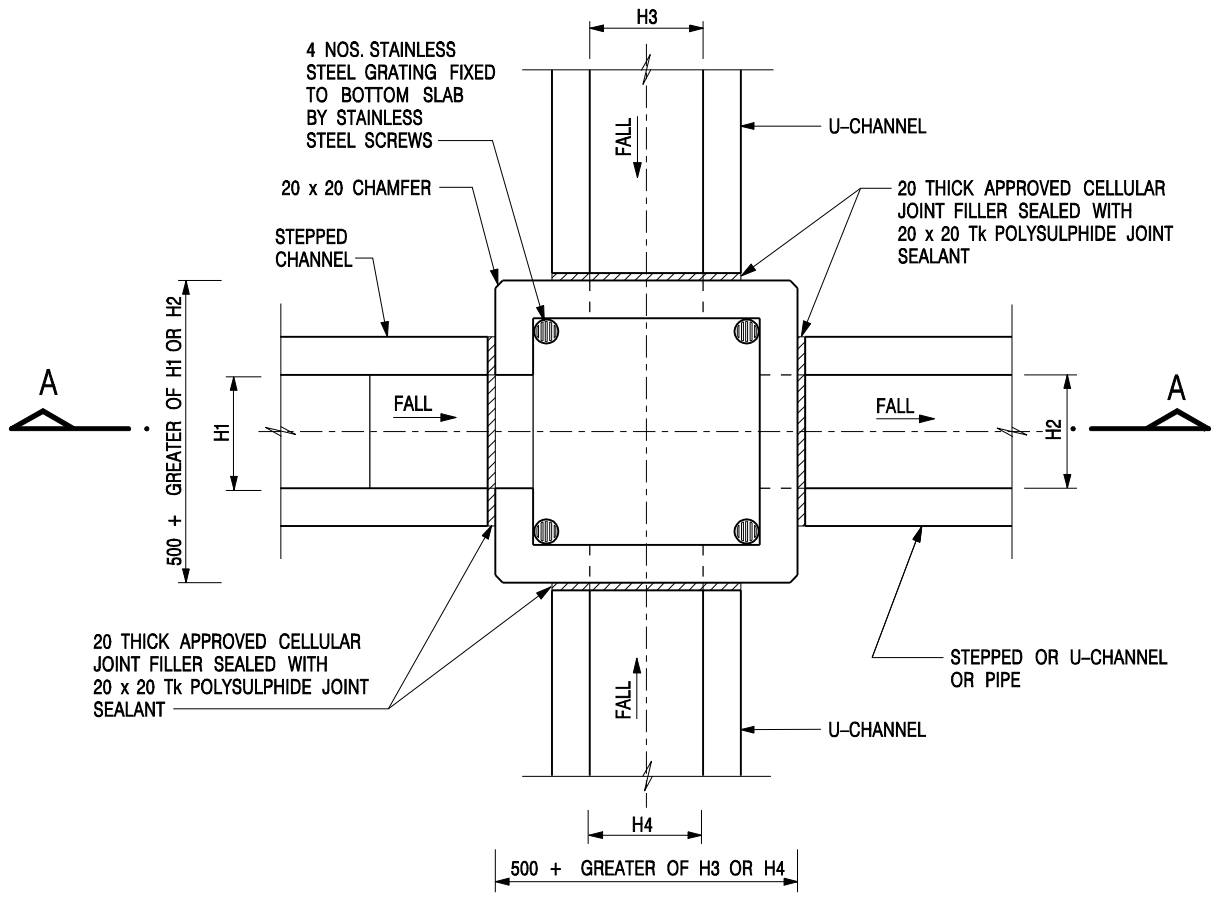
$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 13.73 / 1^{0.2} * 557^{0.1} \\ &= 1.055 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (1.055 + 3.29)^{0.355} && \text{SDM) and (16\% increase due to climate change)} \\ &= 348.1 \text{ mm/hr} \end{aligned}$$

