

**TOWN PLANNING BOARD**

**Minutes of 673<sup>rd</sup> Meeting of the  
Rural and New Town Planning Committee held at 2:30 p.m. on 11.6.2021**

**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

Mr K.K. Cheung

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

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**

Dr Lawrence K.C. Li

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Ms Johanna W.Y. Cheng

Town Planner/Town Planning Board  
Ms L.C. Cheung

## **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 672<sup>nd</sup> RNTPC Meeting held on 28.5.2021

[Open Meeting]

2. The draft minutes of the 672<sup>nd</sup> RNTPC meeting held on 28.5.2021 were confirmed without amendments.

## **Agenda Item 2**

Matter Arising

[Open Meeting]

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

**Sha Tin, Tai Po and North District**

**Agenda Item 3**

Section 12A Application

[Open Meeting]

Y/NE-STK/2                      Application for Amendment to the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2, To rezone the application site from “Village Type Development” and “Recreation” to “Other Specified Uses” annotated “Columbarium”, Lots 1420 (Part), 1421 (Part), 1422 S.B (Part), 1423 S.B (Part) and 1423 S.C (Part) in D.D. 41, Tong To, Sha Tau Kok  
  
(RNTPC Paper No. Y/NE-STK/2B)

---

4.                      The Secretary reported that the application was for columbarium use and Mr K.K. Cheung had declared an interest on the item for his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB). The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Mr K.K. Cheung in relation to PCLB was indirect, the Committee agreed that he could stay in the meeting.

5.                      The Committee noted that the applicant’s representative requested on 27.5.2021 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 third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information including a revised Traffic Impact Assessment and responses to departmental comments.

6.                      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 three 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 the further

information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted.

#### **Agenda Item 4**

##### **Section 12A Application**

[Open Meeting]

Y/ST/45                      Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34, To rezone the application site from “Village Type Development” to “Government, Institution or Community (1)”, Lots 63, 296 (Part), 331 RP (Part) and 393 S.B RP (Part) in D.D. 185, Sheung Wo Che No. 198, Sha Tin  
  
(RNTPC Paper No. Y/ST/45B)

---

7.                      The Secretary reported that the application was submitted by Sai Lam (Salvation) Foundation Limited (SLSF) and it was for columbarium use. The following Members had declared interests on the item:

- Mr K.K. Cheung                      -                      his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB); and
  
- Dr Conrad T.C. Wong                      -                      his firm having current business dealings with SLSF.

8.                      The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Mr K.K. Cheung in relation to PCLB was indirect, the Committee agreed that he could stay in the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from discussion of the item.

9.                      The Committee noted that the applicant’s representative requested on 28.5.2021 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 third time that the

applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information clarifying that revised niche information had been submitted to the Food and Environmental Hygiene Department.

10. 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 three 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 the further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted.

### **Agenda Item 5**

#### **Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/TP/28	Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/28, To Rezone the Application Site from "Residential (Group C) 10" to "Residential (Group B)11", Various lots in D.D. 34 and D.D. 36 and adjoining Government land, Tsiu Hang, Tai Po <hr/> (RNTPC Paper No. Y/TP/28D)
---------	---

11. The Secretary reported that the application was submitted by Ford World Development Limited, which was a subsidiary of Henderson Land Development Company Limited (HLD). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

- Dr C.H. Hau - having current business dealings with HLD, and being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD before, and having past business dealings with AECOM;
- Mr K.K. Cheung - his firm having current business dealings with HLD;
- Mr Peter K.T. Yuen - being a member of the Board of Governors of the Hong Kong Arts Centre which had received a donation from an Executive Director of HLD before;
- Mr Stephen L.H. Liu - being a member of the Council of Hong Kong Polytechnic University (PolyU) which had obtained sponsorship from HLD before; and  
(*the Vice-chairman*)
- Dr Lawrence K.C. Li - being the Deputy Chairman of the Council of the PolyU which had obtained sponsorship from HLD before.

12. The Committee noted that Dr Lawrence K.C. Li had tendered an apology for being unable to attend the meeting and Mr Stephen L.H. Liu had not yet arrived to join the meeting. As the interest of Dr C.H. Hau was direct, the Committee agreed that he should leave the meeting temporarily during the deliberation session. As the interests of Messrs Peter K.T. Yuen and Stephen L.H. Liu were indirect and Mr K.K. Cheung had no involvement in the application, the Committee agreed that Messrs Peter K.T. Yuen and K.K. Cheung could stay in the meeting and Mr Stephen L.H. Liu could join the meeting upon his arrival.

Presentation and Question Sessions

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

PlanD

- Ms Jessica H.F. Chu - District Planning Officer/Shu Tin, Tai Po and North (DPO/STN)
- Ms Kathy C.L. Chan - Senior Town Planner/Shu Tin, Tai Po and North (STP/STN)
- Mr Harris K.C. Liu - Town Planner/Shu Tin, Tai Po and North (TP/STN)

Applicant's Representatives

*Ford World Development Limited*

Dr Owen Yue

*Townland Consultants Limited*

Ms Cindy Tsang

Mr Vincent Lau

*MVA Hong Kong Limited*

Mr Alan Pun

Mr Carson Chow

*Scenic Landscape Studio Limited*

Mr Chris Foot



Applicant's Representatives

*Ramboll Hong Kong Limited*

Mr Tony Cheng

*AECOM Asia Company Limited*

Mr Willie Wan

*Studio Raymond Chau Architecture Limited*

Mr Raymond Chau

14. 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.

