

TOWN PLANNING BOARD

Minutes of 668th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 26.3.2021

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr C.H. Hau

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Y.S. Wong

Chief Traffic Engineer/New Territories East,
Transport Department
Mr Ken K.K. Yip

Chief Engineer (Works), Home Affairs Department
Mr Gavin C.T. Tse

Assistant Director (Environmental Assessment),
Environmental Protection Department
Mr Terence S.W. Tsang

Assistant Director/Regional 3,
Lands Department
Mr Alan K.L. Lo

Deputy Director of Planning/District
Miss Fiona S.Y. Lung

Secretary

Absent with Apologies

Mr K.K. Cheung

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board
Ms Caroline T.Y. Tang

Town Planner/Town Planning Board
Ms Denise M.S. Ho

Opening Remarks

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

Confirmation of the Draft Minutes of the 667th RNTPC Meeting held on 12.3.2021

[Open Meeting]

2. The draft minutes of the 667th RNTPC meeting held on 12.3.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

3. The Secretary reported that there were no matters arising.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/YL-NSW/5 Application for Amendment to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”, Lot 1347 RP in D.D. 115, Nam Sang Wai, Yuen Long
(RNTPC Paper No. Y/YL-NSW/5B)

4. The Secretary reported that the application was submitted by Hong Kong School of Motoring Yuen Long Driving School Limited, which was a subsidiary of Hong Kong School of Motoring Limited (HKSM). Mott MacDonald Hong Kong Limited (MMHK) was one of the consultants of the applicant. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with HKSM and MMHK.

5. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

6. The following representatives from the Planning Department (PlanD) and the applicant were invited to the meeting at this point:

PlanD

Mr Anthony K.O. Luk - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)

Ms Irene W.S. Lai - Senior Town Planner/Fanling, Sheung
Shui and Yuen Long East (STP/FSYLE)

Applicant's Representatives

Hong Kong School of Motoring

Yuen Long Driving School Limited

Mr Francis Chu

Mr David Lo

Kenneth To & Associates Limited

Mr Kenneth To

Mr David Fok

7. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representative to brief Members on the background of the application.

8. With the aid of a PowerPoint presentation, Mr Anthony K.O. Luk, DPO/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) the background to the application;
- (b) the proposed rezoning of the application site (the Site) from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") to a new sub-zone "OU(CDWRA1)" on the approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8 and amend the Notes of the "OU(CDWRA)" zone to include 'Driving School (on land designated "OU(CDWRA1)" only)' in Column 2;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication periods, a total of 29 public comments were received, including 26 objecting comments from a Yuen Long District

Council member, Indigenous Inhabitant Representative of Shan Pui Tsuen, representative of Shan Pui Tsuen, a villager of Shan Pui Tsuen, Kadoorie Farm and Botanic Garden Corporation, Green Power, The Conservancy Association, Hong Kong Science and Technology Parks Corporation and individuals, and three supporting comments from individuals. Major views were set out in paragraph 11 of the Paper;

- (e) PlanD's views – PlanD did not support the application based on the assessments set out in paragraph 12 of the Paper. The Site was zoned “OU(CDWRA)” with the planning intention to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area and to phase out existing sporadic open storage and port back-up uses and degraded wetlands. The Site also fell within the Wetland Buffer Area of Deep Bay Area, with the Wetland Conservation Area (WCA) located to its northeast across Kam Tin River. The intention for developing the area including the Site for residential use had long been recognised since the gazette of the first OZP in 1994. The Site was subsequently rezoned to “OU(CDWRA)” in 2005. Over the years, some residential developments had been completed in the vicinity. The driving school use was not compatible with the surrounding uses including the existing/committed residential use. The operation of the driving school at the Site had been tolerated through temporary planning permission first granted in 1992 and renewed 12 times each for two or three years, with a total duration of 29 years. In 2014, when considering the renewal application No. A/YL-NSW/231, the Board gave a strong message to the applicant to relocate the driving school and since then only a shortened approval period of two years had been granted for the applicant's renewal applications for monitoring the relocation progress of the driving school. The current “OU(CDWRA)” zoning was considered appropriate having regard to the existing and planned uses in the surrounding areas. Although the applicant claimed that all relocation efforts were in vain for various reasons, there was no strong planning justification to support the proposed rezoning application. Whilst the Transport Department (TD) supported

and other relevant government departments had no objection to the application, the proposal to rezone the Site to “OU(CDWRA1)” with ‘Driving School’ put under Column 2 would deviate from the Board’s intention to phase out incompatible use. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

[Dr Conrad T.C. Wong joined the meeting during PlanD’s presentation.]

9. The Chairman then invited the applicant’s representatives to elaborate on the application. With the aid of a PowerPoint presentation, Messrs David Fok, Kenneth To and Francis Chu, the applicant’s representatives, made the following main points:

- (a) the application was to rezone the Site to “OU(CDWRA1)” and to include ‘Driving School (on land designated “OU(CDWRA1)” only)’ in Column 2 such that ‘Driving School’ use at the Site might be permitted on application to the Town Planning Board (the Board);
- (b) Yuen Long Driving School (YLDS) had been operating at the Site under temporary planning permission for over 20 years (under 13 applications) since 1992. Since 2011 when the Tung Tau area was rezoned for residential use, the Board had advised the applicant to relocate the YLDS. In 2014, the approval period for temporary driving school use at the Site was shortened to two years;
- (c) while PlanD did not support the application, other relevant government departments had no objection to the current application;
- (d) a designated driving school (DDS) was different from other driving schools. DDS was under a strict monitoring system. Under the current government policy, DDS was to promote off-street driver training to facilitate the monitoring of driver training standards, promote road safety and reduce traffic congestion caused by on-street driver training. YLDS was one of the four existing DDSs in Hong Kong and was the only DDS in New

Territories West (NTW). DDS was not an ordinary temporary use such as open storage and vehicle park. It was subject to the training zone for on-street training and designated test routes within the zone for driving test. As there was an acute demand for driving tests, the entire process from enrolment to attending driving class to taking a driving test took about 12 months. Planning for receiving new enrolment had been affected by the two-year temporary approval period given by the Board since 2014 as there was uncertainty in obtaining planning permission for renewal applications;

- (e) only 26 objecting public comments on the application from 12 parties/individuals were received. There was a general acceptance of the YLDS by the local community. In fact, no complaint had been received regarding the operation of YLDS in the past five years;
- (f) efforts had been made by the applicant for relocation of the YLDS.. Over the years, given the very stringent criteria for identifying replacement site, seven sites had been identified and examined for possible relocation. For instance, a “Government, Institution or Community” (“G/IC”) site in Fung Ka Wai was considered suitable for the relocation but the land owner could not guarantee a long renting period. In 2017, with the support from TD and the Yuen Long District Council, a site near Wing Ning Tsuen was identified for the possible relocation of the driving school. However, the relevant s.16 application (No. A/YL-PS/519) was rejected by the Board upon review;
- (g) under the current s.12A application, it was proposed that about 20% of the Site would be restored as wetland with a 20m-wide dark zone and the internal lighting would be of downward and inward facing. A greenery coverage of about 20% would also be provided. As the current proposal including wetland restoration and mitigation measures would involve a substantial investment, a 10-year approval period would be required; and
- (h) given the difficulty in identifying the relocation sites and early implementation of wetland restoration and mitigation measures as proposed

would minimise the possible impact on the nearby area, sympathetic consideration should be given to the application.

10. As the presentations of PlanD's representative and the applicants' representatives were completed, the Chairman invited questions from Members.

11. Two Members raised the following questions to PlanD's representatives:

- (a) the total number of DDSs and their locations in Hong Kong;
- (b) whether training of drivers on heavy vehicles within the DDS were under the monitoring of TD; and
- (c) whether the planning intention of the Site was for private housing development.

12. In response, Mr Anthony K.O. Luk, DPO/FSYLE, made the following main points:

- (a) there were four DDSs in Hong Kong. Amongst them, YLDS was the only one located in NTW;
- (b) the driver training route for heavy vehicles required the approval of TD. TD had no adverse comment on the traffic impact assessment submitted by the applicant; and
- (c) the planning intention of the Site was for private housing development.

13. Two Members raised the following questions to the applicant's representatives:

- (a) the reason for not relocating the driving school to the "G/IC" site as mentioned by the applicant's representative; and
- (b) noting that a wetland restoration area was proposed in the north-eastern part

of the Site facing the WCA in Nam Sang Wai, the reason why a fuel filling pit was located at the north-western corner of the Site which was the meeting points of two rivers and was environmentally sensitive, and whether such fuel filling facility could be relocated to other part of the Site so that the proposed wetland restoration area could be expanded.

14. In response, Messrs Francis Chu and David Fok, the applicant's representatives, made the following main points:

- (a) the concerned "G/IC" site was owned by a Tso/Tong and the applicant had encountered difficulties in negotiating the rental details with the responsible person(s). The site was subsequently rented out for temporary storage use; and
- (b) the fuel filling pit was an existing facility. According to the environmental consultant, the relocation of such facility would require land decontamination which might result in possible leakage of pollutants. To address the interface issue with the WCA, a 5m-wide landscape buffer was proposed to separate the fuel filling pit from the ecologically sensitive area. If the application was agreed by the Committee, a s.16 application for the driving school use together with detailed design would be submitted to the Committee for consideration. The wetland restoration plan would be scrutinised by the relevant government departments including the Agriculture, Fisheries and Conservation Department at the s.16 application stage.

