

## **TOWN PLANNING BOARD**

### **Minutes of 681<sup>st</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 15.10.2021**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr K.W. Leung

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Mr Conrad T.C. Wong

Mr Y.S. Wong

Chief Traffic Engineer/New Territories West,  
Transport Department  
Ms Carrie K.Y. Leung

Chief Engineer (Works), Home Affairs Department  
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Strategic Assessment),  
Environmental Protection Department  
Mr Stanley C.F. Lau

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

Deputy Director of Planning/District  
Mr C.K. Yip

Secretary

**Absent with Apologies**

Mr Peter K.T. Yuen

Dr C.H. Hau

Mr L.T. Kwok

Dr Jeanne C.Y. Ng

**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  
Mr Ryan C.K. Ho

### **Opening Remarks**

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

### **Agenda Item 1**

#### **Confirmation of the Draft Minutes of the 680<sup>th</sup> RNTPC Meeting held on 24.9.2021**

[Open Meeting]

2. The draft minutes of the 680<sup>th</sup> RNTPC meeting held on 24.9.2021 were confirmed without amendments.

### **Agenda Item 2**

#### **Matter Arising**

[Open Meeting]

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

**Sai Kung and Islands District**

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

**Agenda Item 3**

**Section 16 Application**

[Open Meeting]

A/I-LI/35                      Proposed House (Redevelopment), Provision of Amenity Planting and Filling of Land/Excavation of Land in “Conservation Area” Zone, Lot 5 in D.D. 7 LM, Lamma Island  
(RNTPC Paper No. A/I-LI/35)

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4.            The Committee noted that the applicant’s representative requested on 27.9.2021 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.

5.            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 4**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/326            Proposed Houses with Minor Relaxation of Plot Ratio Restrictions in  
                                 “Residential (Group D)” and “Residential (Group E)” Zones and area  
                                 shown as ‘Road’, Various Lots in D.D. 210 and 244 and Adjoining  
                                 Government Land, Ho Chung, Sai Kung  
                                 (RNTPC Paper No. A/SK-HC/326A)

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**Presentation and Question Sessions**

6.            With the aid of a Powerpoint presentation, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

7.            Some Members had the following questions:

- (a)    noting that the applicant had proposed to construct and maintain an on-site underground sewage treatment system under the application, whether an approval condition related to such provision was recommended; and
- (b)    the proposed uses for the additional floor area resulting from the proposed minor relaxation of plot ratio (PR) restrictions under the application.

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

- (a)    no approval condition related to the provision of sewage treatment facilities was recommended as such facilities already formed part of and had to be provided under the development scheme; and
- (b)    the additional floor area arising from the proposed minor relaxation of PR restriction was mainly for domestic use.

[Mr K.K. Cheung joined the meeting during the presentation and question sessions.]

### Deliberation Session

9. The Chairman remarked that the application was recommended for approval mainly on the consideration that the ‘Road’ portion within the application site (the Site) was no longer required for road use as the Ho Chung North Road had been implemented; the redevelopment of the Site occupied by temporary industrial uses into permanent residential use was considered in line with the planning intentions of the “Residential (Group D)” and “Residential (Group E)” zones which were primarily for improvement and upgrading of existing structures/phasing out of existing industrial uses for residential uses and the departments consulted had no objection to or no adverse comment on the application.

10. A Member said that the proposed increase in PR was rather minor in nature and approval of the application could improve the rural environment.

11. 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 15.10.2025, 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 design and provision of access arrangement, car parking spaces, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the design, provision and maintenance of public footpath and vehicular access, as well as any necessary modifications of existing public footpath and carriageway to tie-in with the proposed development, at the applicant’s own cost, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the submission of a land contamination assessment in accordance with the prevailing guidelines and the implementation of the remediation measures

identified therein prior to the development of the site to the satisfaction of the Director of Environmental Protection or of the TPB;

- (d) the submission of a revised drainage impact assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB; and
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

### **Agenda Item 5**

#### **Section 16 Application**

[Open Meeting]

A/SK-PK/264 Proposed Shop and Services (Fast Food Shop) in “Recreation” Zone,  
Ground Floor, No. 5 Wang Kong Tsuen, Sai Kung  
(RNTPC Paper No. A/SK-PK/264A)

