

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-STK/34

<u>Applicant</u>	:	HK Sha Tau Kok Party Resort Limited (香港沙頭角派對度假村有限公司) represented by DeSPACE (International) Limited
<u>Site</u>	:	Lots 227 RP and 229 S.B ss.1 in D.D. 41, Sha Tau Kok
<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 Five Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary private club for a period of five 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 for the “REC(1)” zone, ‘Private Club’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is fenced-off and largely vacant with some vegetation and miscellaneous items.
- 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**). Two pedestrian entrances are proposed at the northern and southwestern boundaries of the Site respectively. The proposed use involves two two-storey structures (not more than 7.6m in height) with a total floor area of not more than 460m² for private club use, including multi-purpose rooms, toilets and kitchens¹. No car parking space or loading/unloading bay is proposed within the Site. The proposed use will be connected to the existing public sewerage network at Sha Tau Kok Road. 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

¹ The applicant advises that the proposed kitchen is for staff’s personal use only, and will not involve selling food or drinks to the public.

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 at one time. The uncovered area of the Site is proposed to be used for internal access. The applicant has also submitted a geotechnical planning review report in support of the application.

- 1.4 The Site is the subject of a previous application No. A/NE-STK/30 for the same use submitted by the same applicant as the current application, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 23.1.2026. Details of the previous application are set out in paragraph 5 below. Compared with the previous application, the current application mainly involves increases in number of structures, total floor area and building height, as well as the approval period sought. A comparison of application No. A/NE-STK/30 with the current application is as follows:

Major Development Parameters	Previous Application (No. A/NE-STK/30) (a)	Current Application (b)	Difference (b) – (a)
Proposed Use	Proposed Temporary Private Club for a Period of Three Years	Proposed Temporary Private Club for a Period of Five Years	Approval period from three years to five years
Site Area (about)	904m ²	904m ²	-
No. of Structure(s)	1	2	+1
Total Floor Area (about)	210m ²	460m ²	+250m ² (+119%)
No. of Storeys	2	2	-
Building Height	Not more than 5.5m	Not more than 7.6m	+2.1m (+38%)

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

- (a) Application Form with attachments received on 1.6.2026 **(Appendix I)**
- (b) Further Information (FI) received on 10.7.2026* **(Appendix Ia)**
- (c) FI received on 26.8.2026# **(Appendix Ib)**

*accepted and exempted from publication and recounting requirements

#accepted but not exempted from publication and recounting requirements

- 1.6 On 24.7.2026, the Committee 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 and FIs at **Appendices I to Ib**, as summarised below:

- (a) HKPA, a society registered under the Societies Ordinance, was established in 2016 and currently has no more than 65 members. Its existing rented premises in Tsuen Wan is limited in size. Given the high land and property costs, it is difficult for HKPA to acquire

larger premises. To support the future development of HKPA, the applicant, who is HKPA's chief supervisor, has offered to provide the Site as HKPA's premises;

- (b) the proposed use is in line with the planning intention of promoting tourism development by providing relevant destination for members and visitors;
- (c) the Site is subject to a previous planning approval (application No. A/NE-STK/30) for the same use. In the detailed design stage of the proposed private club, it was found that the layout was insufficient to meet HKPA's operational need. The proposed increase in floor area and number of structures under the current scheme is intended to provide a more functional and efficient layout by allowing different activities (including meetings, social gatherings and storage of activity materials) to be properly separated, and to provide greater flexibility to organising different activities, whereas the proposed increase in building height is to address construction difficulties identified. Should the current application be approved, the development scheme under the current application would be implemented;
- (d) there is no known future development plan for the Site. Approval of the application on a temporary basis would not jeopardise the long term planning intention of the "REC(1)" zone; and
- (e) the proposed use is small in scale and is compatible with the surrounding areas which are characterised by farmland, village settlements and storage yards. No significant landscape resources or existing trees are identified at the Site. Visitors will be advised to travel to the Site by public transport or to park at the existing carpark in the area. No adverse traffic, drainage, environmental and landscape impacts are anticipated.

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

- 5.1 The Site is the subject of a previous application No. A/NE-STK/30 for the same use for a period of three years submitted by the same applicant as the current application, which was approved with conditions by the Committee on 23.1.2026 mainly on the considerations that the proposed use was not entirely incompatible with the landscape character of the surroundings; and there were no adverse departmental comments. The planning permission is valid until 23.1.2029.
- 5.2 Details of the previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

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-4b)

7.1 The Site is:

- (a) fenced-off and largely vacant with some vegetations and miscellaneous items; and
- (b) abutting Sha Tau Kok Road – Shek Chung Au and 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 the “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**

9.1 Apart from the government department as set out in paragraphs 9.2 below, 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 III** and **IV** respectively.

9.2 The following government department provides views on the application:

Traffic

9.2.1 Comments of the Commissioner for Transport (C for T):

- (a) considering that the scale, nature and use of the application remain generally unchanged from the previous application No. A/NE-STK/30, she has no comment on the application from a traffic engineering viewpoint subject to the condition that no vehicle is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period; and
- (b) her advisory comments are at **Appendix IV**.

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

On 9.6.2026 and 1.9.2026, the application was published for public inspection. During the statutory public inspection periods, 16 comments were received (**Appendix V**). Five comments

from individuals support the application mainly on the considerations that the proposed use could improve the surrounding environment, generate employment opportunities and bring economic benefits. Seven 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 an individual object to the application mainly on the grounds that the proposed use is not in line with the planning intention of the “REC(1)” zone; the proposed use is not compatible with the surrounding environment and would induce adverse traffic, noise, water supply, drainage, sewerage, landscape, visual and ecological impacts as well as causing nuisance to the villagers; there is query that the proposed use only serving the member can promote recreational development and eco-tourism; and the proposed structures at the Site may induce fire safety and structural safety concerns. A comment from an individual provides views that the objection from the local residents and green groups on the previous application have not been taken into consideration. The remaining three comments from a member of North District Council and an individual 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 five 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 development proposal 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 a temporary basis of five years.
- 11.2 The Site, which is fenced-off and largely vacant with some vegetation and miscellaneous items, 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 incompatible with the surrounding environment and significant adverse landscape impact arising from the application is not anticipated.
- 11.3 C for T has no comment on the application subject to the condition that no vehicle is allowed to be parked/stored on or enter/exit the Site. Other government departments consulted, including the 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. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. The applicant will 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 The Site is the subject of a previous application No. A/NE-STK/30 for the same use submitted by the same applicant as the current application, which was approved with conditions by the Committee on 23.1.2026 as detailed in paragraph 5.1 above. Compared with the previous application, the current application mainly involves increases in number of structures, total floor area, building height and approval period sought to meet the operational need of the proposed use as advised by the applicant. Approval of the current application is in line with the Committee’s previous decision.

- 11.5 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 five years until 9.10.2031. 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 9.4.2027;
- (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 9.7.2027;
- (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 9.4.2027;
- (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 9.7.2027;
- (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 IV**.

- 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 1.6.2026
Appendix Ia	FI received on 10.7.2026
Appendix Ib	FI received on 26.8.2026
Appendix II	Previous Application
Appendix III	Government Departments’ General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	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
OCTOBER 2026**