

RNTPC Paper No. A/YL-NSW/350  
For Consideration by the  
Rural and New Town  
Planning Committee  
on 15.8.2025

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

**APPLICATION NO. A/YL-NSW/350**

**Applicant** : Hong Kong St. John Ambulance

**Site** : Government Land in D.D. 123, Nam Sang Wai, Yuen Long

**Site Area** : About 36.5m<sup>2</sup>

**Lease** : Government Land (GL)

**Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10

**Zoning** : “Conservation Area” (“CA”)

**Application** : Renewal of Planning Approval for Temporary First Aid Post for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval for temporary first aid post for a period of three years at the application site (the Site) zoned “CA” on the OZP (**Plans A-1 and A-2**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires 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/300 until 26.8.2025 (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Nam Sang Wai Road via a local access (**Plans A-2 to A-4**). According to the applicant, the applied use with a total floor area of about 33.3m<sup>2</sup> involves a retired double decker bus (not more than 4.37m in height) for storage of bikes and first aid supplies and two temporary portable toilets. The retired double decker bus will be rested on the existing gravel surface at the Site at all times. No access to the upper deck will be provided and no storage activities will be carried out on the upper deck at all times. No building works, earthworks, tree felling, construction works and filling of land will be carried out at the Site at all times. No parking space or loading/unloading bay will be provided at the Site. No formation of access road or haul road will be carried out at the Site at all times. The operation hours are between 2:30 p.m. and 6:30 p.m. on Saturdays and between

10:30 a.m. and 6:30 p.m. on Sundays and public holidays, with no operation from Mondays to Fridays. The site layout plan submitted by the applicant is at **Drawing A-1**.

- 1.3 The Site is involved in two previous applications (No. A/YL-NSW/271 and 300) for the same use which were approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2019 and 2022 respectively (**Plan A-1**) (details at paragraph 6 below). Compared with the last approved application No. A/YL-NSW/300, the current application is submitted by the same applicant for the same use at the same site with the same layout and development parameters. 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 attachments and Supplementary (**Appendix I**) Information (SI) received on 2.7.2025 and 9.7.2025 respectively
  - (b) Further Information (FI) received on 6.8.2025\* (**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** respectively. They can be summarised as follows:

- (a) The Site is currently occupied by the first aid post with valid planning permission under application No. A/YL-NSW/300 until 26.8.2025. All time-limited approval conditions have been complied with under the last application. The applicant would like to apply for renewal of the planning approval to continue the temporary first aid post use at the Site.
- (b) The first aid post is a temporary service station which is used for storage of bikes and first aid supplies. The applied use is considered as a local and minor use which serves the surrounding areas and provides first aid and minor treatment services for cyclists in the vicinity during weekends and public holidays. A Short Term Tenancy (STT) is granted on 28.4.2021. Compared with the last planning application No. A/YL-NSW/300, there is no change in the layout and development parameters for the first aid post under the current application. In support of the current application, the applicant has submitted a set of valid F.S. 251 certificate under the last application.
- (c) No fresh water supply is needed for the operation. Two temporary portable toilets, which will be regularly maintained by contractors, will be provided at the Site for staff use. No adverse environmental, traffic and sewerage impacts are 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 “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C) and the Town Planning Board Guidelines on “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 this application. Relevant extracts of the said Guidelines are attached at **Appendix II**.

**5. Background**

The Site is currently not subject to any active enforcement action.

**6. Previous Applications**

The Site is involved in two previous applications (No. A/YL-NSW/271 and 300) submitted by the same applicant for the same use at the same site which were approved with conditions by the Committee in 2019 and 2022 respectively mainly on the considerations that the proposed temporary development was not in conflict with the planning intention of the “CA” zone; the proposed use was not incompatible with its immediate surrounding area; and the concerns of relevant government departments consulted could be addressed by approval conditions. The planning permission for application No. A/YL-NSW/271 was subsequently revoked in 2021 due to non-compliance with approval conditions on the submission and implementation of fire service installations (FSIs) proposal. As for the last approved application No. A/YL-NSW/300, all the approval conditions, including those related to FSIs, have been complied with and the planning permission is valid until 26.8.2025. Details of the previous applications are summarised in **Appendix III** and their locations are shown on **Plan A-1**.

