

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-STK/30

<u>Applicant</u>	:	香港沙頭角派對度假村有限公司 represented by Mr. KO Wai Kei
<u>Site</u>	:	Lots 229 S.B ss.1 and 227 RP in D.D. 41, Sha Tau Kok, New Territories
<u>Site Area</u>	:	About 904m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
<u>Zoning</u>	:	“Recreation(1)” (“REC(1)”)
<u>Application</u>	:	Proposed Temporary Private Club for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary private club for a period of three years at the application site (the Site) falling within an area zoned “REC(1)” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Private Club’ is a Column 2 use within “REC(1)” zone which requires planning permission from the Town Planning Board (the Board). The Site is partly fenced-off and largely vacant.
- 1.2 The Site abuts Sha Tau Kok Road – Shek Chung Au and is accessible via an existing footpath to its southwest (**Plan A-2**). The proposed use involves a two-storey structure (not more than 5.5m in height) with a total floor area of not more than 210m² for private club use, including multi-purpose rooms, toilet and kitchen¹. Septic tank will be installed within the Site to treat sewage generated by the proposed use. No car parking space within the Site is proposed by the applicant. The operation hours of the proposed use are between 9:00 a.m. to 9:00 p.m. from Mondays to Sundays, including public holidays. The layout plan submitted by the applicant is shown in **Drawing A-1**.
- 1.3 According to the applicant, the proposed use serves as a venue for hosting annual meetings and social gatherings for a clansmen association named Hong Kong Pingtan Association (HKPA)(香港平潭同鄉會), and only its members and invitees will be allowed to enter the proposed private club. Prior reservation will be required for all visitors, and the private club will accommodate a maximum of 20 people. The uncovered area of the Site is proposed to be used for internal access and amenity area, including planting of four new trees.

¹ The applicant advises that the proposed kitchen will not involve selling food or drinks to the public.

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

- (a) Application Form with attachments received on 10.9.2025 (Appendix I)
- (b) Supplementary Information (SI) received on 15.9.2025 (Appendix Ia)
- (c) Further Information (FI) received on 6.10.2025 and 13.10.2025* (Appendix Ib)
- (d) FI received on 22.10.2025* (Appendix Ic)
- (e) FI received on 27.10.2025* (Appendix Id)
- (f) FI received on 25.11.2025* (Appendix Ie)
- (g) FI received on 5.1.2026 and 7.1.2026* (Appendix If)

** accepted and exempted from publication and recounting requirements*

1.5 On 7.11.2025, the Committee agreed to the applicant's request to defer making a decision on the application for two months.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FIs at **Appendices I to If**, as summarised below:

- (a) HKPA was established in 2016 with not more than 50 members. The applicant advises that its existing rental unit in Tsuen Wan is small, and there are insufficient financial resources to purchase a larger unit. In view of the above and with a view to facilitating development of HKPA, the applicant proposes to establish a private club at the self-owned Site. The proposed use aims to promote bonding and communication among the members of the Fujian clan;
- (b) the proposed use is a Column 2 use of the "REC(1)" zone and is in line with its planning intention. It is expected that the number of visitors to the Site is limited and no parking spaces will be provided at the Site. Visitors will be advised to travel to the Site by public transport or to park at existing carpark in the area. Adverse traffic impact is not anticipated; and
- (c) should the application be approved, the applicant will pursue and operate the proposed use in accordance with the requirements of relevant departments, and undertakes to comply with relevant approval conditions. The applicant will further liaise with the Lands Department (LandsD) on land administration issues.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner" of the Site. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The Site is not subject to active planning enforcement action.

5. **Previous Application**

The Site is not the subject of any previous application.

6. **Similar Application**

There is no similar application for the same use within the same “REC(1)” zone in the vicinity of the Site in the past five years.

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

7.1 The Site is:

- (a) partly fenced-off and largely vacant; and
- (b) abuts Sha Tau Kok Road – Shek Chung Au and is accessible via an existing footpath to its southwest.

7.2 The surrounding areas are rural in character mainly comprising village houses in the nearby villages including San Tsuen and Muk Min Tau, vacant land, fallow agricultural land and storage yards.

8. **Planning Intention**

The planning intention of “REC(1)” zone is primarily for low-intensity recreational developments to promote agri-tourism and eco-tourism. Major recreational facilities and uses in support of the recreational developments may be permitted subject to planning permission.

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 recommended advisory clauses are provided at **Appendices II** and **III** respectively.

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

On 19.9.2025, the application was published for public inspection. During the statutory public inspection period, ten comments were received (**Appendix IV**). Two comments from individuals support the application mainly on the consideration that the proposed use could optimize the use of land resources. Five comments from the Indigenous Inhabitant Representative (IIR) of San Tsuen, the Residents Representative (RR) of San Tsuen, the IIR and RR of Muk Min Tau and Tsiu Hang and two individuals object to the application mainly on the grounds that the proposed use would induce adverse traffic, environmental (including noise, light pollution and waste management), drainage, sewerage, landscape, ecological and security impacts, and affect quality of life of the villagers and Feng Shui; not in line with the planning intention and affect the overall development of the area; and the Site is subject to alleged illegal land filling, development, and occupation of GL. One comment from an individual raises concern that the planning intention of the “REC(1)” zone is for recreational development for the

general public. The remaining two comments from a member of the North District Council and the Chairman of Lung Shan Area Committee indicate no comment on the application.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary private club for a period of three years at the Site falling within an area zoned “REC(1)” on the OZP. According to the applicant, the proposed use serves as a venue for hosting annual meetings and social gatherings for the clansmen association. While the proposed temporary private club is not entirely in line with the planning intention of the “REC(1)” zone, there is no known planned development at the Site. In view of the above and taking into account the planning assessments below, there is no objection to the proposed use on temporary basis of three years.
- 11.2 The Site, which is partly fenced-off and largely vacant, is situated in an area of rural character mainly comprising village houses, vacant land, fallow agricultural land and storage yards. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from the landscape planning perspective, and advises that the proposed use is not entirely incompatible with the landscape character of the surroundings and significant adverse impact on the existing landscape resources within the Site arising from the proposed use is not anticipated.
- 11.3 According to the applicant, no parking space will be provided at the Site. While C for T has no comment on the application, an approval condition that no vehicular is allowed to be parked/stored on or enter/exit the Site is recommended. Other government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services, Director of Environmental Protection and Director of Food and Environmental Hygiene have no objection to or no adverse comment on the application. To address the technical requirements of the concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. The applicant will also be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any possible environmental nuisance on the surrounding area.
- 11.4 Regarding the public comments as detailed in paragraph 10, the government departments’ comments and planning assessments 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 in paragraph 10 above, PlanD 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 three years until 23.1.2029. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) no vehicle is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 23.7.2026;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 23.10.2026;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (e) 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 23.7.2026;
- (f) in relation to (e) 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 23.10.2026;
- (g) if any of the above planning condition (a) or (d) 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
- (h) if any of the above planning condition (b), (c), (e) or (f) 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 III**.

- 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 "REC(1)" zone which is primarily for low-intensity recreational developments to promote agri-tourism and eco-tourism. There is no strong planning justification 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 the 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	SI received on 15.9.2025
Appendix Ib	FI received on 6.10.2025 and 13.10.2025
Appendix Ic	FI received on 22.10.2025
Appendix Id	FI received on 27.10.2025
Appendix Ie	FI received on 25.11.2025
Appendix If	FI received on 5.1.2026 and 7.1.2026
Appendix II	Government Departments' General Comments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
JANUARY 2026**