15. In response to a Member's question, Mr Anthony K.O. Luk, DPO/FSYLE, said that whilst there was demand for driver training in NTW, the major consideration of the application was whether the driving school was suitable to be located in the larger area covering the Site where residential development was taking place. The driving school use was in conflict with the Board's intention of restoration of degraded wetland through comprehensive residential and/or recreational development to include wetland restoration area in the long term. The relocation efforts made by the applicant over the past 10 years were recognised and PlanD had also provided comments and advice on the proposals put

forth by the applicant.

16. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicant for attending the meeting. They left the meeting at this point.

Deliberation Session

17. The Chairman recapitulated that the subject application was a s.12A application for rezoning the Site to "OU(CDWRA1)" to include 'Driving School' in Column 2 under which planning permission from the Board would be required and a longer approval period for driving school use at the Site could be allowed. As long-term planning intention of the Site was for residential development, which was under private initiative, it might take time to realise the planning intention and temporary use could be tolerated for a short period of time. Hence, the Board over the years had approved a number of temporary approvals for driving school use at the Site. For the current application, as 'Driving School' use under Column 2 would deviate from the Board's intention to phase out incompatible use, PlanD did not support the rezoning proposal.

18. Whilst acknowledging the need for a driving school in NTW, Members generally did not support the application as some residential developments had been completed in the vicinity of the Site in recent years and the long-term planning intention of the Site for residential development should be retained. A Member added that it would be more desirable if the proposed wetland restoration area could cover the north-western part of the Site as it was located to the immediate south of the WCA of Deep Bay. The fuel filling pit should be relocated further away from the environmentally sensitive area.

19. Some Members expressed that the relevant policy bureau could consider giving policy support for PlanD to conduct a site research to identify a suitable relocation site for the driving school if deemed necessary. The Chairman remarked that Members' views would be conveyed to the Transport Department for their follow up, where appropriate.

20. Some Members also opined that for future s.16 application for continuing the driving school use before implementation of residential development at the Site, a longer approval period, say three years, could be considered.

21. After deliberation, the Committee decided not to agree to the application for the following reasons:

- “(a) the current “Other Specified Use” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) zoning is considered appropriate having regard to the existing and planned uses in the surrounding areas. There is no strong planning justification to support the proposed rezoning application; and
- (b) the proposal to rezone the site to “OU(CDWRA1)” with ‘Driving School’ put under Column 2 would deviate from the Town Planning Board’s intention to phase out incompatible use. The proposed development is not compatible with the surrounding uses including existing/committed residential use.”

Tuen Mun and Yuen Long West District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/YL/16

Application for Amendment to the Draft Yuen Long Outline Zoning Plan No. S/YL/24, To rezone the application site from “Other Specified Uses” annotated “Business” to “Residential (Group E) 2”, 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot No. 362)
(RNTPC Paper No. Y/YL/16)

22. The Secretary reported that consideration of the application had been rescheduled.

Sai Kung and Islands District

[Ms Jane W.L. Kwan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Items 5 to 8

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBN/60 Proposed Public Utility Installation (Village Lighting) and associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 243, Heng Mei Deng Village, Mang Kung Uk, Sai Kung

A/SK-CWBN/61 Proposed Public Utility Installation (Village Lighting) and associated Excavation of Land in “Conservation Area” and “Village Type Development” Zones, Government Land in D.D. 225, Sheung Yeung, Sai Kung

A/SK-CWBS/38 Proposed Public Utility Installation (Village Lighting) and associated Excavation of Land in “Conservation Area” and “Village Type Development” Zones, Government Land in D.D. 225, Ha Yeung, Sai Kung

A/SK-PK/261 Proposed Public Utility Installation (Village Lighting) and associated Excavation of Land in “Conservation Area” and “Green Belt” Zones, Government Land in D.D. 219, Tai Chung Hau, Sai Kung

(RNTPC Paper No. A/SK-CWBN/60 & 61, A/SK-CWBS/38 and A/SK-PK/261)

23. The Committee agreed that as the four applications were similar in nature and submitted by the same applicant and the application sites were located in proximity, they could be considered together.

24. The Secretary reported that the applications were submitted by the Sai Kung District Office, Home Affairs Department (HAD). Mr Gavin C.T. Tse had declared an interest on the items for being the Chief Engineer (Works), HAD. As the interest of Mr Tse was direct, the Committee agreed that he should be invited to leave the meeting temporary for the items.

[Mr Gavin C.T. Tse left the meeting temporarily at this point.]

Presentation and Question Sessions

25. With the aid of a PowerPoint presentation, Ms Jane W.L. Kwan, STP/SKIs, presented the applications and covered the following aspects as detailed in the Paper:

- (a) background to the applications;
- (b) the proposed public utility installation (village lighting) and associated excavation of land at each of the sites;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, two public comments on each application were received, with one supporting comment from the Hang Hau Rural Committee and one objecting comment from an individual on applications No. A/SK-CWBN/60 & 61 and A/SK-CWBS/38; and one supporting comment from the Sai Kung Rural Committee and one objecting comment from an individual on application No. A/SK-PK/261. Major views were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the applications based on the assessments set out in paragraph 10 of the Paper. The proposed installation of village lighting with associated works was considered an essential infrastructure for the villages, which might be permitted in the “Conservation Area” zone. All of the sites were located on existing local tracks/roads, and impacts on trees were not anticipated.

The Director of Agriculture, Fisheries and Conservation had no strong view on the proposed village lighting installations. The Chief Town Planner/Urban Design and Landscape, PlanD had no objection to the applications as significant adverse landscape impact on the existing landscape resources was not anticipated. Other concerned government departments had no objection to or no adverse comment on the applications. There were two approved previous applications covering part of the site of application No. A/SK-CWBS/38. The planning circumstances of the current applications were comparable to the approved previous applications. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

26. In response to a Member's question, Ms Jane W.L. Kwan, STP/SKIs, said that HAD would be responsible for the future maintenance of the village lighting installations under application.

Deliberation Session

27. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. Each of the permissions should be valid until 26.3.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed.

28. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

[Mr Gavin C.T. Tse returned to join the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBN/62 Renewal of Planning Approval for Temporary Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Village Type Development” Zone, Lot 106 RP in D.D. 239, Mang Kung Uk, Hang Hau, Sai Kung
(RNTPC Paper No. A/SK-CWBN/62)

29. The Committee noted that the application was for renewal of planning approval for temporary vehicle park (private cars and light goods vehicles) for a period of three years. During the statutory publication period, one public comment from an individual providing views on the application was received. Major views were set out in paragraph 10 of the Paper.

30. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 11 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

31. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 28.3.2021 until 27.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site during the planning approval period;
- (b) only private cars and light good vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at all times during the planning approval period;

- (c) a notice should be posted at a prominent location of the site to indicate that only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at all times during the planning approval period;
- (d) the existing planters and landscape features within the site 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 commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.9.2021;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.12.2021;
- (g) if any of the above planning condition (a), (b), (c) 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 (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.”

32. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBS/37 Renewal of Planning Approval for Temporary Private Swimming Pools for a Period of 3 Years in “Village Type Development” Zone, Lots 114, 115, 117, 118 and 119 in D.D. 235, Sheung Sze Wan, Clear Water Bay, Sai Kung
(RNTPC Paper No. A/SK-CWBS/37)

33. The Committee noted that the application was for renewal of planning approval for temporary private swimming pools for a period of three years. During the statutory publication period, three public comments from individuals objecting to/expressing concerns on the application were received. Major views were set out in paragraph 10 of the Paper.

34. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 11 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C. Concerned government departments had no objection to or no adverse comment on the application, except the District Lands Officer/Sai Kung, Lands Department (LandsD) who did not support the application as the site was separated from other houses by a strip of government land where unauthorised occupation was observed. The concerned area of unauthorised occupation fell outside the site and relevant land control action would be undertaken by LandsD. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

35. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 31.3.2021 until 30.3.2024 on the terms of the application as submitted to the Town Planning Board.

36. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/324 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 676 RP in D.D. 244, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/324)

Presentation and Question Sessions

37. With the aid of a PowerPoint presentation, Ms Jane W.L. Kwan, STP/SKIs, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed house (New Territories Exempted House (NTEH) - Small House);
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, four public comments from a Sai Kung District Council member, Designing Hong Kong Limited, Kadoorie Farm and Botanic Garden Corporation and an individual objecting to/raising concern on the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application, the proposed Small House development was considered not incompatible with the surrounding area. Regarding the Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories, the footprint of the proposed Small House fell entirely within the village ‘environs’ of Ho

Chung, Sai Kung Heung. While land available within the “Village Type Development” (“V”) zone (equivalent to 127 Small House sites) was insufficient to fully meet the 10-year Small House demand forecast of 480 Small Houses, it was capable to meet the 103 outstanding Small House applications. Given the adoption of a more cautious approach in considering applications for Small House development in recent years, it was considered more appropriate to concentrate the proposed Small House developments within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. Nevertheless, noting that the Committee had approved a number of similar applications in the locality where a new village cluster had been established, sympathetic consideration might be given to the application. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

38. Some Members raised the following questions:
- (a) noting that a number of similar applications had been rejected by the Committee in recent years mainly on the ground that there was adequate land available to meet the outstanding Small House applications, whilst the current application, which was subject to similar circumstances, was recommended for approval on the consideration that the area including the application site had already formed a village cluster, what the timeline of approving such cases which led to the forming of the village cluster was;
 - (b) the location of the approved cases adjacent to the application site (the Site) and those in the area;
 - (c) the reasons for approving the similar applications;
 - (d) after the adoption of the more cautious approach, whether there was any approved similar application, and whether there was any such approved case not involving previous approval; and

- (e) any plan to review the “V” zone in the area.

