

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-PK/322

Applicant : Mr. WONG Chung Ming Chris represented by Allgain Land Planning Limited

Site : Various Lots in D.D. 217, Tai Chung Hau Road, Sai Kung

Site Area : About 920m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP)
No. S/SK-PK/11

Zoning : “Recreation” (“REC”)

Application : Temporary Activity Venue for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary activity venue for a period of three years at the application site (the Site) falling within an area zoned “REC” on the OZP (**Plan A-1**). 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 permissions from the Town Planning Board (the Board). The Site is formed, partly vacant and partly occupied by temporary structures used as activity venue without planning permission (**Plans A-3 to A-4b**).
- 1.2 The Site is accessible via a local track connecting Tai Chung Hau Road to its north and an ingress/egress is located at the northern boundary of the Site (**Plan A-2**). According to the applicant, the activity venue is being used for hosting activities, such as wedding and birthday events, performance rehearsal, community sharing and social gathering activities. The development comprises five covered structures, in which four are for hosting activities, ranging from 5m to 9m in height (1 to 2 storeys), and one is for site office and storage room of about 4m in height (1 storey). It is operated by reservation only and can accommodate a maximum of 60 visitors at any given time. A total number of five private vehicle parking spaces for visitors and one loading/unloading (L/UL) space for Light Goods Vehicle (LGV) are provided within the Site. Prior booking is required for using the visitor parking spaces and other visitors are advised to access the Site by public

transport or shuttle bus service to be provided during large scale events or utilise the nearby public metered carpark at Tai Chung Hau Village. Staff are arranged to assist vehicles to access the Site from Tai Chung Hau Road to ensure smooth traffic flow during large scale events. The operation hours of the development are from 9:00 a.m. to 10:00 p.m. daily, including public holidays. The use of public announcement system or audio amplification system is strictly confined from 9:00 a.m. to 6:00 p.m. and volume of outdoor public announcement would be controlled and facing away from village settlements. Catering services are provided by external providers and no open-flame cooking is allowed. There is no retail shop at the Site. Three toilets each equipped with septic tanks are provided for collecting wastewater. The layout plan submitted by the applicant is shown at **Drawing A-1**.

1.3 The major development parameters are summarised as follows:

Site Area (about)	920m ²
Number of Structures	5
Total Floor Area (about)	490m ²
- Structure A (office and storage)	60m ²
- Structure B	70m ²
- Structure C	120m ²
- Structure D	120m ²
- Structure E	120m ²
(all for activity venues)	
Building Height (about) (no. of storeys)	Ranging from 4m to 9m (1 to 2 storeys)
Private Vehicle Parking Spaces	5 (5m x 2.5m each)
L/UL Space for LGV	1 (7m x 3.5m)

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

- (a) Application form with Attachments received on 18.8.2026 **(Appendix I)**
- (b) Supplementary Information (SI) received on 20.8.2026 **(Appendix Ia)**
- (c) Further Information (FI) received on 15.9.2026[#] **(Appendix Ib)**
- (d) FI received on 23.9.2026[#] **(Appendix Ic)**

[#]accepted and exempted from publication and recounting requirements

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 Ic**. They can be summarised as follows:

- (a) the development is temporary in nature and will not frustrate the long-term planning of the “REC” zone. The development is compatible with the surrounding characters;
- (b) the temporary activity venue is for hosting wedding and birthday events, performance rehearsal, community sharing and social gathering. The

development could promote enjoyment of the environment for recreation and better utilise the land resources;

- (c) the use of public announcement system or audio amplification system is strictly confined to the period between 9:00 a.m. to 6:00 p.m. and volume of outdoor public announcement is controlled carefully and the loudspeakers are oriented away from village settlements; and
- (d) through imposing the proposed measures, the development would not cause adverse environmental and traffic impacts on the surrounding areas.

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 posting site notice and sending notice to the Sai Kung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

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

5. **Previous Application**

The Site is the subject of a previous application No. A/SK-PK/296 for proposed temporary shop and services for a period of three years, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 20.9.2024. The considerations of this previous application are not relevant to the current application due to different use involved. Details of the previous application are summarised in **Appendix II** and its location is shown on **Plans A-1** and **A-2**.

6. **Similar Application**

There is no similar application for activity venue within the same “REC” zone on the OZP.

7. **The Site and Its Surrounding Areas** (Plans A-1 to A-2, aerial photo on **Plan A-3** and site photos on **Plans A-4a** to **A-4b**)

7.1 The Site is:

- (a) currently formed, partly vacant and partly occupied by temporary structures; and

(b) accessible via a local track connecting Tai Chung Hau Road to its north.

7.2 The surrounding areas comprise a miscellaneous rural fringe landscape, characterised by temporary structures and tree clusters located to the north and east of the Site. To the immediate west and south are predominantly scrublands and tree groups. Hiram's Highway is about 120m to the east of the Site.