15. 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) proposed amendment to the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28 to rezone the application site (the Site) from "Residential (Group C) 10" ("R(C)10") to "Residential (Group B)11" ("R(B)11") to relax the maximum plot ratio (PR) restriction from 1.2 to 3.6 while maintaining the existing maximum building height (BH) restrictions of 55mPD and 65mPD for proposed residential development;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the six statutory publication periods of the application and further information, a total of 7,253 public comments were received, including 7,070 objecting comments from the Tai Po Rural Committee (TPRC), the Vice-chairman of TPRC, Indigenous Inhabitant Representative of Tai Po Mei, the incumbent Tai Po District Council Member, Green Sense,

Education University of Hong Kong, the Incorporated Owners / Owners' Committees of the nearby residential developments at Deerhill Bay and Pak Shek Kok (PSK), and individuals; 160 supporting comments from individuals; and 23 comments from Mass Transit Railway Corporation Limited and individuals expressing views on the application. Major views were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD had no in-principle objection to the application based on the assessments set out in paragraph 11 of the Paper. The applicant proposed that, upon completion of land exchange, the northern portion of the Site (Site A) would be surrendered to the Government and the southern portion (Site B) would be for its own private residential development. The proposed residential use was not incompatible with the surrounding land uses and the proposed PR of 3.6 was considered comparable to the medium-density residential developments in PSK and a site nearby sharing the same access road (Yau King Lane) that was rezoned with the same PR restriction of 3.6 in 2017. The existing BH restrictions of 55mPD and 65mPD for Site A and Site B respectively and the stepped height profile were to be maintained. A number of traffic mitigation measures were proposed to accommodate the additional traffic and transport demand and such mitigation measures would be implemented before any population intake. The applicant also proposed the provision of social welfare facilities (SWFs) and basement public vehicle parks (PVPs) on both Site A and Site B to address the needs of the community. The Transport Department (TD) had no in-principle objection to and the Social Welfare Department supported the application. The requirements of building separations, relevant technical assessments, implementation of mitigation measures and provision of SWFs and PVPs could be specified in the lease conditions governing the respective sites. Other concerned government departments had no objection to or no adverse comments on the application. Since the applicant had demonstrated the technical feasibility to develop Site A and Site B up to a maximum gross floor area (GFA) of 50,981m<sup>2</sup> and 80,217m<sup>2</sup> respectively, it was recommended that Sites A and B be subject to individual GFA and BH restrictions under two

“R(B)” sub-zones. Regarding the public comments received, the comments of concerned departments and the planning assessments above were relevant.

[Ms Winnie W.M. Ng joined the meeting during PlanD’s presentation.]

16. The Chairman then invited the applicant’s representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Cindy Tsang, the applicant’s representative, made the following main points:

- (a) the Site was the subject of a previously approved rezoning application No. Y/TP/24 for relaxation of the then maximum PR restriction from 0.6 to 1.2. That application was in line with the government policy to allow doubling the domestic PR for rural sites to increase housing land supply;
- (b) after approval of the previous application, planning circumstances had changed. Residential developments with domestic PR of 3 to 3.6 were built in the PSK area and in 2017, a nearby site in Pok Yin Road / Yau King Lane was rezoned from “Government, Institution or Community” to “R(B)9” with GFA restriction equivalent to a PR of 3.6. The current planning application to relax the PR of the Site to 3.6 was in line with the changing planning context and would help meet the pressing demand for more housing land;
- (c) according to the indicative development scheme, approximately 2,198 flats would be provided at the Site, which was 1,403 flats (176%) more than those under the OZP compliant scheme at a PR of 1.2. About 1,286 flats would be provided by the applicant at Site B within a short period of time while development at Site A would be subject to Government’s development programme;
- (d) the proposed development would optimise valuable land resources. It demonstrated a sustainable building design and high-quality living environment could be achieved under the proposed development

parameters;

- (e) the proposed “R(B)11” zoning and maximum PR of 3.6 were compatible with the existing residential zoning patterns and the surrounding land uses. BH restrictions of 55mPD and 65mPD respectively in the northern and southern portions of the Site currently imposed on the OZP would be maintained, which was lower than the site platforms of Deerhill Bay which ranged from 61mPD in the north to 75mPD in the south (i.e. 6m and 10m higher than the respective BH restrictions of the Site);
- (f) existing and planned Government, institution and community facilities within Tai Po area would be sufficient to cater for the increased population generated from the proposed development;
- (g) SWFs would be provided at both Site A and Site B as public planning gain, which were equivalent to about 5% of the total GFA of the respective sites. PVPs would also be provided to serve the surrounding neighbourhood. SWFs and PVPs were proposed as Column 1 uses under the proposed Notes for the “R(B)11” zone;
- (h) the indicative scheme with design measures to enhance air ventilation would allow wind permeability and avoid visual obstruction to residents at Deerhill Bay. The indicative scheme showed that the design requirements for enhancing air ventilation purpose stipulated in the Explanatory Statement of the OZP for the Site could generally be incorporated and future residents would not be subject to adverse road traffic and railway noise impacts;
- (i) there would be no undesirable landscape, infrastructure, traffic, air ventilation or environmental impacts; and
- (j) there would be no undesirable planning precedent, as the rezoning application would help address housing shortage problem and there would be significant public planning gains.

[The Vice-chairman and Mr K.W. Leung joined the meeting during the presentation of the applicant's representative.]

17. As the presentations of PlanD's representative and the applicant's representative were completed, the Chairman invited questions from Members.