39. In response, Ms Jane W.L. Kwan, STP/SKIs, made the following main points:

- (a) since the promulgation of the revised Interim Criteria in 2007, there were 77 similar applications for Small House developments within the same “AGR” zone and 72 of them were approved by the Committee. Hence, a village cluster had been formed in the area;
- (b) some approved cases were located to the immediate north and east of the Site. There were also many approved cases within the same “AGR” zone in the area including those located to the further west of the Site;
- (c) the similar applications were approved mainly on the grounds of insufficient land within the “V” zone to meet the Small House demand, general compliance with the Interim Criteria and no significant adverse impacts on the surrounding areas;
- (d) after the adoption of the more cautious approach in 2015, a number of similar applications were also approved except five applications which were rejected mainly on the ground of causing adverse impact on the water gathering grounds. Among those approved similar applications, some did not involve any previous approval, e.g. application No. A/SK-HC/263 which was just located to the immediate north of the Site; and
- (e) while the “V” zone in the area was not under review at the present stage, such a land use review could be undertaken if necessary.

Deliberation Session

40. The Chairman said that whilst the site was not covered by a previous planning approval for Small House development, a new village cluster had been established in the area within the same “AGR” zone, and Members might consider whether sympathetic

consideration could be given to the application.

41. Members generally had no objection to the application and noted that since 2007, a number of Small House applications had been approved in the area, forming a new village cluster in the vicinity of the Site. A Member expressed that further proliferation of Small House developments into the “AGR” zone in the area should not be encouraged. Another Member echoed and, in particular, was concerned about the possible encroachment onto the green area to the south and the large area to the west of the Site and remarked that the Committee should be more cautious in considering future Small House applications in the area on a case-by-case basis.

42. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 26.3.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition:

“the provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the TPB.”

43. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VII of the Paper.

Agenda Item 12

Section 16 Application

[Open Meeting]

A/SK-TMT/70 Proposed Filling and Excavation of Land for Permitted Agricultural Use in “Green Belt” Zone, Lots 416 S.A, 416 S.B and 416 RP in D.D. 216, Long Keng Village, Tai Mong Tsai Road, Sai Kung
(RNTPC Paper No. A/SK-TMT/70)

44. The Committee noted that the applicant requested on 18.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further

information to address departmental comments. It was the first time that the applicant requested deferment of the application.

45. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[The Chairman thanked Ms Jane W.L. Kwan, STP/SKIs, for her attendance to answer Members' enquiries. She left the meeting at this point.]

Sha Tin, Tai Po and North District

[Ms Jessica H.F. Chu, District Planning Officer/Shan Tin, Tai Po and North (DPO/STN), Mr Tim T.Y. Fung, Mr Tony Y.C. Wu and Ms Kathy C.L. Chan, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/133 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years in "Village Type Development" Zone, Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok
(RNTPC Paper No. A/NE-LK/133A)

Presentation and Question Sessions

46. Mr Tim T.Y. Fung, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary place of recreation, sports or culture (hobby farm) for a period of five years;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, two public comments from the Chairman of Sheung Shui District Rural Committee indicating no comment and an individual objecting to the application were received. Major views were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. Whilst the proposed hobby farm was not entirely in line with the planning intention of the “Village Type Development” zone and the District Lands Officer/North, Lands Department advised that there were two Small House grant applications being processed within the site, the applicant stated that agreement had been obtained from the respective lot owners that no Small House development would commence during the planning approval period. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “V” zone. The proposed use was considered not entirely incompatible with the surrounding area which was mainly of rural landscape character. Relevant government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

47. Members had no question on the application.

Deliberation Session

48. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m. daily, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no loud speaker, public announcement system and whistle blowing, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) 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 TPB by 26.9.2021;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.12.2021;
- (e) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.9.2021;
- (f) in relation to (e) above, the implementation of the proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.12.2021;
- (g) the implementation of traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 26.12.2021;

- (h) if any of the above planning condition (a) or (b) 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
- (i) if any of the above planning condition (c), (d), (e), (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.”

49. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/739 Proposed Temporary Place of Recreation, Sports or Culture (Golf Training Centre) for a Period of 3 Years in “Agriculture” Zone, Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling
(RNTPC Paper No. A/NE-LYT/739A)

Presentation and Question Sessions

50. Mr Tim T.Y. Fung, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary place of recreation, sports or culture (golf training centre) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, nine public comments, including

one from the Chairman of Sheung Shui District Rural Committee indicating no comment, one from an individual providing views and seven from the Chairman, First Vice-chairman, Vice-chairman of Fanling District Rural Committee, World Wide Fund for Nature (Hong Kong), Kadoorie Farm and Botanic Garden Corporation, Designing Hong Kong Limited and an individual objecting to the application, were received. Major views were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not in line with the planning intention of the “Agriculture” zone and the Director of Agriculture, Fisheries and Conservation did not support the application, given its nature and small scale, approval of the application on a temporary basis would not frustrate the long-term planning intention of the zone. The proposed use was considered not entirely incompatible with the surrounding land uses. Other government departments had no objection to or no adverse comment on the application. To minimise the possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

51. Members had no question on the application.

Deliberation Session

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 2:00 p.m. from Mondays to Fridays, as proposed by the applicant, is allowed on the site during the planning

approval period;

- (b) no operation between 7:00 p.m. and 9:00 a.m. from Saturdays to Sundays (including public holidays), as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no public announcement system, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site at any time during the planning approval period;
- (d) the maintenance of peripheral fencing on site at all times during the planning approval period;
- (e) 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 TPB by 26.9.2021;
- (f) in relation to (e) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.12.2021;
- (g) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.9.2021;
- (h) in relation to (g) above, the implementation of the proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.12.2021;
- (i) if any of the above planning condition (a), (b), (c) 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;

- (j) if any of the above planning condition (e), (f), (g) or (h) 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
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.”

53. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Items 15 and 16

Section 16 Applications

[Open Meeting]

A/NE-LYT/744 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.A in D.D.83, Tung Kok Wai, Lung Yeuk Tau, Fanling

A/NE-LYT/745 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.B in D.D.83, Tung Kok Wai, Lung Yeuk Tau, Fanling

(RNTPC Paper No. A/NE-LYT/744 and 745)

54. The Committee noted that the applicants’ representative requested on 18.3.2021 deferment of consideration of the applications for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicants requested deferment of the applications.

55. After deliberation, the Committee decided to defer a decision on the applications as requested by the applicants pending the submission of further information from the applicants. The Committee agreed that the applications should be submitted for its consideration within two months from the date of receipt of further information from the

applicants. If the further information submitted by the applicants was not substantial and could be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicants that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/644 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in "Agriculture" Zone, Lots 605 (Part), 628 RP (Part), 629 RP (Part) and 632 in D.D. 77 and Lot 394 RP (Part) in D.D. 84, Ping Che
(RNTPC Paper No. A/NE-TKL/644B)

Presentation and Question Sessions

56. Mr Tim T.Y. Fung, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary place of recreation, sports or culture (hobby farm) for a period of three years;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, 307 public comments, including one from the Chairman of Sheung Shui District Rural Committee indicating no comment and 306 objecting comments (259 in standard form with some providing additional views) from villagers of Ping Che Yuen Ha Village, World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic

Garden Corporation, Green Sense, Designing Hong Kong Limited and individuals, were received. Major views were set out in paragraph 9 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD did not support the application based on the assessments set out in paragraph 10 of the Paper. Whilst the proposed use was considered not entirely incompatible with the surrounding land uses, the proposed hobby farm for recreational use replacing the existing active and good quality vegetable farms was generally not in line with the planning intention of the “Agriculture” (“AGR”) zone. The Director of Agriculture, Fisheries and Conservation did not support the proposed hobby farm use as a majority of the site was currently under commercial crop production for local consumption which should be proactively preserved with best efforts and the remaining portion of the site was fallow agricultural land which possessed potential for agricultural rehabilitation. The cumulative effect of approving such similar applications would encourage expansion of recreational hobby farms in the area at the expense of the existing commercial farming, which deviated from the planning intention of the “AGR” zone. Other concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

57. In response to a Member's enquiries, Mr Tim T.Y. Fung, STP/STN, with reference to Plan A-3 of the Paper, said that most of the land in the north-east and west of the site was active agricultural land.

Deliberation Session

58. Members noted that there was no information on why the proposed hobby farm needed to take up a large piece of active agricultural land and whether the applicant had any intention to re-use the site for commercial farming. Also, the applicant had indicated that the hobby farm, which comprised five areas with varying size, would provide recreational farming venue for the staff of their company and would not open to the public.

59. A Member considered that hobby farm was of different nature from commercial crop production in which the latter contributed to the Hong Kong food production and thus should be proactively preserved with best efforts. Members in general considered that the application could not be supported.

60. After deliberation, the Committee decided to reject the application. The reason was:

“the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong justification in the submission for a departure from such planning intention, even on a temporary basis.”

Agenda Item 18

Section 16 Application

[Open Meeting]

A/NE-TKLN/37 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Village Type Development” and “Recreation” Zones, Lots 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/37A)

61. The Committee noted that the applicant’s representative requested on 12.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

62. After deliberation, the Committee decided to defer a decision on the application

as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Agenda Items 19 and 20

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/700 Proposed Two Houses (New Territories Exempted House - Small House) in "Village Type Development" and "Agriculture" Zones, Lots 654 S.N and S.O in D.D. 15, Shan Liu Village, Tai Po
(RNTPC Paper No. A/NE-TK/700)

A/NE-TK/701 Proposed Two Houses (New Territories Exempted House - Small House) in "Agriculture" Zone, Various Lots in D.D. 15, Shan Liu Village, Tai Po
(RNTPC Paper No. A/NE-TK/701)

63. The Committee agreed that as the two applications for proposed two houses (New Territories Exempted House - Small House) were similar in nature and the application sites were located in close proximity to each other, they could be considered together.

