

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

APPLICATION NO. A/I-TCTC/69

- Applicant** : The Neighbourhood Advice-Action Council
- Site** : Lots 742 RP (Part) and 2536 (Part) in D.D. 3 TC, Tung Chung, Lantau Island, New Territories
- Site Area** : About 306.2m²
- Lease** : (a) Lot 2536 in D.D. 3 TC
New Grant No. 8393 (granted for non-industrial (excluding godown and petrol filling station) purposes)
- (b) Lot 742 RP in D.D. 3 TC
Block Government Lease (demised for agricultural purposes)
- Plan** : Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24
- Zoning** : "Village Type Development" ("V")
[restricted to a maximum building height (BH) of 3 storeys (8.23m)]
- Application** : Renewal of Planning Approval for Temporary Shop and Services (District Health Centre Express) for a Period of 4 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission to continue using an existing three-storey New Territories Exempted House (NTEH) for a District Health Centre (DHC) Express with ancillary toilet and parking spaces at the application site (the Site) for a period of four years. The Site falls within an area zoned as "V" on the approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24 (**Plan A-1**). According to the Notes of the OZP, while DHC Express which can be regarded as 'Shop and Services' is always permitted on the ground floor of NTEH, it is a Column 2 use on other floors of NTEH and open area which requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use with planning permission valid until 12.11.2025.
- 1.2 The Site, with a formed/built area of about 306.2m², is currently occupied by an

existing NTEH and an open area. The DHC Express mainly within the NTEH provides healthcare promotion and consultation services to the general public, and the open area out of the NTEH is mainly occupied by ancillary facilities including a mobile toilet for the disabled and two parking spaces (1 for private car and 1 for parking space for disabled). The applicant states that the current term to operate the DHC Express granted by Health Bureau (HHB) has been extended till 2027 with the possibility of further extensions subject to available resources. The operation of DHC Express will remain the same as current one. The location plan, site plan and layout plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.

- 1.3 The Site is the subject of a previous application (No. A/I-TCTC/60) submitted by the same applicant for the same use which was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 12.11.2021 and valid until 12.11.2025. All approval conditions had already been complied with. The general layout and site area in the current application have remained the same as the approved application. Details of the previous application are set out in paragraph 5 and **Appendix III**, and the location is shown on **Plan A-1**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on **(Appendix I)**
10.9.2025
 - (b) Supplementary Information received on 17.9.2025 **(Appendix Ia)**
 - (c) Further Information (FI) received on 17.10.2025* **(Appendix Ib)**
 - (d) FI received on 27.10.2025* **(Appendix Ic)**
- *accepted and exempted from publication and recounting requirements*

2. Justification from the Applicant

The justifications put forth by the applicant in support of the application are detailed in part 10 of the Application Form at **Appendix I**. They can be summarised as follows:

- (a) the applied use was awarded by HHB for provision of health care service and education to grassroot level;
- (b) to help establish a prevention-focused primary healthcare system, the Islands DHC Express is to provide key primary healthcare services, including health promotion and education, health risk factors assessment, chronic disease screening and management etc;
- (c) in accordance with the service agreement, the applicant has set up the Islands DHC Express Core Centre and various Service Points in the Islands District in October 2021. The current contract for operation has been extended till 31 March 2027, and the renewal of planning application would set up a sound foundation for future extension of service with HHB; and
- (d) the current application is for renewal of planning approval which is the same as the last approval and all the approval conditions have been complied with.

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 from the land owner. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines No. 34D 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 the application. The relevant planning assessment criteria attached at **Appendix II**.

5. Previous Applications

5.1 The Site is the subject of a previous application (No. A/I-TCTC/60) submitted by the same applicant for the same use as the current application. It was approved by the Committee on a temporary basis of four years on 12.11.2021 mainly on the considerations that the proposed use was in line with the policy objective and service requirements of the DHC Express; the proposed use on temporary basis would not jeopardise the planning intention of the “V” zone; the proposed use was considered not incompatible with the surrounding uses and no objection and adverse comment was received from relevant Government departments. All approval conditions related to the submission and implementation of fire service installations and water supplies proposal for firefighting had been complied with. The planning permission is valid until 12.11.2025. Compared with the previous application, there is no change in the major development parameters, general layout and operation mode.

