

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/1321**

- Applicant** : Pentecostal Church of Hong Kong represented by Goldrich Planners and Surveyors Limited
- Site** : Lot 1354 RP in D.D. 121 and Adjoining Government Land (GL), Tong Yan San Tsuen, Yuen Long
- Site Area** : 2,756 m<sup>2</sup> (about) (including GL of about 1,736 m<sup>2</sup> (about 62.99%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zoning** : “Residential (Group B)1” (“R(B)1”)  
*[Restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)]*
- Application** : Proposed Temporary Social Welfare Facility (Social Service Centre) for a Period of 5 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary social welfare facility (social service centre) for a period of five years at the application site (the Site) zoned “R(B)1” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “R(B)1” zone, ‘Social Welfare Facility’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently paved, fenced off, partly occupied by the vacant one-storey buildings of the former Wai Kwan Primary School, and partly occupied by some temporary structures for office use without valid planning permission (**Plans A-2 to A-4c**).
- 1.2 The Site with the ingress/egress at the northeastern part is accessible from Ma Fung Ling Road (**Plans A-2 and A-3**). According to the applicant, the social service centre intends to serve people in need in Yuen Long with diversified services to the elderly, children, youth and people with disabilities. A range of services will be provided, such as social recreation, education, health, volunteering, outreach, counselling, and on-campus social worker services, etc. The centre also provides supporting services to people in squatter villages affected by development. There will be six staff and about 40 patrons per day. A total of nine single-storey

structures (not exceeding 2.5m in height) with a total floor area of about 741.71m<sup>2</sup> are provided for offices, classrooms, indoor activity areas, covered walkway, open sheds, toilet and storage uses. Plans showing the vehicular access leading to the Site, site layout, tree preservation proposal and drainage proposal submitted by the applicant are at **Drawings A-1 to A-4** respectively.

- 1.3 The Site was involved in four previous applications (No. A/YL-TYST/550, 699, 866 and 1056) for the same temporary social welfare facility use approved by the Rural and New Town Planning Committee (the Committee) of the Board each for a period of three years between 2011 and 2020 (details at paragraph 5 below). Compared with the last approved application (No. A/YL-TYST/1056), the current application is submitted by a different applicant for the same use for a period of five years at the same site with similar layout and development parameters. A comparison of the major development parameters of the current application and the last approved application is summarised as follows:

<b>Major Development Parameters</b>	<b>Last Approved Application No. A/YL-TYST/1056 (a)</b>	<b>Current Application No. A/YL-TYST/1321 (b)</b>	<b>Difference (b)-(a)</b>
Proposed Use	Renewal of Planning Approval for Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 Years	Proposed Temporary Social Welfare Facility (Social Service Centre) for a Period of 5 Years	Longer application period
Site Area	About 2,756 m <sup>2</sup>		---
Total Floor Area (Non-domestic)	About 721.63 m <sup>2</sup>	About 741.71 m <sup>2</sup>	+20.08 m <sup>2</sup> (+2.78%)
No. and Height of Structures	8 • for offices, classrooms, indoor activity areas, covered walkway, open sheds, toilet and storage (2.5m, 1 storey)	9 • for offices, classrooms, indoor activity areas, covered walkway, open sheds, toilet and storage (2.5m, 1 storey)	+1
No. of Parking Spaces	3 (for private cars) (5m x 2.5m each)		---
No. of Loading/Unloading Space	1 (for light goods vehicle) (7m x 3.5m)		---
Operation Hours	9:00 a.m. to 6:00 p.m. daily		---

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

- (a) Application Form with attachments received on 20.6.2025 **(Appendix I)**
  - (b) Further Information (FI) received on 18.7.2025\* **(Appendix Ia)**
  - (c) FI received on 8.8.2025\* **(Appendix Ib)**
- \* *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 FIs (**Appendices I to Ib**). They can be summarised as follows:

- (a) the former Wai Kwan Primary School at the Site was closed in 2007 and the Site has been used as social welfare facility since 2011. The Site was the subject of previous planning permissions for the same use as the current application;
- (b) the temporary use would not jeopardise the long-term planning intention of the “R(B)1” zone and the proposed use is not incompatible with the surrounding environment; and
- (c) the existing trees and drainage facilities at the Site will be maintained by the applicant. No adverse traffic, visual, landscape and drainage impacts arising from the proposed use are envisaged. Given the limited numbers of users, the risk level posed by the nearby petrol filling stations is not significant.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the 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) by obtaining consent of the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in TPB PG-No. 31B are not applicable.