Presentation and Question Sessions

64. Mr Tony Y.C. Wu, STP/STN, presented the applications and covered the following aspects as detailed in the Paper:

- (a) background to the applications;
- (b) the proposed two houses (New Territories Exempted House (NTEH) - Small House) at each of the sites;
- (c) departmental comments were set out in paragraph 9 of the Papers;
- (d) during the statutory publication period, two public comments for each application from the same individual and the Designing Hong Kong Limited objecting to the applications were received. Major objection grounds were set out in paragraph 10 of the Papers; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the applications based on the assessments set out in paragraph 11 of the Papers. Although the proposed developments were not in line with the planning intention of the “Agriculture” zone and the Director of Agriculture, Fisheries and Conservation did not support the applications, the proposed Small House developments were considered not incompatible with the surrounding area. Regarding the Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories, the footprints of the proposed Small Houses fell entirely within the village ‘environs’ of Shan Liu and the proposed Small Houses within the water gathering grounds would be able to be connected to the existing public sewerage system. While land available within the “Village Type Development” (“V”) zone (equivalent to 36 Small House sites) was insufficient to fully meet the 10-year Small House demand forecast of 266 Small Houses, it was adequate to meet the 16 outstanding Small House applications. Given the adoption of a more cautious approach in considering applications for Small House development in recent years, it was considered more appropriate to concentrate the proposed Small House developments within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. Nevertheless, the sites formed part of the subject of a previously approved application (No. A/NE-TK/421) for development of seven Small Houses before the adoption of the more

cautious approach. The District Lands Officer/Tai Po, Lands Department had no objection to the applications and advised that the Small House grant applications had been approved in-principle. In view of the above, sympathetic consideration might be given to the current applications. The Commissioner for Transport had reservation on the application but considered that the applications involving development of only two Small Houses each could be tolerated. Other concerned government departments had no objection to or no adverse comment on the applications. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

65. In response to a Member's question, Mr Tony Y.C. Wu, STP/STN, said that Shan Liu Village was a recognised village. There were existing building structures in the village, though some villagers might have moved out.

Deliberation Session

66. A Member observed that although many sites were covered by approved planning applications for Small House developments and/or Small House grants, the areas in the immediate neighbourhood of the site were largely vacant and no Small House had been built as shown on the aerial photo on Plan A-3 of the Papers. Members noted that while a total of 28 applications for Small House development had been approved in the area, given that Shan Liu Village had flooding issue in recent years, the Drainage Services Department had adopted a more cautious approach in scrutinising the drainage proposals, and thus more time was required for implementation of the approved Small House developments. Members also noted that approval of the application would not impose any restriction on land transaction of the site. As a usual practice, should the application be approved, the Small House grant application would be processed in accordance with the prevailing Small House Policy.

67. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 26.3.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following

conditions:

- “(a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (b) the connection of the foul water drainage system to the public sewers to the satisfaction of the Director of Water Supplies or of the TPB; and
- (c) the provision of protective and mitigation measures to ensure no pollution or siltation occurs to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB.”

68. The Committee also agreed to advise each of the applicant to note the advisory clauses as set out at Appendix VII of the Paper.

[Dr Jeanne C.Y. Ng left the meeting at this point.]

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/702 Proposed Temporary Residential Institution (Transitional Housing) for a Period of 5 Years with Filling and Excavation of Land in “Green Belt” and “Village Type Development” Zones, Lot Nos. 252 S.A, 252 S.A ss.1, 252 S.B, 253, 256 (Part), 257 (Part), 259 (Part), 260 (Part), 261 (Part), 274 (Part), 275 S.A (Part), 275 S.B, 275 S.C, 276 S.A ss.1, 276 S.B ss.1, 278 RP, 279 S.B, 280 S.A RP, 280 S.B RP, 280 S.B ss.1 RP and 538(Part) in D.D. 26 and Adjoining Government Land, Wong Yue Tan, Tai Po

(RNTPC Paper No. A/NE-TK/702)

69. The Secretary reported that the application was submitted by Lok Sin Tong Benevolent Society, Kowloon. Ove Arup & Partners Hong Kong Limited (ARUP), LWK & Partners (HK) Limited (LWK) and AECOM Asia Company Limited (AECOM) were three of

the consultants of the applicant. The following Members have declared interests on the item:

- Dr C.H. Hau - having past business dealings with AECOM;
- Mr Ricky W.Y. Yu - having past business dealings with LWK; and
- Mr K.K. Cheung - his firm having current business dealings with ARUP and LWK.

70. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting. As Dr C.H. Hau and Mr Ricky W.Y. Yu had no involvement in the application, the Committee agreed that they could stay in the meeting.

71. The Secretary reported that a petition letter was submitted right before the meeting from Dr Lau Chee Sing raising objection to the application. The comments made in the letter were similar to those submitted by him within the statutory publication period which had been reflected in the Paper. Apart from the petition letter, there was a total of 34 public comments received after the statutory publication period with 11 supporting comments from Legislative Council members and the remaining 23 supporting/opposing comments from District Council members and individuals. According to the provisions of the Town Planning Ordinance, as the above public comments were submitted after the statutory publication period, they should be treated as not having been made.

Presentation and Question Sessions

72. With the aid of a PowerPoint presentation, Ms Jessica H.F. Chu, DPO/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary residential institution (transitional housing) for a period of five years with filling and excavation of land;

- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, a total of 1,999 public comments were received, with 104 supporting comments from individuals and 1,895 objecting comments (with 1,835 in four types of standard forms) from the Tai Po Rural Committee, a Tai Po District Council member, 黃魚灘村事務管理委員會, The Conservancy Association, World Wide Fund for Nature (Hong Kong), Designing Hong Kong Limited, Kadoorie Farm and Botanic Garden Corporation, Hong Kong Bird Watching Society, Owners' Committee of a nearby residential development, 汀角路民生關注組, residents and villagers of Wong Yue Tan Village, and individuals. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed development was in line with the government policy to increase the supply of transitional housing to relieve the pressure of families living in unpleasant conditions and waiting for public housing for a long time and the Secretary for Transport and Housing had given in-principle policy support. Approval of the application on a temporary basis would not frustrate the long-term planning intentions of the concerned zones. The application was generally in line with the Town Planning Guidelines No. 10 in that the proposed development was considered not incompatible with the surrounding areas which were rural in character predominated by village houses, active/fallow agricultural land and vacant/unused land. Relevant technical assessments had been conducted to confirm that the proposed development, with implementation of the proposed improvement works and mitigation measures, would not induce adverse impacts on traffic, ecological and environmental aspects as well as infrastructural provisions. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

73. Some Members raised the following questions:
- (a) the number of flats to be provided in Blocks 1 and 2;
 - (b) the justification for putting Blocks 1 and 2 adjacent to the “Conservation Area” (“CA”) zone as shown on Drawing A-1 of the Paper;
 - (c) the height of the proposed trees in the buffer area;
 - (d) whether there was wired fence wall between Blocks 1 and 2 and the “CA” zone;
 - (e) noting that there was an internal road between Blocks 1 and 2 and Blocks 3 and 6, whether it was possible to relocate the internal road to the northwest so as to increase the buffer area with the “CA” zone;
 - (f) what the structures were in the middle of the area not included in the application site (the Site); and
 - (g) should the current application for temporary transitional housing be approved, whether planning permission for permanent residential use at the Site in future would likely be granted.
74. In response, Ms Jessica H.F. Chu, DPO/STN, made the following main points:
- (a) whilst the applicant had not provided the breakdown of flat number for each of the domestic blocks, it was roughly estimated that Blocks 1 and 2 would provide about 200 flats;
 - (b) the Director of Agriculture, Fisheries and Conservation (DAFC) had been consulted and had no adverse comment on the application. There would be a buffer area with landscape planting, wired fence wall and drainage pipes to screen off the proposed development and to minimise human disturbance to/ environmental impact on the adjoining “CA” zone;

- (c) according to a section plan of the buffer area submitted by the applicant, the height of the trees in the buffer area might be similar to that of the fence which would be about 1.8m. Approval conditions on the submission and implementation of the landscape proposal were also recommended to monitor the tree planting within the buffer area;
- (d) there would be a wired fence wall along the site boundary separating the proposed development from the “CA” zone;
- (e) the internal road between Blocks 1 and 2 and Blocks 3 and 6 served as an emergency vehicular access (EVA) for the proposed development. It might not be desirable to shift the EVA to the northwest as it would likely generate adverse impact on the “CA” zone;
- (f) the structures in the middle of the area not included in the Site were Small Houses; and
- (g) the current application was for temporary transitional housing and the relevant technical assessments submitted were based on the temporary nature of the proposed use. Should there be an application for permanent residential development at the Site in the future, it would be considered on its individual merits. Under the current application, it was stated clearly that the proposed use was for temporary transitional housing with policy support, which was different from a permanent residential development.

75. In response to a Member’s enquiry, Ms Jessica H.F. Chu, DPO/STN, said the application would provide about 1,200 units for accommodating about 2,000 persons. The number was far less than that in the long queue currently awaiting for public housing and living in unpleasant conditions.

[Dr C.H. Hau left the meeting during the question and answer session.]

Deliberation Session

76. The Chairman recapitulated that the application was for temporary transitional housing development for a period of five years. Relevant technical assessments had been conducted by the applicant and no significant adverse impact was envisaged. Concerned government departments, including the DAFC and the Director of Environmental Protection, had no adverse comment on the application and approval conditions were recommended to monitor the submission and implementation of landscape, drainage and sewerage proposals to minimise the possible impacts on the adjoining “CA” zone. For any application for permanent use of the Site in the future, the application would be considered on its individual merits.

