

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/783

- Applicant** : Mr. 黃光明 represented by Ms. 江巧華
- Site** : Lots 1705 RP and 1705 S.A RP in D.D. 119, Tai Tong, Yuen Long
- Site Area** : 237.8m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- 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 Temporary Place of Recreation, Sports or Culture (Recreation Centre) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary place of recreation, sports or culture (recreation centre) for a period of three years at the application site (the Site) falling within an area zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is generally vacant and covered by overgrown (**Plan A-4**).
- 1.2 The Site is accessible from Kiu Hing Road via a local track with an ingress/egress point at the north (**Drawing A-1** and **Plan A-2**). According to the applicant, three structures, including two single-storey container structures (not more than 3.5m in height) for office, reception, storage and changing room and an open shed (not more than 4.5m in height) for recreational and leisure activities (i.e. table tennis and Tai Chi) and storage of sports equipment, with a total floor area of about 153.5m² are proposed (**Drawing A-2**). No more than 30 visitors will participate in recreational activities at one time and reservation will be required. No vehicular access, parking spaces, loading/unloading spaces are proposed. Visitors are expected to visit the Site on foot and/or by public transport. The operation hours are from 9:00 a.m. to 6:00 p.m. from Tuesdays to Sundays, with no operation on Mondays. No public announcement system, loudspeaker, any form of amplification system or whistle blowing will be used at the Site. Plans showing the access and site layout submitted by the applicant are at **Drawings A-1 and A-2** respectively.

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

- (a) Application Form with attachments received on 23.4.2026 **(Appendix I)**
- (b) Supplementary Information (SI) received on 30.4.2026* **(Appendix Ia)**
- (c) Further Information (FI) received on 10.7.2026* **(Appendix Ib)**
- (d) FI received on 3.8.2026* **(Appendix Ic)**
*[*accepted and exempted from publication and recounting requirements]*

1.4 On 5.6.2026, 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's representative.

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 FI at **Appendices I to Ic**. They can be summarised as follows:

- (a) the proposed use is located at the fringe of Pak Sha Village and the Yuen Long South New Development Area (YLS NDA). There is currently a shortage of local open space and recreational facilities in Tai Tong area. In view of the anticipated increase in population, the proposed use could serve the recreational needs of the incoming population and residents in surrounding villages;
- (b) the proposed use is located in an area surrounded by natural vegetation, which is considered a suitable location for recreational facilities; and
- (c) the proposed use is open to the public, including nearby villagers. Reservation will be required for conducting recreational activities on-site.

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

The applicant is one of the “current land owners” of the lots and 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 another current land owner. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

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

5. Previous Application

There is no previous application covering the Site.

6. Similar Application

There is no similar application within the same “V” zone in the past five years.

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

7.1 The Site is:

- (a) generally vacant and covered by overgrown;
- (b) situated at the fringe of the Pak Sha Tsuen and immediately adjacent to the “Government/Institution or Community (1)” (“G/IC (1)”) zone¹; and
- (c) accessible from Kiu Hing Road via a local track.

7.2 The surrounding areas are rural in character comprising predominantly agricultural land/farms and residential dwellings intermixed with animal boarding establishment, parking of vehicles, pigsty farms, vehicle repair workshops, storage/open storage yards and vacant/unused land.

8. 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 the zone is primarily intended for development of Small Houses (SHs) by indigenous villagers. It is also intended to concentrate village type development within the 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.

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 advisory comments in the Recommended Advisory Clauses are provided in **Appendices II** and **III** respectively.

10. Public Comment Received During the Statutory Publication Period

On 5.5.2026, the application was published for public inspection. During the statutory publication period, one public comment from an individual was received objecting to the application mainly on the grounds that the proposed use could not accommodate the

¹ According to the Explanatory Statement of the OZP, the “G/IC(1)” zone is intended mainly for the provision of four primary schools primarily serving the adjacent YLS NDA.

recreational needs of the district and the Site is suspected to be converted into brownfield operation (**Appendix IV**).

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary place of recreation, sports or culture (recreation centre) for a period of three years at the Site zoned “V” on the OZP. Although the proposed use is not entirely in line with the planning intention of the “V” zone, it could help serve the local villagers and meet their recreational needs. According to the District Lands Officer/Yuen Long of Lands Department, there is no SH application approved or under processing at the Site. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “V” zone.
- 11.2 The Site is situated at the fringe of the Pak Sha Tsuen and immediately adjacent to the “G/IC (1)” zone. Taking into account the small size and scale of the proposed use, it is considered not incompatible with the surrounding areas which are rural in character comprising predominantly agricultural land/farms and residential dwellings intermixed with animal boarding establishment, parking of vehicles, pigsty farms, vehicle repair workshops, storage/open storage yards and vacant/unused land.
- 11.3 Relevant government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services and Director of Environmental Protection, have no objection to or no adverse comment on the application from traffic, drainage, fire safety and environmental perspectives respectively. Should the application be approved, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. The applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas.
- 11.4 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.3 above are relevant. Regarding the concern on using the Site for brownfield operations, any unauthorized development at the Site would be subject to planning enforcement action.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken 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 three years until 28.8.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) 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 28.2.2027;
- (b) in relation to (a) 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 28.5.2027;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) 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 28.2.2027;
- (e) in relation to (d) 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 28.5.2027;
- (f) if the above planning condition (c) 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
- (g) if any of the above planning condition (a), (b), (d) or (e) 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 "Village Type Development" zone which is primarily for development of Small Houses by indigenous villagers. No strong planning justification has been given 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 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 23.4.2026
Appendix Ia	SI received on 30.4.2026
Appendix Ib	FI received on 10.7.2026
Appendix Ic	FI received on 3.8.2026
Appendix II	Government Departments' General Comments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comment
Drawing A-1	Access Plan
Drawing A-2	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**