

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

APPLICATION NO. A/HSK/582

Applicant : Ms LO Jan Mung represented by Sun Cheong Management Consultant Limited

Site : Lot 1149 (Part) in D.D.125, Yuen Long, New Territories

Site Area : About 840m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2

Zoning : “Village Type Development” (“V”)
[restricted to a maximum building height of 3 storeys (8.23m)]

Application : Renewal of Planning Approval for Temporary Private Club with Ancillary Office for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary private club with ancillary office for a period of three years 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, ‘Private Club’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use with valid planning permission under application No. A/HSK/409 until 28.10.2025 (**Plans A-2 to A-4b**).
- 1.2 The Site is accessible from San Sik Road via a local track and the ingress/egress point is located at the northwest corner of the Site (**Drawing A-1 and Plan A-2**). According to the applicant (**Drawing A-1**), three temporary structures (one to two storeys, not more than 7.5m in height) with a total floor area of 416m² are used for multi-function room, conference room, exhibition room, store room, office and ancillary facilities including the fire safety system and electricity meter. A grass area would be provided in the open area next to the internal access road at the northwestern part of the Site. Three parking spaces for private cars are also provided. The operation hours are from 8:00 a.m. to 11:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. Plans showing the site layout, access leading to the Site, as-built drainage facilities and fire service installations (FSIs) submitted by the applicant are at **Drawings A-1 to A-4** respectively.
- 1.3 The Site was involved in three previous applications for temporary private club

with/without ancillary office, including two applications approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2020 and 2022 while one application was rejected by the Committee in 2019 (details at paragraph 6 below). Compared with the last application No. A/HSK/409 approved by the Committee on 28.10.2022, the current renewal application is submitted by the same applicant for the same use with the same layout and development parameters at the same site.

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

- (a) Application Form with attachments received on 1.9.2025 (Appendix I)
- (b) Supplementary Information (SI) received on 10.9.2025 (Appendix Ia)
- (c) Further Information (FI) received on 16.9.2025* (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 with attachments and SI at **Appendices I and Ia**. They can be summarised as follows:

- (a) the club is operated by “Association of New Territories Environment” (新界環境關注協會)(the Association), the main purposes of which are to promote green living spaces and to reduce environmental pollution by organising events and exhibition for local villagers and members¹ in a non-profit-making manner on environmental/greening issues. By providing local services and through co-organising activities with Ha Tsuen Rural Committee and villages nearby, it may help to promote balanced development and conservation;
- (b) all approval conditions of the previous application No. A/HSK/409 have been complied with;
- (c) the applied use is not incompatible with the surrounding areas. The nature and layout of the development are compatible with the surrounding areas and would not affect the character of the indigenous village;
- (d) the applied use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zone; and
- (e) the applied use would have no adverse traffic, drainage, environmental and visual impacts.

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

¹ According to the membership list of the Association and scope of past activities/functions organised by the Association/co-organised with other associations submitted by the applicant, most of the members are from nearby villages and local stakeholders, including Heung Yee Kuk, Ha Tsuen Rural Committee and village representatives of nearby villages.

Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

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) is relevant to the application. The relevant assessment criteria are at **Appendix II**.

5. Background

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

6. Previous Applications

- 6.1 The Site was involved in three previous applications (No. A/HSK/158, 202 and 409) for temporary private club with/without ancillary office submitted by the same applicant as the current application. Application No. A/HSK/158 for proposed temporary private club was rejected by the Committee in 2019. The Committee noted that the application did not have sufficient information on the proposed operator and queried whether the proposed development would serve the local villagers, and the application was rejected on the ground that no strong justification was provided for a departure from the planning intention, even on a temporary basis.
- 6.2 To address the concerns of the Committee on the previous rejected application No. A/HSK/158, the applicant provided the membership list of the Association, information on the past activities/functions organised by the Association/co-organised in the previous applications No. A/HSK/202 and 409. Both applications were approved with conditions by the Committee between 2020 and 2022 mainly on the considerations that the temporary use was not incompatible with the surrounding areas; approval of the application would not jeopardize the long-term development of the area; and no major adverse comments from concerned government departments. As for the last application No. A/HSK/409, all time-limited approval conditions have been complied with and the planning permission is valid until 28.10.2025. Details of these applications are summarised at **Appendix III** and their boundaries are shown on **Plan A-1**.

