

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

**APPLICATION NO. A/YL/326**

- Applicant** : Shown Tak Cultural Association Limited 崇德文教總會有限公司
- Site** : Wong Uk Tsuen Lots 103 and 104, and Lots 195 S.E (Part), 197, 198, 201 (Part), 203 (Part) and 205 (Part) in D.D.115 and adjoining Government Land (GL), Tai Wai Tsuen, Shap Pat Heung, Yuen Long, New Territories
- Site Area** : About 2,269m<sup>2</sup> (including GL of about 1,736m<sup>2</sup> or 76.5%)
- Lease** : (a) Wong Uk Tsuen Lots 103 and 104 in D.D.115 are Old Scheduled House Lots  
(b) Lots 195 S.E (Part), 197, 198, 201 (Part), 203 (Part) and 205 (Part) in D.D.115 held under Block Government Lease (demised for agricultural use)
- Plan** : Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/28 (currently in force)  
  
Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 (at the time of submission)  
*[no change to zoning of the application site]*
- Zoning** : “Village Type Development” (“V”)  
*[Restricted to a maximum building height of 3 storeys (8.23m) except for those developments/uses specified in the Notes]*
- Application** : Proposed Institutional Use (Community and Recreation Centre)

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the vacant school premises (VSP) of the ex-Ng Wo Public Primary School for proposed institutional use (community and recreation centre) at the application site (the Site) zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “V” zone, ‘Institutional Use’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently

vacant with seven existing structures (**Plans A-4a to A-4c and Drawing A-2**), including the main building of ex-Ng Wo Public Primary School (structure A), school hall (structure B), rain shelters (structures F and G), toilets (structures C and D) and guard room (structure E), basketball court and garden. The total floor area is about 818m<sup>2</sup>. The Site is located within Tai Wai Tsuen and is accessible via a local track connecting to Ng Wo Road (**Plan A-2 and Drawing A-1**).

- 1.2 According to the applicant, the Site will be used as a community and recreation centre to provide recreational activities and classes (e.g. tai chi, culinary, handcrafts and mediation classes), and promotion of volunteering services to the local community in Yuen Long District. All existing structures within the ex-Ng Wo Public Primary School will be retained and no addition or demolition works will be carried out. The existing main building and hall will be converted to activity rooms/classrooms, toilets and ancillary office and storage uses. No parking facility is provided at the Site and visitors can access the Site on foot or by public transport. The operation hours are from 7:00 a.m. to 12:00 noon and 2:00 p.m. to 5:00 p.m. from Mondays to Fridays and from 8:00 a.m. to 2:00 p.m. on Saturdays, Sundays and public holidays. The Site location and proposed layout plans submitted by the applicant are at **Drawings A-1 and A-2**.
- 1.3 The Site was involved in a previous application No. A/YL/172 submitted by the same applicant for the same use with similar development parameters<sup>1</sup>, which was approved with conditions on a temporary basis for a period of five years by the Rural and New Town Planning Committee (the Committee) of the Board on 18.12.2009 (**Plan A-1b**). Details of the previous application are set out at paragraph 5 below.
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application form with attachments received on 22.4.2025 (**Appendix I**)
  - (b) Supplementary Information (SI) received on 24.4.2025 (**Appendix Ia**)
  - (c) Further Information received on 20.8.2025 (*accepted and exempted from publication and recounting requirements*) (**Appendix Ib**)
- 1.5 On 20.6.2025, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the application at **Appendices I and Ib**. They can be summarised as follows:

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<sup>1</sup> The two rain shelters with a total floor area of 178m<sup>2</sup> were not included under application No. A/YL/172.

- (a) The Shown Tak Cultural Association Limited (i.e. the applicant) is based in Kwai Hing and Long Ping areas. The institution is experienced in providing volunteering services and recreational classes to serve the communities.
- (b) The applicant aims to promote social cohesiveness of neighbourhoods of Tai Wai Tsuen and Yuen Long New Town within the vicinity through the provision of various recreational activities and classes to serve visitors of all ages and cultural backgrounds.
- (c) The applicant applied for Short Term Tenancy (STT) in 2012 for operation of the proposed community and recreation centre at ex-Ng Wo Public Primary School. The conditions of the STT required the applicant to maintain the slope within the STT boundary, which is partly held under other private parties. The applicant was unable to carry out the required slope maintenance work due to financial problem and subsequently ceased the STT application in 2014 and returned the VSP site to Government for slope maintenance.
- (d) The Site had not been used by the applicant since 2014. As such, the applicant was not empowered to open the Site to nearby villagers for car parking use in the past. Due to resource limitations, the applicant proposed not to provide vehicular access or car parking space at the Site. Nevertheless, the applicant is willing to communicate with the villagers to resolve their concerns in future.