5.2 Details of the previous application is summarized at **Appendix III** and the location is shown on **Plan A-1**.

6. Similar Applications

There is no similar application for ‘Shop and Services’ use within the same “V” zone on the OZP.

7. The Site and its Surrounding Areas (Plans A-1 and A-2, Aerial Photos on Plan A-3 and Site Photos on Plans A-4a and A-4b)

7.1 The Site is:

- (a) located in Ha Ling Pei Village which is in the southwestern part of Tung Chung Town Centre area occupied by a 3-storey NTEH and an open area;

- (b) accessible via an adjoining footpath connecting with Tung Chung Road in its north, and the nearest bus stops are located about 35m to its northeast; and
- (c) surrounded by village houses in Sheung Ling Pei in its east, and Ha Ling Pei, Wong Ka Wai and Lung Tseng Tau villages in its south and southwest.

7.2 The surrounding areas are predominantly rural in character with residential uses including the surrounding village houses and public housing blocks of Yat Tung Estate and Mun Tung Estate. To the immediate east of the Site is the Auxiliary Medical Service Tung Chung Office zoned “Government, Institution or Community” while to the west across Tung Chung Road is a soccer pitch and a proposed indoor recreation centre.

8. Planning Intention

The planning intention of “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 Town Planning Board.

9. Comments from Relevant Government Departments

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

10. Public Comment Received During Statutory Publication Period

On 19.9.2025, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual enquiring the serviced population of the applied use (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The application is for a renewal of planning approval for temporary shop and services (DHC Express) for a further period of four years at the Site, which falls within an area zoned “V” on the OZP (**Plan A-1**). The planning intention of “V” zone is primarily for development of Small Houses by indigenous villagers,

and ‘Shop and Services’ use is always permitted only on the ground floor of NTEH. Although the DHC Express is not entirely in line with the planning intention of the “V” zone, it helps address the community’s urgent healthcare needs in the district. The Secretary for Health supports the renewal of planning application from health policy angle. According to DLO/Is, LandsD, there is no outstanding or approved Small House application at the Site. As such, approval of the current renewal application on a temporary basis for four years would not jeopardise the long-term planning intention of the “V” zone.

- 11.2 Although the Site is situated within an area predominantly occupied by village houses, some ground floor shops and restaurants are found within Ha Ling Pei and the nearby villages, and the Auxiliary Medical Services Tung Chung Office is located to the immediate east. The DHC Express with the ancillary facilities has been operating temporarily at the Site on a temporary basis since 2021, and the applied use is considered not incompatible with the surrounding setting and land uses. The current use is conveniently located to serve the community needs of local villages and residential neighborhoods in Yat Tung Estate and Mun Tung Estate through the provision of healthcare, education and consultation services.
- 11.3 Given the small scale of operation, the applied use would unlikely cause adverse traffic, environmental, drainage and fire safety impacts on the surrounding areas. Relevant government departments consulted including Commissioner for Transport, Chief Highway Engineer/New Territories East, Highways Department, Director of Environmental Protection, Chief Engineer/Hong Kong and Islands, Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application.
- 11.4 The Site is the subject of a previous applications (No. A/I-TCTC/60) for the same use approved by the Committee in 2021 with all approval conditions complied with. The major development parameters and general layout of the current application remain the same. The current application generally complies with TPB PG-No. 34D in that there has been no material change in planning circumstances since the approval of the previous application; no adverse planning implication arising from the renewal application is anticipated; all planning conditions under the previous approval have been complied with; no government departments consulted have objection to or adverse comment on the application; and the four-year approval period sought is not longer than the original validity period of the previous approval which is not unreasonable. As the fire service installations has been implemented, no approval condition related to fire services installation is require for the current application should it be approved.
- 11.5 Regarding the public comment as mentioned in paragraph 10 above, departmental comments and planning assessments in Paragraph 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 taking 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 four years, and be renewed from 13.11.2025 until 12.11.2029. The recommended advisory clauses are attached at **Appendix V**.

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 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

Appendix I	Application Form with attachments received on 10.9.2025
Appendix Ia	Supplementary Information received on 17.9.2025
Appendix Ib	FI received on 17.10.2025
Appendix Ic	FI received on 27.10.2025
Appendix II	Relevant extract of TPB PG-No. 34D
Appendix III	Previous Application
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Site Plan
Drawing A-2	Location Plan
Drawing A-3 to A5	Layout Plans
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A4-b	Site Photos