18. Some Members raised the following questions to PlanD's representatives:

- (a) whether the proposed relaxation of PR on the Site would induce adverse visual and air ventilation impacts as raised in the objecting public comments from residents of Deerhill Bay;
- (b) whether the area between Site A and the Deerhill Bay site could be included as part of the proposed development;
- (c) what traffic mitigation measures had been proposed;
- (d) details of land disposal arrangement for Site A; and
- (e) noting that majority of the land (about 60%) was owned by the Government, whether public interests would be compromised under the land exchange arrangement proposed by the applicant.

19. In response, Ms Jessica H.F. Chu, DPO/STN, made the following main points:

- (a) as shown in Drawings Z-10 and Z-12 of the Paper, the proposed BH restrictions of 55mPD at the northern portion and 65mPD at the southern portion of the Site were respectively lower than the site platform levels of House 11 (at 61mPD) and the ground level of Tower 3 (68.7mPD) of Deerhill Bay and there were six building separations proposed as visual corridor and wind enhancement features. Therefore, no significant visual or air ventilation impacts were envisaged. In fact, the existing BH restrictions on the OZP would be maintained;

- (b) the area between Site A and Deerhill Bay site was a woodland area within the lot boundary of Deerhill Bay site, which was zoned “R(C)5” on the OZP;
- (c) the applicant had proposed a number of traffic mitigation measures in the Traffic Impact Assessment (TIA), including junction improvement works along Chong San Road and at Chak Cheung Street roundabout, provision of a public transport terminus (PTT) and bus laybys along Yau King Lane and provision of a bus turn-around facility at the northern tip of Site A (which was needed as the section of Tai Po Road further north of Site A had very steep gradient). According to the TIA, these measures would be sufficient to accommodate additional traffic flow arising from the proposed development and would facilitate the provision of new public transport services to serve the future residents;
- (d) upon completion of land exchange with the applicant, Site A would be surrendered to the Government. The Government would decide on the most suitable option for disposal of the site. The proposed scheme submitted under the current application was only indicative and mainly served to demonstrate that a layout with the proposed PR and BHs and with provision of SWFs and PVPs was technically feasible. If Site A was later disposed of through land sale, relevant lease conditions could be imposed to ensure implementation of the proposed mitigation measures, SWFs and PVPs. The future developer of Site A could take forward the development based on the indicative scheme or other development scheme as long as it complied with the restrictions of the OZP and the lease conditions; and
- (e) the Site had been zoned “R(C)” for residential use since 1983. It comprised government land and private lots owned by the applicant and others. Under both the current and previous applications, the applicant proposed a land exchange arrangement to facilitate using the entire site for development, by surrendering private lots at Site A to the Government for the regrant of Site B for its own private development. It should be noted

that under the previously approved application, the applicant owned about 30% of the Site whilst about 10% of the Site was private lots owned by others; the applicant had now acquired more private land and currently owned about 40% of the Site. In any case, the key planning considerations of the current application should be whether the proposed increase in PR from 1.2 to 3.6 was acceptable from land use compatibility perspective and whether it was technically feasible, rather than the detailed land ownership or land administration matters. If the application was approved, the statutory plan-making process under the Town Planning Ordinance to incorporate the zoning amendment to the OZP would follow, while the Lands Department (LandsD) would process the applicant's land exchange application and relevant development parameters and technical requirements could be imposed under the lease. Land premium would be charged in accordance with the established criteria.

20. In response to a Member's enquiry, Ms Cindy Tsang, the applicant's representative, stated that under the proposed scheme, only landscape features were planned at the central plaza and no commercial facility would be provided thereat.

21. 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.

[Dr C.H. Hau left the meeting temporarily at this point.]

#### Deliberation Session

22. The Chairman remarked that in considering the current application for amendment to OZP involving relaxation of maximum PR restriction of the Site, the key planning considerations should be on land use compatibility, technical feasibility and the planning gains taking into account comments from relevant government departments and the

public. The land administration matters would be dealt with by LandsD according to the established procedures.

23. In response to some Members' questions on the procedure and assessment criteria for land exchange applications, Mr Alan K.L. Lo, Assistant Director/Regional 3, LandsD, advised that one of the general criteria for consideration of land exchange applications was whether the government land involved was capable of reasonable separate development and that would be examined in detail when a land exchange application was submitted. Furthermore, the land exchange application would be subject to payment of premium, which would be assessed based on the enhancement in land value after the land exchange, taking into account all relevant factors including the cost and revenue aspects, the public facilities to be provided, the restrictions imposed under the lease and other statutory provisions.

24. On a Member's question about the Government's policy for land resumption, the Chairman said that the Government would consider acquisition of private land by way of land resumption for public projects such as those in New Development Area (NDA), road scheme, public housing development or social welfare facility. For the current case, as Site A would be surrendered to the Government by way of land exchange, there was flexibility for the Government to decide on the type of housing to be developed thereat. Mr Alan K.L. Lo, Assistant Director/Regional 3, LandsD, added that under the 'Enhanced Conventional New Town Approach', LandsD would consider land exchange applications for sites planned for private developments in NDAs according to relevant Practice Note but such applications must not affect the overall development programme of the NDAs.

25. In response to a Member's concern on the potential traffic impacts, Mr Ken K.K. Yip, Chief Traffic Engineer/New Territories East, TD, said that, according to the submitted TIA, traffic mitigation measures were proposed to mitigate the traffic impacts. These included improvement works at a few road junctions, a bus turn-around facility at the northern tip of Site A as bus could not manoeuvre further up to Tai Po Road, and a PTT at Yau King Lane for enhanced bus services. The TIA demonstrated that subject to the satisfactory implementation of the proposed traffic mitigation measures before population intake of the Site, the proposed development would not create adverse traffic impacts. TD agreed with the findings of the TIA and had no in-principle objection to the application.