7. Similar Application

There is a similar application (No. A/HSK/495) for proposed temporary private club use within the same “V” zone in the past five years. The private club in the rejected application was considered excessive in scale in a village setting and the application was rejected by the Committee in 2023 mainly based on similar ground as mentioned in paragraph 6.1 above. Details of this application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

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

8.1 The Site is:

- (a) accessible from San Sik Road via a local track; and
- (b) currently used for the applied use with valid planning permission under application No. A/HSK/409.

8.2 The surrounding areas are predominantly occupied by residential dwellings, open storage yards, shop and services and storage facilities intermixed with car parks and vacant land.

9. Planning Intention

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses (SHs) 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 Houses. Other commercial, community and recreational uses may be permitted on application to the Board.

10. Comments from Relevant Government Departments

All 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 are provided in **Appendices IV** and **V** respectively.

11. Public Comment Received During Statutory Publication Period

On 12.9.2025, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix VI**) objecting to the application on the grounds that the applied use would adversely affect safety and living quality of the area and cause adverse traffic and drainage impacts.

12. Planning Considerations and Assessments

12.1 The application is for renewal of planning approval for temporary private club with ancillary office for a period of three years at the Site zoned “V” on the OZP. Whilst the applied use is not entirely in line with the planning intention of the “V” zone, the temporary private club could help serving the local villagers and promoting environmental awareness within the local community. The District Lands Officer/Yuen Long, Lands Department advises that no SH application has been approved for the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.

12.2 The applied use is considered not incompatible with the surrounding areas which are predominantly occupied by residential dwellings, open storage yards, shop and services and storage facilities intermixed with car parks and vacant land (**Plan A-2**).

- 12.3 The application also complies with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/HSK/409; all time-limited approval conditions under the previous approval have been complied with; there is no adverse departmental comment on the renewal application; and the three-year approval period sought which is the same as the last approval granted by the Committee is considered reasonable.
- 12.4 Relevant government departments consulted including the Director of Environmental Protection, Commissioner for Transport, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no adverse comment on the application from the environmental, traffic, fire safety and drainage perspectives respectively. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. Should the application be approved, the applicant will also be advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise the potential environmental nuisance on the surrounding areas.
- 12.5 The Committee has approved two previous applications for temporary private club uses at the Site. While the Committee has rejected a similar application No. A/HSK/495 covering a larger site area (about 2,400m²) within the same “V” zone on the OZP in 2023, the private club in the rejected application was considered excessive in scale in a village setting and no information was provided on how the private club would be operated and could benefit/serve the local villagers. For the current application, the temporary private club is relatively small in scale, and the layout and development parameters remain the same as the previously approved application No. A/HSK/409. The applicant has also provided information on its membership, target groups and scope of services. As such, considerations of the rejected similar application are not relevant to this application. Approval of the current renewal application is generally in line with the Committee’s previous decisions.
- 12.6 Regarding the public comment objecting to the application as summarised in paragraph 11 above, the planning considerations and assessments above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11, the Planning Department 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 29.10.2025 to 28.10.2028**. 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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town

Planning Board by **29.1.2026**;

- (c) 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
- (d) if the above planning condition (b) 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 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 received on 1.9.2025
Appendix Ia	SI received on 10.9.2025
Appendix Ib	FI received on 16.9.2025
Appendix II	Relevant Extracts of TPB PG-No. 34D
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Drainage Plan
Drawing A-4	FSIs Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2025**