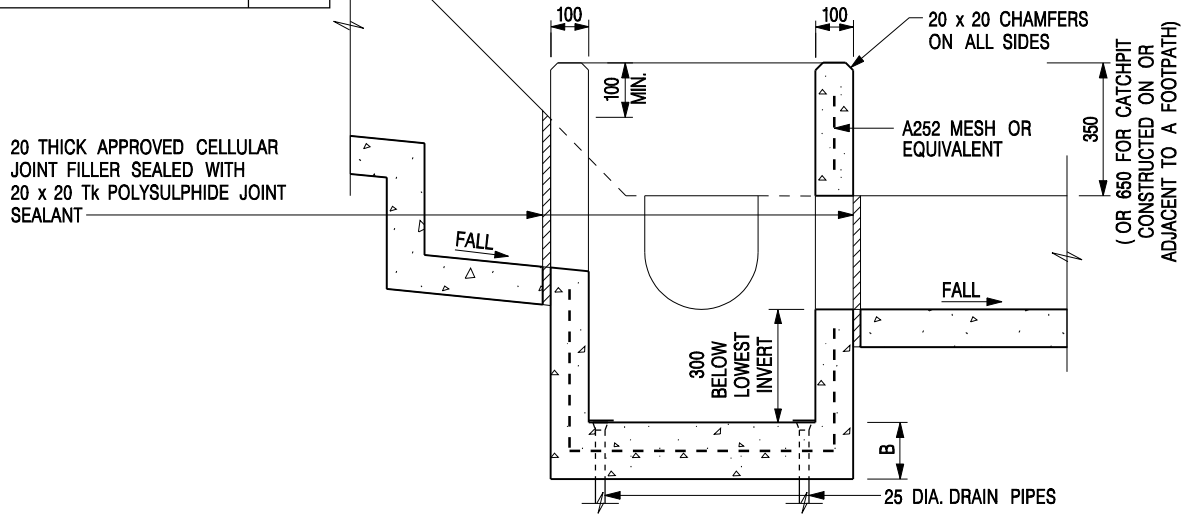
$$\begin{aligned} \text{Therefore, } Q1 &= 0.278 * 0.95 * 348.1 * 0.000557 / 0.9 && (0.9 \text{ factor is adopted for sedimentation)} \\ &= 0.0569 \text{ m}^3/\text{sec} \\ &= \mathbf{3414} \text{ lit/min} \end{aligned}$$

**Provide 225UC (1:100)**






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



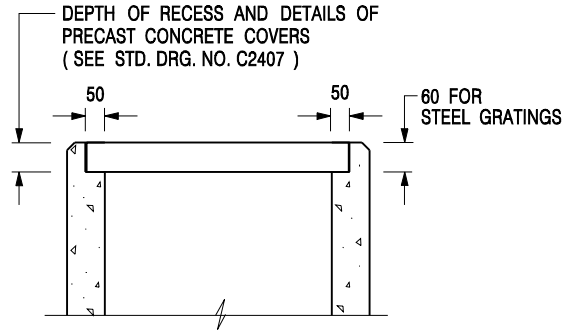
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP**  
**(SHEET 1 OF 2)**


