

APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/347

<u>Applicant</u>	:	Yuen Long Kam Kwong Church Limited
<u>Site</u>	:	Former Small Traders New Village Public School in D.D. 115, Small Traders New Village, Nam Sang Wai, Yuen Long
<u>Site Area</u>	:	932.5m ²
<u>Land Status</u>	:	Government Land (GL)
<u>Plan</u>	:	Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10
<u>Zoning</u>	:	“Undetermined” (“U”)
<u>Application</u>	:	Renewal of Planning Approval for Temporary Social Welfare Facility (Integrated Community Service Centre) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval to use the former Small Traders New Village Public School (which has been closed in 2006) for temporary social welfare facility (integrated community service centre (ICSC)) for a period of three years at the application site (the Site) zoned “U” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, all uses or developments in the “U” zone, except those specified as always permitted under the covering Notes, require planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use with valid planning permission under application No. A/YL-NSW/299 until 15.7.2025 (**Plans A-2 to A-4b**).
- 1.2 The Site is accessible from Siu Sheung Road via a local access (**Plans A-2 and A-3**). According to the applicant, the applied use involves a single-storey structure with a total floor area of 522.45m² and building height not more than 7.43m for activity space, kitchen, activity rooms, multifunction room, counselling room meeting room, staff room, store room, toilet etc. No public announcement system or audio amplification system will be used at the outdoor area of the Site. Three parking spaces (two for private cars and one for light goods vehicle) are provided within the Site. The operation hours are from 9:00 a.m. to 6:00 p.m. on Mondays to Fridays, 9:00 a.m. to 1:00 p.m. on Saturdays (only for pre-booking services,

classes and activities) and no operation on Sundays and public holidays. The site layout plan submitted by the applicant is at **Drawing A-1**.

1.3 The Site is involved in five previous applications, including two (No. A/YL-NSW 264 and 299) for the same use which were approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2018 and 2022 respectively (**Plan A-1**) (details in paragraph 6 below). Compared with the last approved application No. A/YL-NSW/299, the current application is submitted by the same applicant for the same use at the same site with same development parameters and layout. All time-limited approval conditions under the last application have been complied with.

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

- (a) Application Form with supplementary information (**Appendix I**) received on 15.5.2025
- (b) Further Information (FI) received on 25.6.2025 and (**Appendix Ia**) 27.6.2025*

** 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) There is an increasing demand for social welfare services in Yuen Long District arising from the growing population, social disharmony and uneven public resources distribution. In response to the needs of the local communities, the applicant has been providing services for the District at the Site and has established stable community network and partnerships within the District, thus would like to renew the planning approval.
- (b) A wide range of social and community services such as family activities, counselling services, food bank service, social enterprise and large scale activities etc. will be provided to the children and youths, ethnic minorities and other deprived individuals in the Yuen Long District.
- (c) In support of the application, the applicant has submitted a record of existing drainage facilities and the accepted fire service installations (FSIs) proposal under the previous application No. A/YL-NSW/299. No adverse traffic impact on Siu Sheung Road is anticipated.

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

As the Site only involves GL, the “owner’s consent/notification” requirements 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) are not applicable to the application.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) are relevant to the application and the relevant extract of which is attached at **Appendix II**.

5. Background

- 5.1 The Site falls within the “U” zone to the south of the Yuen Long Highway (YLH) (**Plan A-1**) and has been zoned “U” on the draft Nam Sang Wai OZP No. S/YL-NSW/1 since 1994. According to the Explanatory Statement (ES) of the OZP, the “U” zone is within a transitional location between the urban and rural areas. The Site was designated for several major transport and drainage projects, including YLH, MTR Tuen Ma Line (TML) and Yuen Long Bypass Floodway (YLBf) which were under planning at that time. The said infrastructure projects have been completed and the subject “U” zone is considered to have potential for housing developments and other uses. The detailed land use proposals and development parameters are being examined under an Engineering Feasibility Study undertaken by the Civil Engineering and Development Department (CEDD). However, there is currently no implementation programme for the potential housing developments at the “U” zone as announced in the 2017 Policy Address.
- 5.2 The Site is currently not subject to any active planning enforcement action.
- 5.3 The Site is a Vacant School Premises (VSP) and was previously served as Yuen Long Small Traders New Village Public School which was closed down in 2006. According to the VSP Review promulgated by Planning Department (PlanD) in May 2024, the Site has already been put to short-term uses pending implementation of long-term uses.