**7. Similar Application**

There is no similar application for temporary first aid post within the same “CA” zone on the OZP in the past five years.

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

8.1. The Site is:

- (a) accessible at the south via a local access from Nam Sang Wai Road;
- (b) currently occupied by the applied use with valid planning permission under application No. A/YL-NSW/300 until 26.8.2025; and
- (c) located within the Wetland Conservation Area (WCA) of the Deep Bay Area .

8.2. The surrounding areas are predominated by scattered residential structures, ponds, a farm, nullah and grassland. Kam Tin River is located to the south and to the east of the Site across Nam Sang Wai Road.

**9. Planning Intention**

The planning intention of the “CA” zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

**10. Comments from Relevant Government Bureau/Departments**

10.1 Apart from the government bureau as set out in paragraph 10.2 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.

10.2 The following government bureau supports the application:

**Policy Support**

10.2.1 Comments of the of the Secretary for Health (SH):

- (a) in-principle policy support has been granted by the Health Bureau to the application, subject to the conditions that:
  - (i) Hong Kong St. Johns Ambulance will follow proper procedures as required by relevant government departments regarding the application and use of GL; and
  - (ii) no additional financial resources will be required from the Department of Health for the setting up and recurrent operation or maintenance of the first-aid post.

## **11. Public Comment Received During Statutory Publication Period**

On 11.7.2025, 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 first aid post for a period of three years at the Site zoned “CA” on the OZP (**Plan A-1**). Whilst the applied use is not in line with the planning intention of the “CA” zone, it serves the public by providing first aid and minor treatment services for the cyclists in the vicinity during weekends and public holidays and S for Health has given in-principle policy support to the application. Taking into account the above and the planning assessments below, the applied use is considered not in conflict with the planning intention of the “CA” zone and there is no objection to the applied use on a temporary basis for a further period of three years.
- 12.2 The Site is situated to the west of Nam Sang Wai Road and bounded by Kam Tin River to its east and south, and the surrounding areas are predominated by scattered residential structures, ponds, a farm, grassland and Kam Tin River (**Plans A-2 and A-3**). The applied use is small in scale and temporary in nature which is considered not incompatible with the surrounding areas. The Chief Town Planner/Urban Design and Landscape of the Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that no adverse landscape impact arising from the applied use is anticipated.
- 12.3 The Site falls within the WCA of the TPB PG-No. 12C which the planning intention is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The Site does not involve any pond or wetland area, and the Director of Agriculture, Fisheries and Conservation has no adverse comment on the application from nature conservation perspective. The Director of Environmental Protection also has no objection on the application noting that no construction of new access road, haul work, earthworks, building works nor other construction works will be required for the Site. As the Site is zoned “CA”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “CA” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 12.4 Other concerned government departments consulted including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application.
- 12.5 The application is also 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 have been

satisfactorily complied with; and the three-year approval period sought which is the same timeframe as the previous approval is reasonable.

- 12.6 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 27.8.2025 to 26.8.2028. The following condition of approval and advisory clauses are also suggested for Members' reference:

#### Approval condition

upon expiry of the planning permission, the reinstatement of the application site, including the removal of fill materials and hard paving, and grassing of the application site to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory clauses

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

- 13.3 There is no strong reason to recommend rejection of the 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 attachments and SI received on 2.7.2025 and 9.7.2025

<b>Appendix Ia</b>	FI received on 6.8.2025
<b>Appendix II</b>	Relevant extracts of TPB PG-No. 12C and 34D
<b>Appendix III</b>	Previous Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2025**