26. Members generally had no objection to the application. A Member said that the current application enabled an increase in housing land supply on the Site and should be supported. Noting the same land exchange arrangement would be applied to the current application and the previously approved application, the same Member said that it might be prudent for the Government to clearly explain the land administration arrangement to the public to address the public concern on suspicion of collusion and transfer of benefits between the Government and the developer.

27. After deliberation, the Committee decided to agree to the application for rezoning the Site from “R(C)10” to an appropriate zoning with stipulation of maximum PR/GFA and BH. Amendments to the approved Tai Po OZP No. S/TP/28, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

[Dr C.H. Hau rejoined the meeting at this point.]

### **Sai Kung and Islands District**

[Mr Kenneth C.K. Yeung, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

### **Agenda Item 6**

#### **Section 16 Application**

[Open Meeting]

A/I-LI/34                      Proposed House (Redevelopment), Provision of Amenity Planting, Footpath and Filling of Land/ Excavation of Land in “Conservation Area” Zone, Lot 5 in D.D. 7 LM and adjoining Government land, Lamma Island  
(RNTPC Paper No. A/I-LI/34)

---

28. The Committee noted that the applicant’s representative requested on 21.5.2021 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.

29. 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 7**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/169                      Proposed Public Utility Installation (Underground Power Cable and Pole) and Excavation and Filling of Land in "Coastal Protection Area" Zone, Government Land in D.D. 316L, Chi Ma Wan Road near Ham Tin San Tsuen, Lantau  
(RNTPC Paper No. A/SLC/169)

---

30. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). The following Members had declared interests on the item:

- Dr Jeanne C.Y. Ng            -    being the Director of the CLP Research Institute of CLP;
- Dr Conrad T.C. Wong      -    having current business dealings with CLP; and
- Mr K.K. Cheung            -    his firm having current business dealings with CLP.

31. The Committee noted that Dr Jeanne C.Y. Ng had tendered an apology for being unable to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should be invited to leave the meeting temporarily during the deliberation session. As Mr. K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

[Dr Conrad T.C. Wong left the meeting temporarily at this point.]

#### Presentation and Question Sessions

32. Mr Kenneth C.K. Yeung, STP/SKIs, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed public utility installation (underground power cable and pole) and excavation and filling of land;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, three public comments from individuals objecting to/raising concerns on 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. Although the proposed installation and associated excavation and filling of land were not entirely in line with the planning intention of the “Coastal Protection Area” zone, the proposal was intended to provide electricity supply to facilitate the operation of an always permitted agriculture use. Sympathetic consideration could be given to the application. Concerned government departments had no objection to or no adverse comments on the application. Regarding the public comments received, the comments

of concerned departments and the planning assessments above were relevant.

33. Members had no question on the application.

#### Deliberation Session

34. 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 11.6.2025, 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:

“at least 300mm clearance should be provided from the outer face of existing drainage facilities to the proposed underground power cable and pole to the satisfaction of the Director of Drainage Services or of the TPB.”

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

[The Chairman thanked Mr Kenneth C.K. Yeung, STP/SKIs, for his attendance to answer Members' enquiries. He left the meeting at this point.]

#### **Sha Tin, Tai Po and North District**

[Mr Tim T.Y. Fung, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

**Agenda Item 8**

**Section 16 Application**

[Open Meeting]

A/TP/674

Proposed House (New Territories Exempted House - Small House) in “Green Belt” and “Village Type Development” Zones, Lots 373 and 377 in D.D. 32 and adjoining Government land, Ha Wong Yi Au, Tai Po

(RNTPC Paper No. A/TP/674)

---

36. The Committee noted that the applicant’s representative requested on 3.6.2021 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.

37. 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 9**

**Section 16 Application**

[Open Meeting]

A/NE-LYT/747           Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years in “Agriculture” Zone, Lot 1511 RP (Part) in D.D. 83, Wing Ning Wai, Fanling  
(RNTPC Paper No. A/NE-LYT/747)

---

38.           The Committee noted that the application was for renewal of planning approval for temporary public vehicle park for private cars and light goods vehicles for a period of three years. During the statutory publication period, four public comments were received including one comment from the Chairman of Sheung Shui District Rural Committee indicating no comment and three comments from the First Vice-Chairman and the Vice-Chairman of Fanling District Rural Committee and an individual objecting to the application. Major views were set out in paragraph 10 of the Paper.

39.           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.

40.           Noting that the application site (the Site) was the subject of eight previous applications for temporary use, a Member enquired whether the “Agriculture” (“AGR”) zoning was still suitable for the Site. In response, the Secretary clarified that six of the previous applications had been approved by the Committee. Agricultural land in the New Territories was currently under review by the Agriculture, Fisheries and Conservation Department (AFCD). Should there be no known development programme for a specific site, and subject to no adverse comments from government departments, a renewal application might be approved by the Committee. In response to a Member’s question on the programme of the said review, the Chairman said that a consultancy study to explore the

feasibility of designating “Agricultural Priority Areas” had been commissioned by AFCD, and it would still take about 30-odd months to complete. The findings of the study would be taken into account in the future review of land zoned “AGR” on the outline zoning plans when opportunity arose.

41. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 20.6.2021 to 19.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle other than private cars and light goods vehicles not exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, is allowed to be parked within the site during the planning approval period;
- (b) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) the existing drainage facilities shall be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- (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 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 20.9.2021;

- (f) 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
- (g) if the above planning condition (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 10**

#### **Section 16 Application**

[Open Meeting]

A/NE-STK/21            Renewal of Planning Approval for Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years in “Agriculture” Zone, Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part) and 447 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok  
(RNTPC Paper No. A/NE-STK/21)

---

43. The Committee noted that the application was for renewal of planning approval for temporary public vehicle park (coaches and private cars only) for a period of three years. During the statutory publication period, three public comments were received including one comment from Sheung Shui District Rural Committee indicating no comment and two comments submitted by the Chairman of Sha Tau Kok District Rural Committee and the Indigenous Inhabitant Representative of Tong To and an individual objecting to the application. Major views were set out in paragraph 10 of the Paper.

44. 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 Director of Environmental Protection who did not support the application as there were sensitive receivers in the vicinity of the site. Nevertheless, there was no environmental complaint related to the application 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.

45. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.6.2021 to 15.6.2024 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. daily, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) 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;
- (c) only coaches and private cars as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked on the site at any time during the planning approval period;
- (d) a notice should be posted at a prominent location of the site to indicate that only coaches and private cars as defined in the Road Traffic Ordinance are allowed to be parked on the site at any time during the planning approval period;
- (e) the peripheral fencing on the site shall be maintained at all times during the planning approval period;
- (f) the existing trees and landscape plantings within 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 existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (i) 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 16.9.2021;
- (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;
- (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; 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.”

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

## **Agenda Item 11**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/664      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 180 S.A in D.D.79, Ping Yeung Village, Ta  
Kwu Ling  
(RNTPC Paper No. A/NE-TKL/664)

---

### **Presentation and Question Sessions**

47.            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 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 the Chairman of Sheung Shui District Rural Committee indicating no comment and Designing Hong Kong Limited, Kadoorie Farm and Botanic Garden Corporation and one 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 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 environment. Regarding the Interim Criteria for Consideration of Application for NTEH/Small House in the New

Territories, more than 50% of the footprint of the proposed Small House fell within the village ‘environs’ of Ping Yeung. While land available within the “Village Type Development” (“V”) zone (equivalent to 196 Small House sites) was insufficient to fully meet the 10-year Small House demand forecast of 1,079 Small Houses, it was capable of meeting the 44 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 application site was the subject of a previously approved application (A/NE-TKL/438) submitted by the same applicant and the Small House grant was still under processing, sympathetic consideration might be given to the application. The Commissioner for Transport considered that the Small House development should be confined within the “V” zone as far as possible but given that only one Small House was proposed, the application could be tolerated. 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.

48. Members had no question on the application.

#### Deliberation Session

49. 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 11.6.2025, 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 conditions:

- “(a) 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; and

- (b) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

[The Chairman thanked Mr Tim T.Y. Fung, STP/STN, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

### **Fanling, Sheung Shui and Yuen Long East District**

[Mr Patrick M.Y. Fung and Ms Irene W.S. Lai, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE) and Ms Loree L.Y. Duen, Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE) were invited to the meeting at this point.]

### **Agenda Item 12**

#### **Section 16 Application**

[Open Meeting]

A/FSS/282 Proposed Minor Relaxation of Domestic Plot Ratio Restriction for Permitted Residential Development with Commercial Uses in “Commercial/Residential” Zone, 1 Luen Fat Street, Fanling  
(RNTPC Paper No. A/FSS/282)

---

51. The Secretary reported that Llewelyn-Davies Hong Kong Limited (LD) and Wong Tung & Partners Limited (WTP) were the consultants of the applicant. The following Members had declared interests on the item:

Mr K.K. Cheung - his firm having current business dealings with WTP; and

Mr Ricky W.Y. Yu - having past business dealings with LD.

52. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

53. The Committee noted that the applicant's representative requested on 2.6.2021 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.

54. 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 13**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/306            Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/306)

---

#### **Presentation and Question Sessions**

55. 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 place of recreation, sports or culture (hobby farm) for a period of 5 years and filling of land;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 21 objecting public comments from a Yuen Long District Council Member, two Indigenous Inhabitant Representatives and one Resident Representative of Sheung Tsuen, Chairperson and Vice-chairperson of Sheung Tsuen Village Committee, 14 local residents (all in similar letter format) and one individual, 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 use was generally not in conflict with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation had no strong view against the application. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding environment. 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 departments, appropriate approval conditions were recommended. The application site was the subject of an approved previous application (No. A/YL-SK/244) submitted by the same applicant for the same proposed use. The planning approval was revoked due to non-compliance with approval conditions in relation to implementation of various proposals. The applicant explained that the implementation was hindered due to the coronavirus outbreak. Given the above and there was no significant

change in planning circumstances, it was considered that sympathetic consideration could be given to the current application. Should the application be approved by the Committee, shorter compliance periods were recommended to closely monitor the progress on compliance with approval conditions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

56. In response to a Member's enquiries, Mr Patrick M.Y. Fung, STP/FSYLE, made the following main points:

- (a) the applicant had complied with the approval conditions on the submission of modification work proposal of the existing public footpath and associated street furniture, landscape, drainage and fire service installation proposals as required under the previous planning approval but implementation of the proposals had not been complied with; and
- (b) as the proposed run-in/out at Nam Hing West Road involved modification works to the existing footpath and associated street furniture, the applicant was required to conduct such works at his own cost.

