

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/604

- Applicant** : Yuen Long Baseball Association
- Site** : Government Land (GL) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 1,920m²
- Land Status** : GL
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Baseball Training Centre for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary baseball training centre for a period of three years at the application site (the Site) (**Plan A-1**) falling within an area zoned “GB” on the OZP. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently vacant, partly paved¹ and partly covered with vegetation (**Plans A-3 and A-4**).
- 1.2 The Site is accessible from Deep Bay Road via a local track, with the ingress/egress located at the northwest of the Site (**Drawing A-2 and Plan A-2**). As shown on the layout plan at **Drawing A-1**, a single-storey structure (about 8m in height) with a total floor area of about 600m² is proposed for baseball training centre with batting cages and bullpen, site office, first-aid room, changing room and portable toilet. Two parking spaces for private car (5m x 2.5m) and one parking space for 19-seater minibus (3.5m x 9m) will be provided.
- 1.3 According to the applicant, the operation hours would be between 10 a.m. and 10 p.m. daily, including Sundays and public holidays. The maximum number of visitors will not be more than 200 per day and 45 at any one time. Visitors can access the Site by 19-seater shuttle bus, or by public minibus plying Deep Bay Road then walk to the Site (about 600m). All existing trees on the Site will be preserved and the

¹ The Site was largely covered by structures before the incorporation of land filling restriction to the subject “GB” zone in the Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/6 in 2004.

applicant also proposes to plant 10 to 15 new trees at the southern portion as well as to provide a vertical green wall on the northern façade of the proposed structure to mitigate the potential landscape impact. To mitigate the noise and environmental impacts, the applicant has committed that (i) no public announcement systems, whistles, loudspeakers, or audio amplification will be used; (ii) the training centre will be closed during night-time from 23:00-07:00 and no training will be conducted; (iii) the water tower will be positioned inside the proposed structure and soundproofing materials will be installed; and (iv) no ventilation system or openable windows will be installed at southern wall of the proposed structure and no direct line-of-sight of the indoor training ground to the nearby noise sensitive receiver (i.e. village house). The layout and vehicular access plan, elevation, artist's impression and landscape plan submitted by the applicant are at **Drawings A-1 to A-4** respectively.

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

- (a) Application Form with attachments received on 9.3.2026 (Appendix I)
 - (b) Supplementary Information (SI) received on 13.3.2026 (Appendix Ia)
 - (c) Further Information (FI) received on 30.3.2026, 31.3.2026 and 1.4.2026* (Appendix Ib)
 - (d) FI received on 16.4.2026* (Appendix Ic)
 - (e) FI received on 29.5.2026* (Appendix Id)
 - (f) FI received on 3.6.2026 and 4.6.2026* (Appendix Ie)
- [*accepted and exempted from publication requirements]*

1.5 On 8.5.2026, the Rural and New Town Planning Committee (the Committee) of the Board 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 Form with attachments, SI and FIs at **Appendices I to Ie**. They can be summarised as follows:

- (a) the applicant is a registered non-profit sports organisation² and member of the Baseball Association of Hong Kong, China ("BAHKC"). There are currently insufficient baseball training sites in Yuen Long and the applicant could only rent venues (e.g. at The Hong Kong Girl Guides Association Tin Shui Wai Pansy Ho Activity Centre and Ho Man Tin East Service Reservoir) for training on Sundays from 2 p.m. to 6 p.m. which are inadequate for their training needs;
- (b) the proposed baseball training centre would be the first of its kind in Hong Kong and could enhance Hong Kong's competitiveness in baseball. It aims to serve over 3,000 people annually and could provide free training opportunities for South Asian youths. The centre can also be used by schools in the area for their training. With a dedicated centre for baseball training, it could provide more flexible training times for citizens who are not available during weekends. It could also free up other venues for use by schools and social welfare organisations;

² The applicant is a registered society under the Societies Ordinance (Cap. 151).

- (c) the application is temporary in nature and would not frustrate the long-term planning intention of the “GB” zone;
- (d) the proposed training centre is located away from residential areas and would not operate during sensitive hours. To reduce the noise impact, training balls and batting cage nets would be used. The proposal also does not involve any tree felling or filling of land. Hence, it would not have adverse environmental and landscape impacts on the surroundings; and
- (e) visitors would access the Site via minibus or public transport. It would not cause adverse traffic impacts to the surroundings.

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

As the Site involves GL only, 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 Ordinance (TPB PG-No. 31B) are not applicable.

4. Town Planning Board Guidelines

Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.

5. Background

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

6. Previous Application

The Site was involved in a previous application (No. A/YL-LFS/411) submitted by a different applicant and covering a larger site for temporary warehouse for storage of construction materials for a period of three years and filling of land. The application was rejected by the Board on review on 2.9.2022. Subsequently, the applicant lodged an appeal against the Board’s decision which was dismissed by the Appeal Board Panel (Town Planning) on 3.5.2024. The considerations of the previous application are not relevant to the current application which is for a different use. Details of the application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

7. Similar Application

There is no similar application for proposed baseball training centre within the subject “GB” zone.

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

8.1 The Site is:

- (a) vacant, partly paved and partly covered with vegetation; and
 - (b) accessible from Deep Bay Road located to its northwest.
- 8.2 The surrounding areas are predominated by shrubland intermixed with warehouses, vacant land and graves. A village house is located to the east of the Site. Other uses such as open storage of vehicles, ruin and a pond are also found in the vicinity of the Site. The warehouse and open storage uses are suspected unauthorized developments (UDs) subject to planning enforcement action.