### **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 publishing notice in local newspapers and sending notice to the Shap Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements under TPB PG-No. 31B are not applicable.

### **4. Background**

The ex-Ng Wo Public Primary School operated from the 1950s and has been closed since September 2005. It is one of the VSP reviewed under the Central Clearing House Mechanism (the VSP Review) by Planning Department (PlanD). The Site is recommended to be retained for Government, institution or community (GIC) uses in the long term.

### **5. Previous Application**

The Site was involved in a previous application (No. A/YL/172) for the same use on permanent basis with similar development parameters. The application was

approved with conditions on a temporarily basis<sup>2</sup> for a period of five years by the Committee on 18.12.2009 mainly on the considerations that the proposed use was not incompatible with the surrounding residential development; the proposed use could enable the use of existing VSP for community purpose; no adverse impacts on traffic, environmental and drainage aspects were anticipated; and there were no adverse comments from concerned government departments. The planning permission lapsed in 18.12.2014. Details of the previous application are summarised at **Appendix II** and the boundary of the site is shown on **Plan A-1**.

## **6. Similar Application**

There is no similar application within the same “V” zone on the OZP.

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

7.1 The Site is:

- (a) located in Tai Wai Tsuen in the northeastern part of Yuen Long New Town;
- (b) accessible from Ng Wo Road via local track and approximately 200m from the MTR Yuen Long Station; and
- (c) occupied by seven one-storey structures, including the main buildings of ex-Ng Wo Public Primary School, toilets and guard room, which are currently vacant (**Plans A-4a to A-4c**).

7.2 The surrounding areas of the Site are predominantly low-density village settlements, intermixed with car parks, village office and unused land to its west (**Plans A-2 and A-3**). To the south across Long Wo Road is the MTR Yuen Long Station and high-rise residential developments namely The YOHO Hub and Grand YOHO (**Plan A-1**).

## **8. Planning Intention**

The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

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<sup>2</sup> In considering the application, the Committee noted that the land owner indicated in the public comments that he would like to repossess his land and considered a permanent planning permission might affect the right of the land owner.

## **9. Comments from Relevant Government Bureau/Departments**

- 9.1 The following government bureau/departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

#### **9.1.1 Comments of the District Lands Officer/Yuen Long, LandsD:**

- (a) he has adverse comments on the application;
- (b) the Site comprises eight private lots and adjoining GL in D.D. 115. There are existing structures (i.e. ex-Ng Wo Public Primary School) within the Site and would be retained in accordance to the applicant;
- (c) Lots 195 S.E (Part), 197, 198, 201 (Part), 203 (Part) and 205 (Part) in D.D. 115 are Old Scheduled Lots held under Block Government Lease and no structures shall be permitted to be erected. Wong Uk Tsuen Lots 103 and 104 in D.D. 115 are Old Scheduled House Lots. There are unauthorised structure(s) and uses on Lots 201, 203 and 205 in D.D. 115 which are subject to lease enforcement actions. The lot owner(s)/applicant should rectify/apply for regularisation on the lease breaches as demanded by LandsD, and subject to the approval by the Committee to the planning application, apply to his office for Short Term Waivers (STW) to permit the structures(s) erected on the Lots as appropriate;
- (d) the GL within the Site will be subject to further verification and survey upon receipt of formal STT application; and
- (e) his detailed advisory comments are at **Appendix III**.

### **Traffic**

#### **9.1.2 Comments of Commissioner for Transport (C for T):**

She has no adverse comment on the application from traffic engineering perspective as there is no direct vehicular access proposed to the site and the induced traffic is minimal. Her detailed advisory comments are at **Appendix III**.

### **Drainage**

#### **9.1.3 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):**

He has no objection in principle to the application from public drainage point of view subject to incorporation of approval condition

on the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board.