8. Planning Intention

The planning intention of the "REC" zone is primarily for recreational developments for the use of general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. 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 paragraph 9.2 below, other 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 III** and **IV** respectively.

9.2 The following department has adverse comments on the application:

Land Administration

9.2.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) has adverse comment on the application;
- (b) the Site comprises Old Schedule Agricultural Lot Nos. 762 S.A (part), 762 S.B (part), 762 S.C (part), 762 S.E (part), 762 S.F (part), 961 S.A (part), 961 S.B (part), 962 S.B (part), 962 S.C, 962 RP and 963 S.A (part) all in D.D. 217 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) Lot Nos. 762 S.A, 762 S.B, 762 S.C & 962 S.C. and 962 S.B & 963 S.A all in D.D. 217 are covered by Short Term Waiver (STW) Nos. SW690(A), SW690(B), SW690(C), SW690(D) respectively for the purpose of shop and services under the approved planning application No. A/SK-PK/296;

Unauthorised structures within the lots covered by the application

- (d) there are existing structures within the lots covered by the current planning application and the said STWs. The number, positions and the dimensions of the existing structures do not tally with those

as stated in the previous application No. A/SK-PK/296. According to the said STWs, no building or structure other than that approved by the Board under the application No. A/SK-PK/296 via the Board's letter dated 4.10.2024 or such alterations or amendments to be approved under the Town Planning Ordinance, any regulations made thereunder and any amending legislation shall be erected on the said private lots. The lot owners should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- (e) if the current planning application is approved, the STW holders will need to apply to his office for modification of the STW conditions where appropriate. The applications for modification of the STW conditions will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The applications for modification of the STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the development is temporary in nature, only erection of temporary structure(s) will be considered.

10. Public Comment Received During Statutory Publication Period

On 25.8.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual, querying there are no toilet and running water to support the operation of activity venue, and there is no waste disposal arrangement (**Appendix V**).

11. Planning Considerations and Assessments

- 11.1 The application is for temporary activity venue for a period of three years at the Site falling within an area zoned "REC" on the OZP (**Plan A-1**). While the development is not entirely in line with the planning intention of the "REC" zone which is primarily for recreational developments for the use of general public and encouraging the development of active and/or passive recreation and tourism/eco-tourism, there is no known planned development at the Site. Taking into account the planning assessments below, there is no objection to the applied use on a temporary basis of three years.
- 11.2 The development which involves five temporary structures of maximum building height of 9m (2 storeys) is considered not incompatible with the surrounding areas comprising a miscellaneous rural fringe landscape, characterised by temporary structures and tree clusters. The Chief Town Planner/Urban Design and Landscape of Planning Department has no adverse comment on the application from visual and landscape planning perspectives, and considers that significant adverse visual and landscape impacts arising from the development are not anticipated.

- 11.3 According to the applicant, no public announcement system or audio amplification is used after 6:00 p.m., volume of outdoor public announcement is controlled carefully and the loudspeakers are oriented away from village settlements. Besides, prior booking is required for using the visitor parking spaces and other visitors are advised to use public transport, shuttle bus service or utilise the nearby public metered carpark. Staff will also be arranged to assist vehicles to access the Site during large scale events. In this regard, the Director of Environmental Protection and Commissioner for Transport have no adverse comment on the application from environmental and traffic aspects.
- 11.4 Regarding DLO/SK, LandsD's concerns on the unauthorised structure(s) within the Site, the applicant indicates that he will apply to LandsD for STW covering the structures on the Site once the current planning application is approved by TPB.
- 11.5 Other relevant government departments consulted, including the Director of Fire Services, Chief Engineer/Mainland North of Drainage Services Department and Director of Food and Environmental Hygiene have no objection to or no adverse comment on the application from fire safety, drainage, and environmental hygiene perspectives. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. Should the application be approved, the applicant will also be advised to follow 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 areas.
- 11.6 Regarding the public comment on the application as detailed in paragraph 10 above, according to the applicant, three toilets each equipped with septic tanks are provided for collecting wastewater, whilst the planning considerations and assessments in paragraphs 11.1 to 11.5 above are also relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above 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 **9.10.2029**. The following approval conditions 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 **9.4.2027**;
- (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 **9.7.2027**;

- (c) in relation to (b) above, the implemented drainage facilities on the Site 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 **9.4.2027**;
- (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 **9.7.2027**;
- (f) if 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 above 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 attached 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 use is not in line with the planning intention of the "Recreation" zone, which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/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 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 18.8.2026

Appendix Ia	SI received on 20.8.2026
Appendix Ib	FI received on 15.9.2026
Appendix Ic	FI received on 23.9.2026
Appendix II	Previous Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Location Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**