9. Planning Intention

The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

10. Comments from Relevant Government Bureau / Departments

10.1 Apart from the government bureau / departments as set out in paragraphs 10.2 and 10.3 below, other 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.

10.2 The following government bureau has provided comment on the application:

Policy Aspect

10.2.1 Comments of the Commissioner for Sports of Culture, Sports and Tourism Bureau (C for Sports, CSTB):

In-principle support is given for the applicant to take forward the planning application given that the application aims to increase the supply of sports facilities, and shall be beneficial to the community from sports development and promotion’s perspectives. His in-principle support would also be subject to no objection from other government bureau/departments. For the avoidance of doubt, he will only consider examining and providing policy support to the proposed Short Term Tenancy application when the applicant submits the detailed development, financial and operational proposal for his consideration later on.

10.3 The following government department conveyed local objections to the application:

District Officer’s Comments

10.3.1 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

He has consulted the locals regarding the application. Two local comments

were received from the village representative of Mong Tseng Wai Tsuen (**Appendix VI**) and the Indigenous Inhabitant Representative of Mong Tseng Tsuen respectively objecting to the application mainly on grounds that the proposed use is not suitable at the Site zoned “GB” and incompatible with the surrounding areas which comprises permitted burial grounds and graves; the proposed use would adversely affect the traffic along Deep Bay Road and induce pedestrian-vehicular conflict; and the proposed use would adversely affect the fung shui of the adjacent burial grounds.

11. Public Comments Received During Statutory Publication Period

On 17.3.2026, the application was published for public inspection. During the statutory public inspection period, two public comments from Kadoorie Farm and Botanic Garden and an individual (**Appendix VII**) were received objecting to the application mainly on grounds that the proposed use is not in line with the planning intention of the “GB” zone; the Site is subject to a previously rejected application; potential environmental impacts arising from the traffic of large vehicles; and there are other locations more suitable for the proposed use.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary baseball training centre for a period of three years at the Site within the “GB” zone of the OZP (**Plan A-1**), which is primarily intended for defining the limits of urban and suburban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within the “GB” zone. While the proposed use is not entirely in line with the planning intention of the “GB” zone, the Commissioner for Sports has given in-principle support to the application, given that the proposal aims to increase the supply of sports facilities, and shall be beneficial to the community from sports development and promotion’s perspectives. In view of the above and taking into account the planning assessments below, sympathetic consideration may be given to the application on a temporary basis for a period of three years.
- 12.2 The Site is located in an area predominated by shrubland intermixed with warehouses, vacant land and graves (**Plan A-2**). Having considered the landscape proposal submitted by the applicant as detailed in paragraph 12.3 below and all training activities will be confined within the proposed structure, the proposed use, which is a recreational outlet, is considered not entirely incompatible with the surrounding areas.
- 12.3 According to TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The design and layout of any proposed development within “GB” zone should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The issue on compatibility has been discussed in paragraph 12.2 above. With regard to the impact on existing natural vegetation and landscape, the applicant has submitted a landscape proposal which proposes to preserve the existing tree groups at the northern portion of the Site and plant 10 to 15 new trees at the southern portion as well as provide a vertical green

wall on the northern façade of the proposed structure to mitigate the potential landscape impact. In this regard, the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L of PlanD) has no adverse comment from landscape planning perspective since no significant adverse landscape impact arising from the proposed use is anticipated. The Director of Agriculture, Fisheries and Conservation also has no adverse comment from nature conservation perspective. In view of the above, the proposed use is considered not in conflict with TPB PG-No. 10. Sympathetic consideration may be given to the application. As the Site is zoned “GB”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “GB” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.

- 12.4 Other concerned departments consulted including the Director of Environmental Protection, Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no comment on the proposed use from environmental, traffic, drainage and fire safety perspectives respectively. To address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 13.2 below. In particular, approval conditions regarding the submission and implementation of a revised landscape proposal are recommended on request of CTP/UD&L of PlanD. 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 any possible environmental nuisance on the surrounding areas.
- 12.5 The Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation and land resumption/clearance programme is currently being reviewed under the relevant investigation study and subject to change. Should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.
- 12.6 Regarding the local views conveyed by DO/YL of HAD and the public comments objecting to the application as stated in paragraphs 10.3.1 and 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.5 above are relevant. Besides, fung shui is not a material planning consideration.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the local views and public comments mentioned in paragraphs 10.3.1 and 11 respectively, 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 until **24.7.2029**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission of a revised landscape proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 24.1.2027;
- (b) in relation to (a) above, the implementation of the revised landscape proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 24.4.2027;
- (c) the submission of a drainage proposal including the design of proposed storage tank 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 24.1.2027;
- (d) in relation to (c) 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 24.4.2027;
- (e) in relation to (d) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) 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 24.1.2027;
- (g) in relation to (f) above, the implementation of 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 24.4.2027;
- (h) if the above planning condition (e) 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;
- (i) if any of the above planning condition (a), (b), (c), (d), (f) or (g) 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; and
- (j) upon expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

- 13.3 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 "GB" zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive

recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning 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 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 9.3.2026
Appendix Ia	SI received on 13.3.2026
Appendix Ib	FI received on 30.3.2026, 31.3.2026 and 1.4.2026
Appendix Ic	FI received on 16.4.2026
Appendix Id	FI received on 29.5.2026
Appendix Ie	FI received on 3.6.2026 and 4.6.2026
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Previous Application
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Local Views conveyed by District Officer/Yuen Long
Appendix VII	Public Comments Received During Statutory Publication Period
Drawing A-1	Layout and Vehicular Access Plan
Drawing A-2	Elevation
Drawing A-3	Artist's Impression
Drawing A-4	Landscape Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JULY 2026**