#### Deliberation Session

57. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.6.2026 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., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) 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;



- (c) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, 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 submission of a modification work proposal of the existing public footpath and associated street furniture at the proposed entrance of the site within 3 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 11.9.2021;
- (f) in relation to (e) above, the implementation of the modification work proposal of the existing public footpath and associated street furniture at the proposed entrance of the site within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 11.12.2021;
- (g) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.9.2021;
- (h) in relation to (g) above, the implementation of the 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 11.12.2021;
- (i) in relation to (h) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) 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 11.9.2021;

- (k) in relation to (j) above, the implementation of the 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 11.12.2021;
- (l) if any of the above planning condition (a), (b), (c), (d) 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;
- (m) if any of the above planning condition (e), (f), (g), (h), (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;
- (n) 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;  
and
- (o) upon expiry of the planning permission, the reinstatement of the existing public footpath and associated street furniture at the proposed entrance of the site, at the applicant's own cost, to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB."

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

**Agenda Item 14**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/765 Proposed Two Houses (New Territories Exempted House) in  
“Agriculture” Zone, Lot 71 RP in D.D. 110, Tai Kong Po Tsuen, Pat  
Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTN/765)

---

**Presentation and Question Sessions**

59. Ms Loree L.Y. Duen, TP/FSYLE, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed two houses (New Territories Exempted House (NTEH));
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, four objecting public comments from Kadoorie Farm & Botanic Garden Corporation and three individuals were received. Major views 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 “Agriculture” (“AGR”) zone. The Director of Agriculture, Fisheries and Conservation did not support the application as the Site possessed potential for agricultural rehabilitation. No strong planning justification had been given in the submission for a departure from the planning intention. The application site (the Site) was not subject to any previous application. Two similar applications in the vicinity of the Site and within the same “AGR” zone were rejected by the Committee. Approval of the current application would set an undesirable precedent. The application was not

in line with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories. The District Lands Officer/Yuen Long, Lands Department (LandsD) advised that lease modification/land exchange application for NTEH development on the Site would not be considered by LandsD even if planning permission was granted. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

60. In response to a Member's enquiries, Ms Loree L.Y. Duen, TP/FSYLE, said that the application was for NTEH and not Small House development, the applicant was not an indigenous villager, and the footprint of the proposed NTEH fell mostly outside the village 'environs'.

#### Deliberation Session

61. 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 “Agriculture” (“AGR”) zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) approving the application would set an undesirable precedent that may lead to the spread of non-Small House New Territories Exempted House development in the “AGR” zone.”

[Dr Conrad T.C. Wong rejoined the meeting at this point.]

**Agenda Item 15**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/766 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 1750A2 RP in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/766)

---

**Presentation and Question Sessions**

62. Ms Loree L.Y. Duen, TP/FSYLE, 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 3 years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three objecting public comments from Conservancy Association, World Wide Fund for Nature Hong Kong and an individual 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 use was generally not in conflict with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation had no strong view on the application. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding land uses. Concerned

government departments had no objection to or no adverse comment on the application. Approval conditions were recommended to minimize any possible environmental nuisance generated by the proposed use and address technical requirements of the concerned departments. The application site (the Site) was the subject of a previously approved application for the same temporary use submitted by a different applicant. The application was revoked due to non-compliance of approval conditions. Approval of the current application was in line with the Committee's decisions on the previous application on the Site and similar applications within the "AGR" zone. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

63. Members had no question on the application.

#### Deliberation Session

64. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 9:00 p.m. and 6:00 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 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 11.12.2021;
- (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 11.3.2022;

- (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 11.12.2021;
- (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 11.3.2022;
- (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;
- (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; and
- (j) 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.”

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

**Agenda Item 16**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/767 Proposed Temporary Shop and Services (Landscaping and Gardening) with Ancillary Storage of Machinery and Materials, and Ancillary Class of Craftsmanship for a Period of 3 Years in “Comprehensive Development Area” and “Conservation Area” Zones, Lots 3391, 3393 S.A, 3393 RP, 3394, 3396, 3399, 3401, 3402, 3403, 3405, 3412, 3413, 3415, 3422 and 3439 in D.D. 104, Long Ha, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/767)

---

66. The Committee noted that the applicant’s representative requested on 4.6.2021 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.

67. 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 17**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/887      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-KTS/887)

---

**Presentation and Question Sessions**

68.            Ms Loree L.Y. Duen, TP/FSYLE, 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 and filling of land;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 81 objecting comments from residents at Tung Bin Road (with 80 submitted in standard form attaching the same statement) and an individual 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 use was generally not in conflict with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation had no strong view against the application. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding area. 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 departments, appropriate approval conditions were recommended. There were two similar approved applications for temporary hobby farm (without land filling) and one similar approved application for land filling for temporary shop and services use within the same “AGR” zone. Approval of the current 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.

69. A Member raised the following questions:

- (a) any similar case for hobby farm approved by the Committee along Tung Bin Road;
- (b) whether the public comments’ claim that there were various animal boarding establishment applications along Tung Bin Road and at the application site (the Site) in the past by the same agent of the current application was correct; and
- (c) whether the applicant would be required to reinstate the Site upon expiry of the planning approval.

70. In response, Ms Loree L.Y. Duen, TP/FSYLE made the following main points:

- (a) as shown on Plan A-1 of the Paper, there were two similar applications for temporary hobby farm to the south of the Site approved by the Committee in 2014 and 2017; and
- (b) the Site was subject to a number of applications for animal boarding establishment which had been withdrawn; and
- (c) an approval condition was recommended for reinstating the Site to an amenity area upon expiry of the planning approval.