77. Members noted that whilst the applicant could apply for permanent residential institution use, a five-year period was considered suitable to monitor the provision of transitional housing in accordance with the housing policy.

78. A Member was concerned that Blocks 1 and 2 might be located too close to the “CA” zone which was a freshwater marsh worthy for conservation and opined that the area proposed for Blocks 1 and 2 should be reserved as a green area to minimise the impact on the ecology of the wetland. The Member considered that the application could not be supported if the location of Blocks 1 and 2 remained unchanged.

79. Other Members, however, generally supported the application as the proposed transitional housing development could help meet the acute housing demand. They also noted that there was a tree planting buffer between Blocks 1 and 2 and the “CA” zone, which was acceptable to DAFC. To minimise the possible environmental impact on the “CA” zone, some Members considered that appropriate mitigation measures including better design of the boundary fencing and tree planting with sufficient height should be adopted. In that regard, Members agreed to incorporate an advisory clause to remind the applicant to enhance the design of the boundary fencing to better blend in with the surrounding area.

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following 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 TPB by 26.9.2021;
- (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 TPB by 26.12.2021;
- (c) the submission of a detailed drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.9.2021;
- (d) in relation to (c) above, the implementation of the detailed drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.12.2021;
- (e) the submission of an updated sewerage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.9.2021;
- (f) in relation to (e) above, the implementation of the sewerage mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.12.2021;
- (g) the submission of an updated noise impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.9.2021;
- (h) in relation to (g) above, the implementation of the noise mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or

of the TPB by 26.12.2021;

- (i) the submission of a water supplies for firefighting and 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 TPB by 26.9.2021;
- (j) in relation to (i) above, the implementation of the water supplies for firefighting and 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 TPB by 26.12.2021;
- (k) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), (i) or (j) 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
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

81. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper and the following additional advisory clause:

“to enhance the design of the boundary fencing to better blend in with the surrounding area.”

[The Chairman thanked Ms Jessica H.F. Chu, DPO/STN, and Mr Tim T.Y. Fung, Mr Tony Y.C. Wu and Ms Kathy C.L. Chan, STPs/STN, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Mr Anthony K.W. Luk, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), and Ms Ivy C.W. Wong, Ms S.H. Lam and Mr Patrick M.Y. Fung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/876 Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Open Storage”, “Industrial (Group D)” and “Agriculture” Zones, Government Land near Kam Tai Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/876)

82. The Secretary reported that the application was submitted by Hong Kong Lutheran Social Service (HKLSS) and Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicant. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with HKLSS and ARUP.

83. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

84. With the aid of a PowerPoint presentation, Mr Anthony K.O. Luk, DPO/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary transitional housing development and place of recreation, sports or culture (hobby farm) for a period of three years;

- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 21 public comments from individuals, with 18 supporting comments and three providing views on the application, were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed development was in line with the government policy to increase the supply of transitional housing and the Secretary for Transport and Housing (STH) had given in-principle policy support. Making use of part of the application site (the Site) as hobby farm would not affect the achievement of production target of transitional housing. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the concerned zones. The proposed development was considered not incompatible with the surrounding areas which were rural in character intermixed with residential dwellings, open storage, workshops, etc. Relevant technical assessments had confirmed that the proposed development would not generate significant adverse traffic, environmental, sewerage, visual and landscape impacts. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

85. Some Members raised the following questions:

- (a) whilst noting from the application that the proposal could meet the public aspiration for hobby farm, whether there was any justification for not making use of the application site (the Site) for providing more land for transitional housing units to meet the acute demand;
- (b) whether there was any standard for provision of transitional housing, e.g.

the average flat size, and whether there was any scope to provide more flats;

- (c) noting from the aerial photo on Plan A-3 of the Paper that the north-western part of the Site was paved while the south-eastern part was green area, whether the applicant had considered relocating the hobby farm to the south-eastern part so as to make better use of the paved area for housing;
- (d) the reason for the three-year approval period sought; and
- (e) the anticipated completion year of the proposed development.

86. In response, Mr Anthony K.O. Luk, DPO/FSYLE, made the following main points:

- (a) the area proposed for hobby farm was previously a storage area to support the construction of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL). As indicated during the previous public consultation on XRL, there was a clear public demand for promoting organic and community farming in the area. According to the relevant Legislative Council Paper in 2009, the Transport and Housing Bureau (THB) considered it appropriate to use part of the land to the north of the emergency rescue station of the XRL for community farming, which overlapped with the area proposed for hobby farm use at the northern portion of the Site. As confirmed by THB, making use of part of the Site for hobby farm would not affect the achievement of Government's target in providing 15,000 units of transitional housing before 2023. The design concept of "Sustainable Development Goal Eco-Village" including the proposed hobby farm was adopted for the proposed development to achieve a more sustainable lifestyle;
- (b) there was no particular standard for the flat size of transitional housing, and the average flat size might vary case by case depending on the types of units to be provided. For the current application, two types of units would

be provided. The development intensity currently proposed was considered appropriate and it was similar to other approved transitional housing applications in Yuen Long with a plot ratio of about 1;

- (c) the south-eastern part of the Site was mainly covered by weeds. The main considerations for allocating the north-western part of the Site for hobby farm were that the area was zoned “AGR” and it was the same area as committed by THB to provide the hobby farm;
- (d) since ‘transitional housing’ was not a Column 2 use of the concerned zones in the Notes of the OZP, the covering Notes of the OZP could only allow the application for temporary use of three years. While the application was on a temporary basis of three years, the applicant intended to operate the proposed development for not less than seven years and would submit renewal application if the current application was approved. Should any such renewal application be submitted and there was no major change in planning circumstances, favourable consideration could be given to the application in accordance with the relevant Town Planning Board Guidelines; and
- (e) it was expected that the completion year would be 2023.

Deliberation Session

87. Members noted that making use of part of the Site as hobby farm would not affect the Government’s achievement of production target of transitional housing. In that connection, the proposal, together with other similar transitional housing developments, would be able to meet the target of 15,000 units by 2023 set by THB.

88. Members in general supported the application as the proposed transitional housing development could help meet the acute housing demand, STH had given policy support to the application, the relevant technical assessments had confirmed that no significant adverse impact on the surroundings was envisaged and relevant government departments had no objection to or no adverse comment on the application.

89. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the provision of public transport layby and the corresponding stacking area within the site for public transport services after commencement of the development at all times during the planning approval period;
- (c) the submission of an updated noise impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.9.2021;
- (d) in relation to (c) above, the implementation of the noise mitigation measures within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.12.2021;
- (e) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.9.2021;
- (f) in relation to (e) above, the implementation of the drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.12.2021;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a contamination assessment plan and remediation action

plan (if necessary) within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.9.2021;

- (i) in relation to (h) above, the implementation of the remedial actions prior to commencement of construction for the contaminated areas of the development within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.12.2021;
- (j) 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 TPB by 26.9.2021;
- (k) in relation to (j) 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 TPB by 26.12.2021;
- (l) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed for the temporary hobby farm on the site during the planning approval period;
- (m) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used at the temporary hobby farm on the site at any time during the planning approval period;
- (n) if any of the above planning condition (a), (b), (g), (l) or (m) 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;
- (o) if any of the above planning condition (c), (d), (e), (f), (h), (i), (j) or (k) 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

- (p) upon expiry of the planning permission, the reinstatement of the “Agriculture” portion of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

90. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 23

Section 16 Application

[Open Meeting]

A/KTN/74 Temporary Open Storage of Metal Scaffold with Ancillary Rest Room and Tool Room for a Period of 3 Years in “Green Belt”, “Government, Institution or Community” Zones and area shown as ‘Road’, Lot 4 (Part) in D.D. 95, Kwu Tung North
(RNTPC Paper No. A/KTN/74)

91. The Committee noted that the applicant requested on 2.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

92. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/75 Renewal of Planning Approval for Temporary Soya Products Processing Workshop, Retailing and Outside Seating Accommodation for a Period of 3 Years in “Agriculture(1)” Zone, Lots 1049 and 1050 in D.D. 95 and Adjoining Government Land, Kwu Tung North, Sheung Shui

(RNTPC Paper No. A/KTN/75)

93. The Committee noted that the application was for renewal of planning approval for temporary soya products processing workshop, retailing and outside seating accommodation for a period of three years. During the statutory publication period, two public comments from individuals with one indicating no comment and the other objecting to the application were received. Major views were set out in paragraph 11 of the Paper.

94. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity of the site and environmental nuisance from the applied use was expected. However, there was no environmental complaint concerning the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

95. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 31.3.2021 until 30.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

“(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant,

is allowed on the site during the planning approval period;

- (b) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, is allowed to enter/exit the site at any time during the planning approval period;
- (c) the existing trees within the site shall be maintained at all times during the planning approval period;
- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.6.2021;
- (g) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approved hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if the above planning condition (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.”

96. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/494 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office for a Period of 3 Years in “Green Belt” Zone, Lots 1192 (Part), 1193, 1196 (Part), 1197 (Part) and 1198 (Part) in D.D. 92, Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/494)

97. The Secretary reported that the application site was located in Kwu Tung South and in the vicinity of Hong Kong Golf Club (HKGC). Dr Lawrence K.C. Li has declared an interest on the item for being a member of the HKGC. As the interest of Dr Lawrence K.C. Li was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

98. Ms S.H. Lam, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary public vehicle park (excluding container vehicle) with ancillary office for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, 12 public comments from Kadoorie Farm and Botanic Garden Corporation, Designing Hong Kong Limited, World Wide Fund for Nature (Hong Kong), representative of Sino Estates Management Limited and individuals objecting to the application were received. Major objection grounds were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD did not support the

application based on the assessments set out in paragraph 12 of the Paper. The proposed use was not in line with the planning intention of the “Green Belt” (“GB”) zone. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L) of PlanD had reservation on the application as the office and parking spaces might be in conflict with the existing trees on the site. There had been gradual degradation of landscape environment of the site as exemplified by pond filling, site paving and vegetation clearance. Approval of the application might encourage similar site modification in the neighbourhood prior to planning permission. The Director of Agriculture, Fisheries and Conservation advised that the site had already been paved and disturbed and such activity should not be encouraged. The Commissioner for Transport could not confirm if the proposal was acceptable as no traffic related information was provided by the applicant. The Chief Engineer/Mainland North, Drainage Services Department did not support the application as the applicant had not demonstrated that the drainage impact anticipated due to the proposed use would be acceptable. The proposed development was not in line with the Town Planning Board Guidelines No. 10. There was no similar application approved in the same “GB” zone. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

99. Members had no question on the application.

Deliberation Session

100. After deliberation, the Committee decided to reject the application. The reasons were:

- “(a) the proposed use is not in line with the planning intention of the “Green Belt” 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 and 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; and

- (b) the proposed use is not in line with the Town Planning Board Guidelines No. 10 on Application for Development within Green Belt Zone in that the applicant fails to demonstrate that there is no adverse traffic, drainage and landscape impact on the surrounding areas.”

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/300 Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Agriculture” Zone, Lot 1415 in D.D. 114, Kam Sheung Road, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/300)

101. The Committee noted that the application was for renewal of planning approval for public vehicle park (excluding container vehicle) for a period of three years. During the statutory publication period, one public comment from an individual objecting to the application was received. Major objection grounds were set out in paragraph 11 of the Paper.

102. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity of the site and environmental nuisance from the applied use was expected. However, there was no environmental complaint concerning the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements

of the concerned government departments, appropriate approval conditions were recommended.

103. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 21.4.2021 to 20.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) a notice should be posted at a prominent location of the site to indicate that no container trailers/tractors, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at all times during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) the existing boundary fencing shall be maintained at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) all existing trees within the site shall be maintained satisfactorily at all times during the approval period;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a record of the existing drainage facilities on the site

within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.7.2021;

- (i) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.10.2021;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.1.2022;
- (k) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) 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;
- (l) if any of the above planning condition (h), (i) or (j) 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
- (m) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

104. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/301 Proposed Temporary Logistics Centre for a Period of 3 Years in “Industrial (Group D)” Zone, Lots 585 S.A ss.1, 585 S.B ss.1, 585 S.B RP, 585 RP, 587, 588, 589 and 590 in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/301)

Presentation and Question Sessions

105. Mr Patrick M.Y. Fung, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary logistics centre for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major objection grounds were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper. The proposed use was considered not in conflict with the planning intention of the “Industrial (Group D)” (“I(D)”) zone and not incompatible with the surrounding areas. The application was generally in line with the Town Planning Board Guidelines No. 13F in that the site fell within Category 1 areas. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were

recommended. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

106. Members had no question on the application.

Deliberation Session

107. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) 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 TPB by 26.9.2021;
- (f) in relation to (e) 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 TPB by 26.12.2021;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall

be maintained at all times during the planning approval period;

- (h) 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 TPB by 26.9.2021;
- (i) in relation to (h) 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 TPB by 26.12.2021;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) 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
- (k) if any of the above planning condition (e), (f), (h) or (i) 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.”

108. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/752 Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land in “Agriculture” Zone, Lots 1222 S.B, 1224 S.C, and 1225 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/752)

Presentation and Question Sessions

109. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the

following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary animal boarding establishment for a period of five years and filling of land;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three public comments from Kadoorie Farm and Botanic Garden Corporation, Designing Hong Kong Limited and an individual objecting to the application were received. Major objection grounds were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the site possessed potential for agricultural rehabilitation, approval of the application on a temporary basis of five years would not jeopardise the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding area which was rural in character. Although there were residential dwellings in the vicinity of the site, the Director of Environmental Protection had no adverse comment on the application. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were similar applications approved within the same “AGR” zones. Approval of the application was in line with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

110. In response to a Member's question, Ms Ivy C.W. Wong, STP/FSYLE, said that the applicant was still required to apply for an animal boarding establishment licence from the Agriculture, Fisheries and Conservation Department before commencement of the operation should the application be approved.

Deliberation Session

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the site between 6:00p.m. and 9:00a.m., as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) 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 TPB by 26.9.2021;
- (f) in relation to (e) 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 TPB by 26.12.2021;

- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) 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 TPB by 26.9.2021;
- (i) in relation to (h) 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 TPB by 26.12.2021;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) 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;
- (k) if any of the above planning condition (e), (f), (h) or (i) 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
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

112. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

[Dr Lawrence K.C. Li and Mr K.W. Leung left the meeting at this point.]

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/753 Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/753)

Presentation and Question Sessions

113. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary shop and services for a period of five years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major objection grounds were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, the District Lands Officer/Yuen Long, Lands Department advised that there was no Small House application approved or under processing at the site. Approval of the application on a temporary basis of five years would not jeopardise the long-term planning intention of the “V” zone. The development was considered not incompatible with the surrounding land uses which were rural in character intermixed with residential structures/dwellings, parking of vehicles and vacant/unused land. Concerned government departments

had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were nine previous applications approved for the same use at the site. Approval of the application was consistent with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

114. Members had no question on the application.

Deliberation Session

115. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) existing trees within the site shall be maintained satisfactorily at all times during the planning approval period;
- (e) 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 TPB by 26.9.2021;

- (f) in relation to (e) 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 TPB by 26.12.2021;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) 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 TPB by 26.9.2021;
- (i) in relation to (h) 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 TPB by 26.12.2021;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) 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
- (k) if any of the above planning condition (e), (f), (h) or (i) 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.”

116. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/754 Renewal of Planning Approval for Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Lots No. 423 R.P. (Part) and 428 R.P. in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/754)

117. The Committee noted that the application was for renewal of planning approval for temporary storage of fertiliser and food processing material for a period of three years. During the statutory publication period, two public comments from individuals objecting to the application were received. Major objection grounds were set out in paragraph 11 of the Paper.

118. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity of the site and environmental nuisance from the applied use was expected. However, there was no environmental complaint concerning the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

119. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 7.4.2021 to 6.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

“(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the

applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) the maintenance of the existing boundary fencing on the site at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.7.2021;
- (h) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.10.2021;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.1.2022;
- (j) if any of the above planning condition (a), (b), (c), (d), (e) or (f) 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

- (k) if any of the above planning condition (g), (h) or (i) 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.”

120. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/864 Proposed Temporary Shop and Services for a Period of 3 Years in
“Residential (Group D)” Zone, Lots 455 S.B (Part) and 475 (Part) in
D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/864A)

Presentation and Question Sessions

121. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major objection grounds were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone, there was no known programme for the long-term development at the site. Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “R(D)”) zone. The proposed development was not incompatible with the surrounding area which was intermixed with residential structures/dwellings and vacant/unused land. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

122. Members had no question on the application.

Deliberation Session

123. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (d) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.9.2021;
- (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 TPB by 26.9.2021;
- (g) in relation to (f) 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 TPB by 26.12.2021;
- (h) if any of the above planning condition (a), (b), (c) or (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; and
- (i) if any of the above planning condition (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.”

124. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/865 Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 447 RP (Part) and 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long

(RNTPC Paper No. A/YL-KTS/865A)

Presentation and Question Sessions

125. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary open storage of construction machinery, construction material, vehicle and vehicle parts for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, three public comments from individuals objecting to the application were received. Major objection grounds were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 10 of the Paper. Whilst the applied use was not in line with the planning intention of the “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) zone, there was no known programme for the long-term development at the site. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “OU(RU)” zone. The development was considered not incompatible

with the surrounding land uses, which were rural in character intermixed mainly with residential structures/ dwellings, fallow agricultural land and vacant/ unused land. The application was generally in line with the Town Planning Board Guidelines No. 13F in that previous approvals for similar/the same open storage use at the site were granted since 1998 and all the approval conditions in the last approved application had been complied with. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

126. Members had no question on the application.

Deliberation Session

127. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a record of the existing drainage facilities on site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.6.2021;
- (h) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.5.2021;
- (i) 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 TPB by 26.9.2021;
- (j) in relation to (i) 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 TPB by 26.12.2021;
- (k) if any of the above planning condition (a), (b), (c), (d), (e) or (f) 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
- (l) if any of the above planning condition (g), (h), (i) or (j) 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.”

128. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VII of the Paper.

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-KTS/878 Temporary Vocational Training Centre for a Period of 3 Years in
“Residential (Group D)” Zone, Lots No. 602 S.B (Part), 602 S.C (Part),
602 RP, 603 S.A, 603 S.D, 603 RP in D.D. 106, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/878)

129. The Committee noted that the applicant requested on 19.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

130. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 34

Section 16 Application

[Open Meeting]

A/YL-KTS/879 Temporary Open Storage of Vehicles, Construction Materials/
Prefabrication Components and Site Office in “Agriculture” Zone, Lots
355 RP (Part), 356 RP, 356 S.B (Part), 359 RP, 360 RP (Part), 361, 362
(Part), 363 and 364 (Part) in D.D. 103 and Adjoining Government
Land, Kam Tin Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/879)

131. The Committee noted that the applicant’s representative requested on 17.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

132. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 35

Section 16 Application

[Open Meeting]

A/YL-PH/857

Proposed Temporary Public Vehicle Park with Ancillary Site Office for a Period of 3 Years in “Agriculture” Zone, Lots 1869 (Part), 1870 (Part), 1872 (Part), 1873 (Part), 1875 RP (Part), 1876 and 1877 in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/857A)

133. The Committee noted that the applicant’s representative requested on 23.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant has submitted further information to address departmental comments.

134. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/861 Proposed Temporary Recyclable Collection Centre (Recycling of Plastic and Plastic Bottles) with Ancillary Office and Plastic Breaking Workshop for a Period of 3 Years in “Residential (Group D)” Zone, Lots 29 (Part), 33 and 35 in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/861A)

Presentation and Question Sessions

135. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary recyclable collection centre (recycling of plastic and plastic bottles) with ancillary office and plastic breaking workshop for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, five public comments from a Legislative Council member, a Yuen Long District Council member, the village representative of A Kung Tin and individuals objecting to the application were received. Major objection grounds were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The proposed use was not in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone. There were no strong planning justifications in the submission for a departure from the planning intention

of the “R(D)” zone, even on a temporary basis. The proposed use involving recycling of plastic, plastic bottles and plastic breaking was considered not compatible with the surrounding areas which were rural in character intermixed with residential dwellings/structures and vacant/unused land. A densely vegetated “Conservation Area” zone was also located to the east of the site. Other concerned government departments had no objection to or no adverse comment on the application. The current application was considered akin to the rejected similar application in terms of operation nature and potential impacts generated. Rejection of the application was in line the Committee’s previous decision. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

136. Members had no question on the application.

Deliberation Session

137. After deliberation, the Committee decided to reject the application. The reasons were:

- “(a) the proposed development is not in line with the planning intention of the “Residential (Group D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed development is not compatible with the surrounding areas where residential structures are found.”

[The Chairman thanked Mr Anthony K.O. Luk, DPO/FSYLE, and Ms Ivy C.W. Wong, Ms S.H. Lam and Mr Patrick M.Y. Fung, STPs/FSYLE, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Simon P.H. Chan, Mr Alexander W.Y. Mak and Mr Steven Y.H. Siu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/293 Proposed Temporary Shop and Services (Household Products and Food Retail Shop) for a Period of 3 Years in “Residential (Group A) 4” Zone, Various Lots in D.D. 124 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/HSK/293)

Presentation and Question Sessions

138. Mr Simon P.H. Chan, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services (household products and food retail shop) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major objection grounds were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper.

Whilst the proposed development was not in line with the planning intention of “Residential (Group A)” zone, the implementation programme for the concerned part of New Development Area was still being formulated, and the Project Manager (West), Civil Engineering and Development Department had no objection to the temporary use for a period of three years at the site. In that regard, approval of the application on a temporary basis of three years would not jeopardise the long-term development of the site. The applied use was not incompatible with the surrounding land uses mainly with commercial uses and transport facilities. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

139. Members had no question on the application.

Deliberation Session

140. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (d) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.9.2021;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.12.2021;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.9.2021;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.12.2021;
- (i) if any of the above planning condition (a), (b), (c) or (f) 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
- (j) if any of the above planning condition (d), (e), (g) or (h) 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.”

141. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/295 Temporary Logistics Centre with Storage of Recyclable Materials (Plastics, Metal and Paper) for a Period of 3 Years in “Residential (Group A) 2”, “Residential (Group A) 3” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long

(RNTPC Paper No. A/HSK/295)

Presentation and Question Sessions

142. Mr Simon P.H. Chan, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary logistics centre with storage of recyclable materials (plastics, metal and paper) for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, four public comments from individuals objecting to/raising concerns on the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. Whilst the applied use was not in line with the planning intention of the “Residential (Group A)” zone, the implementation programme for the concerned part of New Development Area was still being formulated, and the Project Manager (West), Civil Engineering and Development Department had no objection to the temporary use at the site. In that regard, approval of the application

on a temporary basis of three years would not jeopardise the long-term development of the area. The applied use was not incompatible with the surrounding areas, which were predominantly occupied by open storage yards, logistics centres and warehouses. The applied use was generally in line with the Town Planning Board Guidelines No. 13F in that the site fell within the Hung Shui Kiu/Ha Tsuen NDA and previous planning approvals had been given. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

143. Members had no question on the application.

Deliberation Session

144. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 8:00 p.m. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (e) the existing trees and landscape plantings within the site shall be maintained at all times during the planning approval period;

- (f) the existing drainage facilities within the site shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.6.2021;
- (h) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.6.2021;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.9.2021;
- (j) if any of the above planning condition (a), (b), (c), (d), (e) or (f) 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
- (k) if any of the above planning condition (g), (h) or (i) 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.”

145. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

Agenda Item 39

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/296 Temporary Warehouse for Storage of Food Provision for a Period of 3 Years in “Open Space” Zone, Lots 674 (Part), 675 S.A (Part), 675 S.B (Part) and 676 in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/296)

Presentation and Question Sessions

146. Mr Simon P.H. Chan, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary warehouse for storage of food provision for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, four public comments from individuals objecting to/raising concerns on the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not in line with the planning intention of the “Open Space” zone, the Project Manager (West), Civil Engineering and Development Department and the Director of Leisure and Cultural Services had no objection to the temporary use at the site. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the site. The applied use was generally not incompatible with the surrounding

land uses including various warehouse and open storage uses. Other concerned government departments had no adverse comment on or no objection to the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

147. Members had no question on the application.

Deliberation Session

148. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no goods vehicle exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing trees on the site shall be maintained in good condition at all times during the planning approval period;
- (f) 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 TPB by 26.9.2021;

- (g) in relation to (f) 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 TPB by 26.12.2021;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) 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 TPB by 26.9.2021;
- (j) in relation to (i) 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 TPB by 26.12.2021;
- (k) if any of the above planning condition (a), (b), (c), (d), (e) or (h) 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
- (l) if any of the above planning condition (f), (g), (i) or (j) 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.”

149. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/401 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lot 3866 S.B in D.D. 124, Shun
Tat Street, Lam Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/401B)

Presentation and Question Sessions

150. Mr Alexander W.Y. Mak, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual raising enquiry was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, the proposed shop and services use could serve any such demand in the area. According to the District Lands Officer/Tuen Mun, Lands Department, there was currently no Small House application approved or under processing at the site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone. The proposed development was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no

adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

151. Members had no question on the application.

Deliberation Session

152. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the existing tree planting within the site shall be maintained in good condition at all times during the planning approval period;
- (c) 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 TPB by 26.9.2021;
- (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 TPB by 26.12.2021;
- (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 TPB by 26.9.2021;

- (g) in relation to (f) 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 TPB by 26.12.2021;
- (h) if any of the above planning condition (a), (b) or (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; and
- (i) if any of the above planning condition (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.”

153. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 41

Section 16 Application

[Open Meeting]

A/TM-LTYYY/410 Proposed Temporary Shop and Service with Ancillary Office for a Period of 3 Years in “Village Type Development” Zone, Lots 3835 S.A and 3836 in D.D. 124, Lam Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTYYY/410)

154. The Committee noted that the applicant’s representative requested on 10.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

155. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the

applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/630 Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years in "Village Type Development" Zone, Lot 425 (Part) in D.D. 122 and Adjoining Government Land, Sheung Cheung Wai, Yuen Long
(RNTPC Paper No. A/YL-PS/630)

Presentation and Question Sessions

156. Mr Alexander W.Y. Mak, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary public vehicle park for private car and light goods vehicle for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual raising concern on the application was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the

application based on the assessments set out in paragraph 11 of the Paper. Whilst the development was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, the District Lands Officer/Yuen Long, Lands Department advised that there was no Small House application approved or under processing at the site. The applied use could provide vehicle parking spaces to meet any such demand in the area. Approval of the application on a temporary basis of three years would not frustrate the long-term planning intention of the “V” zone. The applied use was considered not incompatible with the surrounding land uses comprising mainly residential dwellings and vehicle parks. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

157. Members had no question on the application.

Deliberation Session

158. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (c) a notice shall be posted at a prominent location of the site to indicate that no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the

planning approval period;

- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (e) no vehicle repairing, dismantling, car washing and other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing trees within the site shall be maintained in good condition at all times during the planning approval period;
- (h) the existing fencing of the site shall be maintained at all times during the planning approval period;
- (i) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) the submission of a condition record of the drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or the TPB by 26.6.2021;
- (k) 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 TPB by 26.9.2021;
- (l) in relation to (k) 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 TPB by 26.12.2021;

- (m) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h) or (i) 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
- (n) if any of the above planning condition (j), (k) or (l) 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.”

159. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[Mr Stephen L.H. Liu left the meeting at this point.]

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/631 Renewal of Planning Approval for Temporary Vehicle Park for Private Cars and Light Vans for a Period of 3 Years in “Open Space” and “Residential (Group E)2” Zones, Lot 1342 (Part) in D.D. 122, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/631)

160. The Secretary reported that the application was submitted by the Incorporated Owners of Hong Ping Villa and Kong Shum Union Property Management Company Limited (KSU) was the consultant of the applicant. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with KSU. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

161. The Committee noted that the application was for renewal of planning approval for temporary vehicle park for private cars and light vans for a period of three years. During the statutory publication period, five public comments from individuals with four objecting to the application and one expressing concern to the application were received. Major views

were set out in paragraph 11 of the Paper.