### **Fire Safety**

#### 9.1.4 Comments of the Director of Fire Services (D of FS):

He has no objection in principle to the application subject to fire service installations being provided to his satisfaction. His detailed advisory comments are at **Appendix III**.

#### 9.2 The following government bureau/departments have no objection to or no comment on the application, and their advisory comments, if any, are at **Appendix III**:

- (a) Executive Secretary, Antiquities and Monuments Office, Development Bureau;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/NT West, Highways Department (HyD);
- (d) Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- (e) Director of Food and Environmental Hygiene;
- (f) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (g) Project Manager (West)/West Development Office, CEDD;
- (h) Chief Building Surveyor/New Territories West, Buildings Department;
- (i) Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department;
- (j) Director of Electrical and Mechanical Services;
- (k) Director of Environmental Protection (DEP);
- (l) Director of Leisure and Cultural Services;
- (m) Commissioner of Police; and
- (n) District Officer (Yuen Long), Home Affairs Department.

## **10. Public Comments Received During Statutory Publication Period**

On 29.4.2025, the application was published for public inspection. During the statutory public inspection period, two public comments from the village representatives (VRs) of Wong Uk Tsuen, Tai Wai Tsuen, Tung Tau Tsuen, Ying Lung Wai and Tsoi Uk Tsuen (as one public comment) and the Shap Pat Heung Rural Committee (SPHRC) raising objections (**Appendix IVa**) and one comment from an individual expressing views (**Appendix IVb**) were received. The SPHRC and VRs object to the application mainly on the grounds that the applicant fails to fulfil the commitment of opening up the school area to facilitate the parking of vehicles by villagers attending weddings or funerals; the applicant did not invite the villagers to any activities held by the organisation; and the proposed use will adversely affect the harmony of the Shap Pat Heung neighborhood. The individual expresses views on the slow implementation under the previous application; the lack of fire service installations and drainage proposals to support the application; and

queried whether there is adequate supporting facilities for both young and elder visitors.

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

- 11.1 The application is for proposed institutional use (community and recreation centre) at the Site zoned “V” on the OZP. According to the applicant, the proposed centre will be accommodated within the existing VSP to provide recreational activities and volunteering services to the local community. The Site which was first used as a school to serve the locals since 1950s is recommended to be retained for GIC uses in the long term in accordance to the latest VSP Review by PlanD. In this regard, the proposed institutional use (community and recreation centre) to serve the local community is generally in line with the recommended use.
- 11.2 The Site is located in Tai Wai Tsuen. The proposed institutional use is considered not incompatible with the surrounding uses which are mainly low-rise village houses intermixed with car parks, village office and unused land (**Plan A-2**).
- 11.3 Relevant government departments consulted including the C for T, D of FS, DEP, CE/MN, DSD and H(GEO), CEDD have no objection to or no adverse comment on the application from traffic, fire safety, environmental, drainage and geotechnical perspectives respectively. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. Regarding DLO/YL, LandsD’s concern on the unauthorised structures erected within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.4 The Site was involved in a previously approved planning application (No. A/YL/172) for the same use with similar parameters on a temporary basis submitted by the same applicant which details are provided in paragraph 5 above. Approving the current application is generally in line with the Committee’s previous decision.
- 11.5 Regarding the public comments received from SPHRC and VRs about opening the school area for car parking as summarised in paragraph 10 above, the applicant has clarified (**Appendix Ib**) that no vehicular access and parking spaces are proposed at the Site but is willing to further liaise with the villagers on the issue. Should the application be approved, an advisory clause is recommended in **Appendix III** to address this issue. Regarding the other public comment providing views, the justifications provided by the applicant in paragraph 2 and 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 comments as 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 until 10.10.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (b) the submission and implementation of revised fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

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

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

**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 date when the validity of the permission should expire.
- 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 22.4.2025
<b>Appendix Ia</b>	Supplementary Information received on 24.4.2025
<b>Appendix Ib</b>	Further Information received on 20.8.2025
<b>Appendix II</b>	Previous Application
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Appendices IVa and IVb</b>	Public Comments
<b>Drawing A-1</b>	Site Plan
<b>Drawing A-2</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>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
OCTOBER 2025**