Deliberation Session

71. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.6.2026 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., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on 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 planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.12.2021;
- (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 11.3.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site 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 11.12.2021;

- (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 11.3.2022;
- (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;
- (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; and
- (k) 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.”

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

### **Agenda Item 18**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTS/888      Renewal of Planning Approval for Temporary Public Car Park (Private Cars) for a Period of 3 Years in “Agriculture” Zone, Lots 111 RP, 112 (Part), 113, 115 RP (Part), 116 (Part) and 117 RP in D.D. 113, Kam Tin South, Yuen Long  
(RNTPC Paper No. A/YL-KTS/888)

---

73. The Committee noted that the application was for renewal of planning approval for temporary public car park (private cars) for a period of three years. During the statutory publication period, one public comment from an individual objecting to the application was received. Major views were set out in paragraph 11 of the Paper.

74. 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 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.

75. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.6.2021 to 15.6.2024 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 licences issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time 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 be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at all times during the planning approval period;
- (d) no vehicle exceeding 7 metres long, as proposed by the applicant, is allowed to enter the site through Kam Ho 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) 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 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 16.9.2021;
- (i) the implementation of the accepted 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 16.12.2021;
- (j) 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;
- (k) if any of the above planning condition (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.”

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

## **Agenda Item 19**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/880            Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years in “Village Type Development” Zone, Lots 582 S.B and 582 S.C in D.D. 111 and Adjoining Government Land, Fan Kam Road, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/880)

---

### **Presentation and Question Sessions**

77.            Ms Loree L.Y. Duen, TP/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 (motor-vehicle showroom) for a period of 3 years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one objecting public comment from an individual 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 Lands Department advised that there was no Small House application approved or currently under processing at the application site (the Site). According to the applicant, the proposed use was intended to serve the local residents. 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 incompatible with the surrounding area. Concerned government departments had no objection to or no adverse comments on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned departments, appropriate approval conditions were recommended. The Site was the subject of eight approved applications for various temporary uses, including shop and services, and there were eight approved similar applications for various temporary shop and services uses within the same “V” zone. Approval of the current application was in line with the previous decisions of the Committee. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

78. Members had no question on the application.

#### Deliberation Session

79. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.6.2024 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 medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, 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;
- (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 run-in/out proposal at Fan Kam Road within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 11.12.2021;



- (e) in relation to (d) above, the implementation of the run-in/out proposal at Fan Kam Road within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 11.3.2022;
- (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 11.12.2021;
- (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 11.3.2022;
- (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 11.12.2021;
- (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 11.3.2022;
- (k) if any of the above planning condition (a), (b), (c) 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 (d), (e), (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.”

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

**Agenda Item 20**

**Section 16 Application**

[Open Meeting]

A/YL-PH/881            Renewal of Planning Approval for Temporary Open Storage of Construction Material and Vehicle Parts for a Period of 3 Years in “Residential (Group D)” Zone, Lots 2901 (Part), 2902 (Part), 2904 (Part), 2905 (Part), 2909 (Part) and 2911 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/881)

---

81. The Committee noted that the application was for renewal of planning approval for temporary open storage of construction material and vehicle parts for a period of three years. During the statutory publication period, one public comment from an individual objecting to the application was received. Major views were set out in paragraph 11 of the Paper.

82. 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 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.

83. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 20.6.2021 to 19.6.2024 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 medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, 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 dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period;
- (e) the stacking height of construction materials stored within 5 metres of the periphery of the site should not exceed the height of the boundary fence of the site at any time during the planning approval period;
- (f) the existing boundary fencing on the site should be maintained at all times during the planning approval period;
- (g) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) 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 20.9.2021;

- (j) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (k) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h) or (j) 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 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.”

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

### **Agenda Item 21**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/422 Proposed Temporary Shop and Services (Retail Shop of Automated Home Accessories) for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1762 RP and 1768 in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/422)

---

#### **Presentation and Question Sessions**

85. Ms Irene W.S. Lai, 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 (retail shop of automated home accessories) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three objecting public comments from individuals 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 use was not entirely in line with the planning intention of the “Residential (Group C)” (“R(C)”) zone, it could serve the local residents nearby. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “R(C)” zone as there was no immediate permanent development proposal for the application site. The proposed use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comments on the application. To address the technical requirements of the concerned departments, appropriate approval conditions were recommended. There were four similar approved applications for temporary shop and services uses in the same “R(C)” zone. Approval of the current application was in line with the previous decisions of the Committee. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

86. Members had no question on the application.

#### Deliberation Session

87. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.6.2024 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 reserve onto/from public road at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.12.2021;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.3.2022;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.12.2021;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2022;
- (f) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr Patrick M.Y. Fung and Ms Irene W.S. Lai, STPs/FSYLE and Ms Loree L.Y. Duen, TP/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, Ms Bonnie K.C. Lee 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 22**

**Section 16 Application**

[Open Meeting]

A/HSK/305                      Temporary Logistics Centre for a Period of 3 Years in “Residential (Group B) 1”, “Residential (Group B) 2” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/305)

---

89.            The Committee noted that the applicant’s representative requested on 27.5.2021 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.