**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b> C2406 /1
<b>DATE</b> JAN 1991	




**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b> C2406 /2A
<b>DATE</b> JAN 1991	

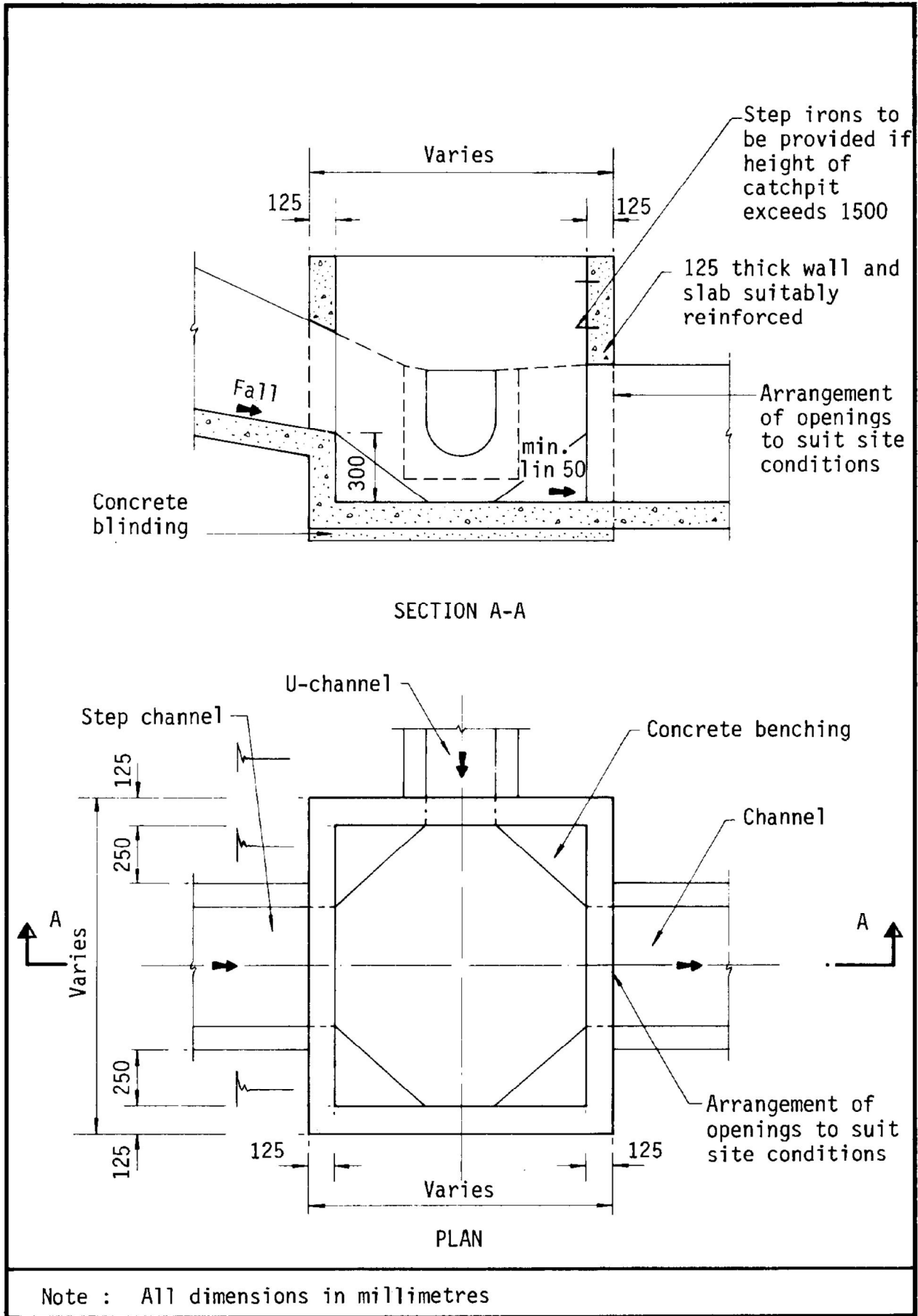


Figure 8.10 - Typical Details of Catchpits

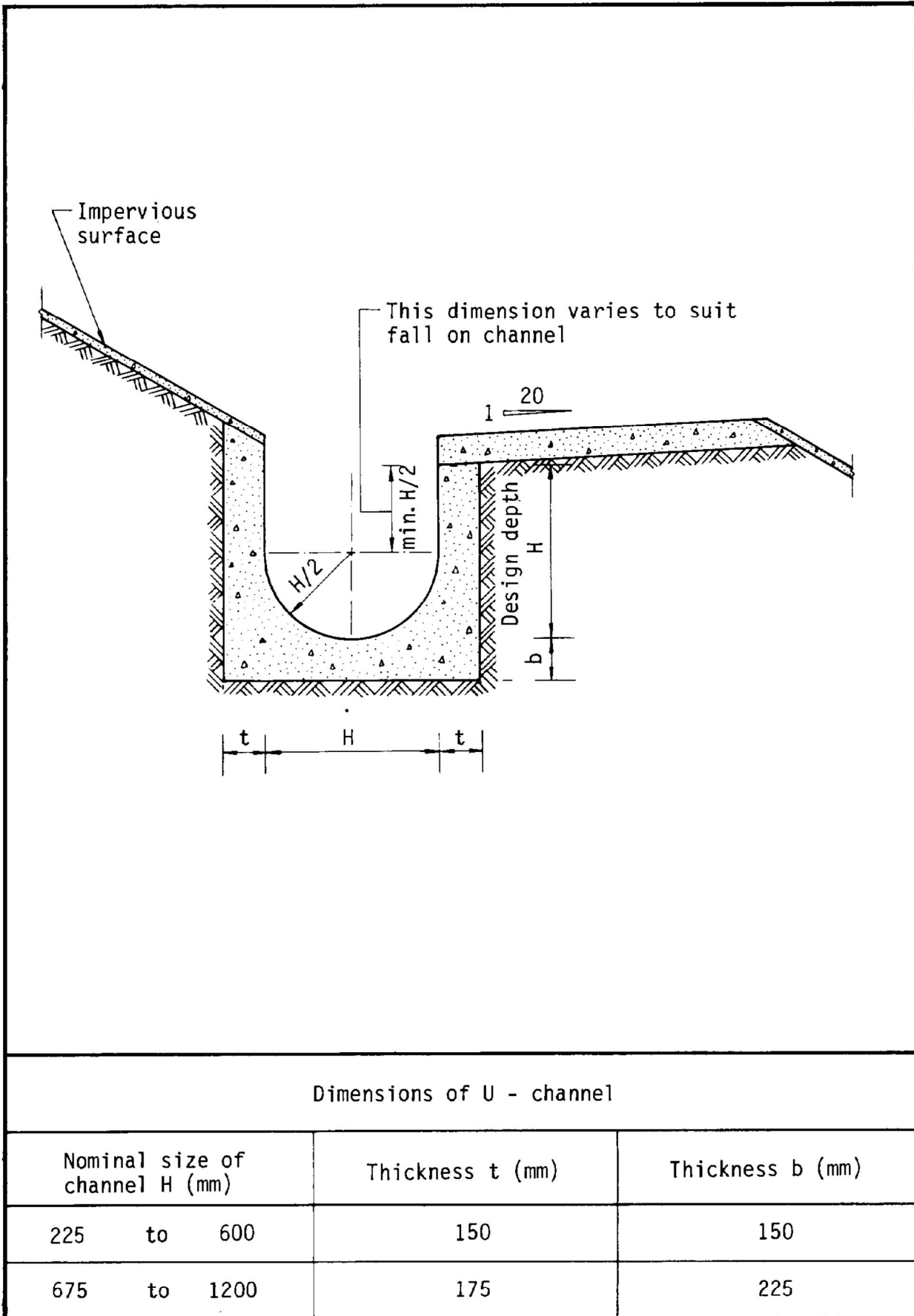


Figure 8.11 - Typical U-channel Details