## **4. Background**

- 4.1 According to the Planning Department’s latest Vacant School Premises Sites Reviewed under the Central Clearing House Mechanism (the VSP Review), the Site falls partly within the boundary of the former Wai Kwan Primary School and is recommended for residential use in the long term.
- 4.2 The office use at the Site is a suspected unauthorized development which would be subject to planning enforcement action.

## **5. Previous Applications**

- 5.1 The Site was involved in five previous applications, including four applications (No. A/YL-TYST/550, 699, 866 and 1056) for the same temporary social welfare facility use. The remaining application (No. A/YL-TYST/161) was for proposed extension of school building (i.e. the former Wai Kwan Primary School), and its considerations are not relevant to the current application which involves a different use. Details of the previous applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1**.
- 5.2 Applications No. A/YL-TYST/550, 699, 866 and 1056 for the same temporary social welfare facility use were approved with conditions each for a period of three

years by the Committee between 2011 and 2020 mainly on the considerations that approval of the application would not frustrate the long-term planning intention of the “R(B)1” zone; there was no known programme for residential development; the proposal was generally not incompatible with the surrounding areas; and the concerns of relevant government departments could be addressed by implementation of approval conditions. The time-limited approval condition under the last application No. A/YL-TYST/1056 has been complied with and the planning permission lapsed on 23.12.2023.

## **6. Similar Application**

There is no similar application within the subject “R(B)1” zone in the past five years.

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

7.1 The Site is:

- (a) accessible from Ma Fung Ling Road (**Plans A-2 and A-3**); and
- (b) currently paved, fenced off, partly occupied by the vacant one-storey buildings of the former Wai Kwan Primary School, and partly occupied by some temporary structures for office use without valid planning permission (**Plans A-2 to A-4c**).

7.2 The surrounding areas comprise predominantly residential structures/developments (namely Evergreen Place and Ping Hong Villa to the immediate east and further south of the Site) intermixed with scattered warehouses, open storage/storage yards, petrol filling stations, car parks, a playground, sitting-out area, church, restaurant, store, electricity substation, co-operative societies and vacant land/structures (**Plans A-2 and A-3**).

## **8. Planning Intention**

The planning intention of the “R(B)” zone is primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

## **9. 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 are provided in **Appendices III and IV** respectively.

## **10. Public Comment Received During the Statutory Publication Period**

On 27.6.2025, the application was published for public inspection. During the statutory public inspection period, a public comment was received from an individual raising

concerns that the temporary nature of the application is not conducive to the long-term operation of the social welfare facility and the Site should be rezoned to “Government, Institution or Community” to reflect its current use (**Appendix V**).

## **11. Planning Considerations and Assessments**

- 11.1 The application is for proposed temporary social welfare facility (social service centre) for a period of five years at the Site zoned “R(B)1” on the OZP. While the proposed use is not entirely in line with the planning intention of “R(B)1” zone, the Site was used as a school until its closure in 2007 and the proposal could meet any such demand for social welfare services in the area. Besides, the Director of Social Welfare considers that the proposed use could meet the social welfare need at a district level. According to the latest VSP Review, the former Wai Kwan Primary School at the Site is recommended for residential use in the long term. Nevertheless, there is no known development programme or proposal for residential development at the Site for the time being. Approval of the application on a temporary basis for a period of five years would not jeopardise the long-term development of the Site.
- 11.2 The surrounding areas comprise predominantly residential structures/developments intermixed with scattered warehouses, open storage/storage yards, petrol filling stations, car parks, a playground, sitting-out area, church, restaurant, store, electricity substation, co-operative societies and vacant land/structures (**Plans A-2 and A-3**). The proposed use is generally not incompatible with the surrounding uses.
- 11.3 Other concerned government departments consulted, including the Commissioner for Transport, Director of Environmental Protection, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic, environmental, fire safety and drainage aspects respectively. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. Should the planning application be approved, the applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise possible environmental nuisance on the surrounding areas.
- 11.4 Given that four previous approvals for the same temporary social welfare facility use have been granted to the Site between 2011 and 2020, approval of the current application is generally in line with the previous decisions of the Committee.
- 11.5 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.

- 12.2 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 five years until 15.8.2030. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.11.2025;
- (c) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.2.2026;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.5.2026;
- (e) if the above planning condition (a) 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
- (f) if any of the above planning condition (b), (c) or (d) 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 IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "R(B)" zone, which is primarily for sub-urban medium-density residential developments in rural areas. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.

- 13.3 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.

#### **14. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 20.6.2025
<b>Appendix Ia</b>	FI received on 18.7.2025
<b>Appendix Ib</b>	FI received on 8.8.2025
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Site Layout Plan
<b>Drawing A-3</b>	Tree Preservation Proposal
<b>Drawing A-4</b>	Drainage Proposal
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2025**