6. Previous Applications

- 6.1 The Site is the subject of five previous applications (No. A/YL-NSW/58, 243, 264, 265 and 299). Applications No. A/YL-NSW/264 and 299 for temporary social welfare facilities (ICSC) were approved with conditions by the Committee in 2018 and 2022 respectively. Considerations for the remaining three applications for redevelopment of Small Traders New Village Public School (No. A/YL-NSW/58) and temporary place of recreation, sport and culture (No. A/YL-NSW/243 and 265) are irrelevant to the current application due to different uses involved. Details of the previous applications are summarised in **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Applications No. A/YL-NSW/264 and 299 submitted by the same applicant for the same use at the same site were approved with conditions mainly on the considerations that approval of the application on a temporary basis would not frustrate the long-term planning intention of the site; the proposed use could meet district needs and supplement existing services; and relevant government

departments consulted in general had no adverse comment and/or the concerns of relevant departments could be addressed by approval conditions. The planning permission for application No. A/YL-NSW/264 was subsequently revoked in 2022 due to non-compliance with time-limited approval condition. As for the last approved application No. A/YL-NSW/299, all the approval condition has been complied with and the planning permission is valid until 15.7.2025.

7. Similar Application

There is no similar application for temporary social welfare facilities within the same “U” zone on the OZP in the past five years.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4b)

8.1 The Site is:

- (a) accessible from Siu Sheung Road via a local access; and
- (b) currently occupied by the applied use with valid planning permission until 15.7.2025 under application No. A/YL-NSW/299.

8.2 The surrounding areas are predominated by village settlements of Small Traders New Village, Pok Oi Hospital, residential dwellings/structures, storage yard, vacant land and swamp/marsh, as well as the viaduct of MTR TML.

9. Planning Intention

According to the ES of the OZP, the “U” zone is subject to impacts from the existing Castle Peak Road, YLH, TML and YLBF. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the areas. Under the “U” zone, any developments or redevelopments require planning permission from the Board so as to ensure the environment would not be adversely affected and that infrastructure, Government, institution or community facilities, and open space are adequately provided. The proposed development should also take into account the TML and YLBF. To realise a built-form which represents a transition from Yuen Long New Town to the rural area, the development intensity should take into account the urban type developments immediately to the west of the “U” zone and the rural characteristics of the area to its north.

10. Comments from Relevant Government Departments

All government 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.

11. Public Comment Received During Statutory Publication Period

On 22.5.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of planning approval for temporary social welfare facility (ISCS) for a period of three years at the Site zoned “U” (**Plan A-1**). As advised by the Director of Social Welfare (**Appendix IV**), the applied use provides diversified social services for the community that could help meet the district needs and benefit the local residents and are considered to be in line with Government’s policy of strengthening individuals and families. While the infrastructure projects at/around the “U” zone have been completed and there is currently no implementation programme for the previously identified potential housing development as mentioned in paragraph 5.1 above, the proposed temporary use of the Site will not undermine the long-term planning and development of the “U” zone. In view of the above and taking into account the assessment below, there is no objection to the application on a temporary basis for a further period of three years.
- 12.2 The applied use is considered not incompatible with the surrounding areas which are predominated by village settlements of Small Traders New Village, Pok Oi Hospital, residential dwellings/structures, storage yard, vacant land and swamp/marsh, as well as the viaduct of MTR TML (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of PlanD considers that significant landscape impact arising from the applied use is not anticipated and has no comment on the application from landscape planning perspective.
- 12.3 Other concerned government departments consulted including the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no adverse comment on or no objection to the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 13.2 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 on the surrounding areas.
- 12.4 The application is considered generally in line with TPB PG-No. 34D in that there has been no material change in the planning circumstances since the previous approval was granted; no adverse planning implication arising from the renewal is anticipated; all approval conditions under the previous approval had been satisfactorily complied with; and the three-year approval period sought which is the same timeframe as the previous approval is reasonable.
- 12.5 Given the two previous approvals for the same use at the Site as detailed in paragraph 6 above, approving the current application is in line with the Committee’s previous decisions.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above, PlanD has no objection to the application.
- 13.2 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 and be renewed from 16.7.2025 to 15.7.2028. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a condition record of the existing drainage facilities within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **16.10.2025**;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) if the above planning condition (b) 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; and
- (d) if the above planning condition (a) 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.

Advisory clauses

The recommended advisory clauses are at **Appendix V**.

- 13.3 There is no strong reason to recommend rejection of the renewal application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

15. Attachments

Appendix I	Application Form with supplementary information received on 15.5.2025
Appendix Ia	FI received on 25.6.2025 and 27.6.2025
Appendix II	Relevant extract of TPB PG-No. 34D
Appendix III	Previous applications
Appendix IV	Government departments' general comments
Appendix V	Recommended advisory clauses
Drawing A-1	Site layout plan
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4a to A-4b	Site photos

**PLANNING DEPARTMENT
JULY 2025**