162. The Committee noted that the Planning Department had no objection to the application based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

163. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 7.4.2021 until 6.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicles other than private cars and light vans are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (c) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (d) a notice shall be posted at a prominent location of the site to remind drivers on pedestrian safety on the access road to the site at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the existing trees within the site shall be maintained in good condition at all times during the planning approval period;
- (h) the existing boundary fencing shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities within 3 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.7.2021;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) 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
- (k) if the above planning condition (i) 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”

164. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 44

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/275 Proposed Public Utility Installation (Dry Weather Flow Pumping Station) and Minor Relaxation of Site Coverage Restriction in “Residential (Group E) 1”, “Other Specified Uses” annotated “Pumping Station” Zones and areas shown as ‘Road’ and ‘Nullah’, Shan Pui Ho East Road, Yuen Long
(RNTPC Paper No. A/YL/275)

165. The Secretary reported that the application was submitted by the Drainage Services Department (DSD) and Black & Veatch Hong Kong Limited (B&V) was the consultant of the applicant. The following Members had declared interest on the item:

Dr C.H. Hau - conducting contract research projects with DSD;
and

Mr K.K. Cheung - his firm having current business dealings with
B&V.

166. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting and Dr C.H. Hau had already left the meeting.

Presentation and Question Sessions

167. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed public utility installation (dry weather flow pumping station (DWFPS)) and minor relaxation of site coverage restriction;
- (c) departmental comments were set out in paragraph 8 of the Paper;

- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major objection grounds were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. Whilst the proposed DWFPS was not entirely in line with the planning intention of the “Residential (Group E) 1” (“R(E)1”) zone, the proposed public utility installation was an integral part of the dry weather flow interception system of the Yuen Long Nullah, which would help improve the current condition of the nullah by alleviating existing odour nuisance and improving water quality of the downstream ecologically sensitive Shan Pui River and Inner Deep Bay. While the applicant also sought minor relaxation of site coverage restriction from 60% to 89% for the area within the “R(E)1” zone, the overall site coverage of the proposed DWFPS was only about 50% of the entire site. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

168. Members had no question on the application.

Deliberation Session

169. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 26.3.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition:

“the provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

170. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/516 Propsoed Temporary Shop and Services for a Period of 3 Years in
 “Village Type Development” Zone, Lot 1607 RP (Part) in D.D. 119,
 Muk Kiu Tau Tsuen, Yuen Long
 (RNTPC Paper No. A/YL-TT/516)

Presentation and Question Sessions

171. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major objection ground was set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Village Type Development” zone, the proposed shop and services use could meet any such demand in the area and the District Lands Officer/Yuen Long, Lands Department advised that there was currently no Small House application approved or under processing at the site.

Although a very small portion of the site encroached onto the boundary of the Yuen Long South Development – Stage 2 Phase 2, the Project Manager (West), Civil Engineering and Development Department had no objection to the application. Approval of the application on a temporary basis of three years would not frustrate the long-term planning intention of the area. The proposed use was generally not incompatible with the surrounding uses comprising mainly village houses intermixed with car parks and open storage use. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

172. In response to a Member's question, Mr Steven Y.H. Siu, STP/TMYLW, said that there was currently no rezoning plan concerning the site.

Deliberation Session

173. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium or heavy goods vehicles, including container tractor/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (d) 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 TPB by 26.9.2021;
- (e) in relation to (d) 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 TPB by 26.12.2021;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) the implementation of the accepted 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 TPB by 26.9.2021;
- (h) if any of the above planning condition (a), (b), (c) or (f) 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
- (i) if any of the above planning condition (d), (e) 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.”

174. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/517 Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lots 4891 RP (Part) , 4892 S.A, 4892 RP (Part) and 4893 (Part) in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long
(RNTPC Paper No. A/YL-TT/517)

Presentation and Question Sessions

175. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary shop and services for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major objection grounds were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, the shop and services use was intended to serve the neighbourhood and could meet any such need in the area, and the District Lands Officer/Yuen Long, Lands Department advised that there was no Small House application approved at the site. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “V” zone. The applied use was not incompatible with the surrounding uses comprising mainly village houses. Concerned

government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

176. Members had no question on the application.

Deliberation Session

177. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) only private cars, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing trees within the site shall be maintained at all times during the planning approval period;
- (e) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the submission of records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.6.2021;
- (h) 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 TPB by 26.9.2021;
- (i) in relation to (h) 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 TPB by 26.12.2021;
- (j) if any of the above planning condition (a), (b), (c), (d), (e) or (f) 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
- (k) if any of the above planning condition (g), (h) or (i) 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.”

178. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/518 Proposed Temporary Shop and Services for a Period of 3 Years in
“Government, Institution or Community (1)” Zone, Lot 1627 (Part) in
D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TT/518)

Presentation and Question Sessions

179. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major objection grounds were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Government, Institution or Community” (“G/IC”) zone, the proposed shop and services use could meet any such demand in the area. Although the site fell partly within an area zoned “Education” (“E”) and partly within an area shown as ‘Road’ on the Revised Recommended Outline Development Plan (RODP) of the Yuen Long South Development, the Project Manager (West), Civil Engineering and Development Department and the Secretary for Education had no objection to the application. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the site. The proposed use was considered generally not incompatible with the surrounding uses. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

180. Members had no question on the application.

Deliberation Session

181. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles, including container tractor/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing trees on the site shall be maintained at all times during the planning approval period;
- (f) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (g) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.9.2021;
- (h) in relation to (g) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

- (i) 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 TPB by 26.9.2021;
- (j) in relation to (i) 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 TPB by 26.12.2021;
- (k) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (h) 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
- (l) if any of the above planning condition (g), (i) or (j) 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.”

182. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/519 Temporary Village Welfare Office for a Period of 3 Years in
“Residential (Group C)” Zone, Lot 994 RP (Part) in D.D. 115, Castle
Peak Road - Yuen Long, Yuen Long
(RNTPC Paper No. A/YL-TT/519)

Presentation and Question Sessions

183. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary village welfare office for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major objection grounds were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not in line with the planning intention of the “Residential (Group C)” zone, the village welfare office was mainly to serve the nearby villagers. There was no known programme for the long-term development of the site. Approval of the application on a temporary basis of three years would not frustrate the long-term planning intention of the area. The applied use was considered generally not incompatible with the surrounding uses. Other concerned government departments had no objection to or no adverse comment on the application. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

184. Members had no question on the application.

Deliberation Session

185. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) 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 TPB by 26.9.2021;

- (b) in relation to (a) 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 TPB by 26.12.2021; and
- (c) if any of the above planning condition (a) or (b) 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.”

186. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

Agenda Item 49

Section 16 Application

[Open Meeting]

A/YL-TYST/1076 Temporary Warehouse and Open Storage for Storage of Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years in “Residential (Group A) 3” and “Open Space” Zones, Various Lots in D.D. 120 and D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1076)

187. The Committee noted that the applicant’s representative requested on 10.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

188. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its

consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1079 Temporary Warehouse for Storage of Construction Material for a Period of 3 Years in "Undetermined" Zone, Lots 1167 S.A RP and 1172 in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1079)

Presentation and Question Sessions

189. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary warehouse for storage of construction material for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major objection grounds were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. The applied use was not in conflict with the planning intention of the “Undetermined” zone and the Commissioner for Transport had no adverse comment on the application. Whilst the site fell within the Yuen Long South Development, the Project Manager (West), Civil Engineering and Development Department had no objection to the application. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the area. The applied use was considered generally not incompatible with the surrounding uses comprising mainly open storage use. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

190. Members had no question on the application.

Deliberation Session

191. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.3.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (f) the existing trees on the site shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.6.2021;
- (i) 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 TPB by 26.9.2021;
- (j) 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 TPB by 26.12.2021;
- (k) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) 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
- (l) if any of the above planning condition (h), (i) or (j) 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.”

192. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1080 Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years in “Open Storage” Zone, Lot 2621 RP in D.D. 120, Yuen Long
(RNTPC Paper No. A/YL-TYST/1080)

Presentation and Question Sessions

193. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary eating place and shop and services for a period of five years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to/raising concerns on the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed uses were not in line with the planning intention of the “Open Storage” zone, the proposed eating place and shop and services uses were mainly intended to serve the nearby residents and workers. Although the site fell within the Yuen Long South Development, the Chief

Engineer/Cross-Boundary Infrastructure and Development, PlanD and the Project Manager (West), Civil Engineering and Development Department had no objection to the application. Approval of the application on a temporary basis of five years would not jeopardise the long-term development of the area. The proposed uses were considered generally not incompatible with the surrounding uses comprising mainly open storage use. Concerned government departments had no adverse comment on the application except the Director of Environmental Protection. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

194. Members had no question on the application.

Deliberation Session

195. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the existing trees on the site shall be maintained at all times during the planning approval period;
- (d) 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 TPB by 26.9.2021;

- (e) in relation to (d) 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 TPB by 26.12.2021;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) 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 TPB by 26.9.2021;
- (h) in relation to (g) 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 TPB by 26.12.2021;
- (i) if any of the above planning condition (a), (b), (c) or (f) 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
- (j) if any of the above planning condition (d), (e), (g) or (h) 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.”

196. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

Agenda Item 52

Section 16 Application

[Open Meeting]

A/YL-TYST/1081 Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years in “Residential (Group A) 3”, “Government, Institution or Community (1)”, “Undetermined” Zones and area shown as ‘Road’, Lots 1523 (Part), 1527 (Part), 1530 (Part), 1531 S.A, 1531 S.B and 1532 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1081)

197. The Committee noted that the applicant’s representative requested on 10.3.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

198. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[The Chairman thanked Mr Simon P.H. Chan, Mr Alexander W.Y. Mak and Mr Steven Y.H. Siu, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 53

Any Other Business

199. There being no other business, the meeting was closed at 6:30 p.m.