90.            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 23**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/306                      Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years in “Village Type Development” Zone, Lot 13 S.A RP (Part) in D.D. 124 and Lot 1558 S.B (Part) in D.D. 125, Ha Tsuen Road, Hung Shui Kiu, Yuen Long  
(RNTPC Paper No. A/HSK/306)

---

**Presentation and Question Sessions**

91.                      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 (real estate agency) for a period of five years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one objecting public comment from an individual 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 Lands Department advised that there was no Small House application approved or currently under processing at the application site. The proposed use could provide real estate service to meet any such demand in the area. Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “V” zone. The proposed use was generally not



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

92. Members had no question on the application.

### Deliberation Session

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.6.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 6:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.12.2021;
- (c) in relation to (b) 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 11.3.2022;
- (d) in relation to (c) above, the implemented drainage facilities on 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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.12.2021;

- (f) in relation to (e) 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 11.3.2022;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

#### **Agenda Item 24**

##### **Section 16 Application**

[Open Meeting]

A/TM-SKW/110 Proposed Temporary Warehouse and Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 966 RP in D.D. 375, So Kwun Wat Village, Tuen Mun  
(RNTPC Paper No. A/TM-SKW/110)

---

95. The Committee noted that the applicant requested on 3.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to support the application. It was the first time that the applicant requested deferment of the application.

96. 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 25**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/398          Proposed Temporary Vehicle Repair Workshop for a Period of 3 Years  
in "Commercial/Residential" and "Recreation" Zones, Lot 2170 RP  
(Part) in D.D. 129, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/398)

---

### **Presentation and Question Sessions**

97.          Ms Bonnie K.C. Lee, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed temporary vehicle repair 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, two objecting public comments from individuals 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. Although the proposed use was not in line with the planning intentions of the

“Commercial/Residential” (“C/R”) and “Recreation” (“REC”) zones, approval of the application on a temporary basis would not jeopardize the long-term planning intentions of the “C/R” and “REC” zones as there was no known development program for the application site. The proposed use was considered not incompatible with the surrounding area. Concerned government departments had no objection to or no adverse comments on the application. To address the possible environmental impacts and nuisance and technical requirements of the concerned departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

98. Members had no question on the application.

#### Deliberation Session

99. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.6.2024 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 medium and heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance is 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 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 11.12.2021;
- (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 11.3.2022;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained on the site 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 11.12.2021;
- (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 11.3.2022;
- (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.”

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

**Agenda Item 26**

**Section 16 Application**

[Open Meeting]

A/YL-TT/521                      Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years in “Village Type Development” Zone, Lots 3314 S.A and 3314 RP in D.D. 120, Sham Chung Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TT/521)

---

101.            The Committee noted that the application was for renewal of planning approval for temporary private swimming pool for a period of three years. During the statutory publication period, two public comments were received from individuals, including one objecting to the application and one providing views on the application. Major views 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 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.

103.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 18.7.2021 to 17.7.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a)    the existing trees within the site shall be maintained at all times during the planning approval period;
  
- (b)    the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (c) the submission of a condition record of the existing drainage facilities on the site 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 18.10.2021;
- (d) 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
- (e) if the above planning condition (c) 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.”

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

### **Agenda Item 27**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1071 Proposed Temporary Car Washing Centre for a Period of 3 Years in “Residential (Group D)” Zone, Lots 964 (Part), 965 (Part) and 969 (Part) in D.D. 121, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1071A)

---

#### **Presentation and Question Sessions**

105. 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 car washing 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, two public comments from individuals were received, with one objecting to and one raising concerns on the application. 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. Although the proposed use was not in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone, approval of the application on a temporary basis would not jeopardize the long-term planning intention of the “R(D)”) zone. The proposed use was considered not incompatible with the surrounding uses and could serve the nearby residents. Concerned government departments had no objection to or no adverse comments on the application. To address the technical requirements of the concerned departments, appropriate approval conditions were recommended. The site was the subject of two previous applications for different temporary uses rejected by the Committee, and the circumstances of those cases were different from those of the current application. There was one approved application with similar nature (i.e. car beauty services) on a site straddling the adjacent “Village Type Development” zone. Approval of the current application was in line with the previous decision of the Committee. Regarding the public comments 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 11.6.2024 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) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the submission of a revised 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 11.12.2021;
- (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 11.3.2022;
- (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 11.12.2021;
- (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 11.3.2022;
- (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.”

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

### **Agenda Item 28**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1094 Temporary Warehouse for Storage of Furniture for a Period of 3 Years in “Undetermined” Zone, Lot 1198 S.C (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1094)

---

#### **Presentation and Question Sessions**

109. 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 furniture 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 objecting public comment from an individual was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the applied 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” (“U”) zone. Whilst the site fell within the Recommended Outline Development Plan of Yuen Long South, 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 would not jeopardise the long-term development of the area. The Director of Environmental Protection did not support the application as there were sensitive receivers in the vicinity of the application site (the Site). Nevertheless, there was no environmental complaint related to the site in the past three years and appropriate approval conditions were recommended to minimise any potential environmental nuisances and address the technical requirements of concerned government departments. Other concerned government departments had no objection to or no adverse comment on the application. Given that one previous approval for the same use had been granted to the Site and 87 similar applications within or straddling the same “U” zone had been approved since 2015, approval of the current application was in line with the Committee’s previous decisions. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

110. Members had no question on the application.

#### Deliberation Session

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.6.2024 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 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 on the site shall be maintained 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 11.12.2021;
- (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 11.3.2022;
- (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 11.12.2021;
- (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 11.3.2022;
- (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.”

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

[The Chairman thanked Mr Simon P.H. Chan, Ms Bonnie K.C. Lee and Mr Steven Y.H. Siu, STPs/TMYLW, for their attendance to answer Members' enquiries. They left the meeting at this point.]

**Agenda Item 29**

**Any Other Business**

113. There being no other business, the meeting closed at 4:20 p.m.