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13. The Committee noted that the applicant’s representative requested on 28.9.2021 deferment of consideration of the application for two months so as to allow time to prepare further information to address further departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

14. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the

applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

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

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

[Mr Tim T.Y. Fung and Mr Tony Y.C. Wu, Senior Town Planners/Shu Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

#### **Agenda Item 6**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/160      Proposed House (New Territories Exempted House - Small House) in  
"Green Belt" Zone, Lot 575 in D.D. 46, Loi Tung Village, Man Uk Pin  
(RNTPC Paper No. A/NE-MUP/160)

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

15.            With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

16.            Members had no question on the application.

##### **Deliberation Session**

17.            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 “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from the planning intention;
- (b) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for Application for Development within “GB” zone under section 16 of the Town Planning Ordinance and the Interim Criteria for consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape impact on the surrounding areas; and
- (c) land is still available within the “Village Type Development” (“V”) zone of Loi Tung Village for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

**Agenda Item 7**

**Section 16 Application**

[Open Meeting]

A/NE-TKL/685      Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Lot 554 S.A ss.2 (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling  
  
(RNTPC Paper No. A/NE-TKL/685)

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18.      The Committee noted that the applicant’s representative requested on 30.9.2021

deferment of consideration of the application for two months so as to allow more time to prepare further information to address the comments of the Environmental Protection Department and the Transport Department. It was the first time that the applicant requested deferment of the application.

19. 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 8**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/600 Proposed House (New Territories Exempted House - Small House) in  
"Agriculture" Zone, Lot No. 344 S.A ss.6 RP in D.D.9, Yuen Leng, Tai  
Po

(RNTPC Paper No. A/NE-KLH/600)

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

20. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

21. In response to a Member's queries on whether there were any guidelines on the development density and requirement for provision of community facilities related to village

house developments, Mr Tony Y.C. Wu, STP/STN, said that there were no specific guidelines to govern the development density of village house developments except the standard development parameters stipulated for Small Houses. Each application would be considered on its own individual merits. Generally speaking, sufficient buffer distance should be allowed between adjacent houses for pedestrian circulation and provision of necessary infrastructural facilities such as stormwater drains and sewers. There were also no specific guidelines on the provision of community facilities for village house development. Where necessary, reference would be made to relevant requirements generally set out under the Hong Kong Planning Standards and Guidelines.

### Deliberation Session

22. 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 15.10.2025, 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 submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (b) the connection of the foul water drainage system to the public sewers to the satisfaction of the Director of Water Supplies or of the TPB; and
- (c) the provision of protective measures to ensure no pollution or siltation occurs to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB.”

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

## **Agenda Item 9**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/148            Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Lots 2120, 2122 S.A and 2122 S.B in D.D. 91 and Adjoining Government Land, Ping Kong, Sheung Shui  
(RNTPC Paper No. A/NE-PK/148)

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### **Presentation and Question Sessions**

24.            With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

25.            Members had no question on the application.

### **Deliberation Session**

26.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the receiving and departure time of the visitors be restricted to non-peak hours (10:00 a.m. to 3:00 p.m.) on Mondays to Fridays, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
  
- (b)    the implementation of traffic management measures during the planning approval period, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
  
- (c)    the maintenance of drainage facilities on the site at all times during the

planning approval period;

- (d) the implementation of the approved proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2022;
- (e) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (f) if the above planning condition (d) 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
- (g) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.”

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

### **Agenda Item 10**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/141      Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Village Type Development” Zone, Lots 1497 RP (Part), 231 (Part), 235, 236 (Part), 240, 241 and 245 (Part) in D.D. 165, Tai Tung, Shap Sz Heung, Sai Kung North  
(RNTPC Paper No. A/NE-SSH/141)

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28. The Committee noted that the application was for renewal of planning approval and 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. 34D and concerned government departments had no objection to or no adverse comment on the application.

#### Deliberation Session

29. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 20.10.2021 to 19.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles other than private cars and light good vehicles are allowed to be parked within the site;
- (b) the existing drainage facilities should be maintained properly and those facilities if found inadequate/ineffective should be rectified during the planning approval period; and
- (c) if any of the above planning condition (a) or (b) is not complied with at any time during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

**Agenda Items 11 to 29**

**Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/714 Proposed Access Road for Connecting the Adjoining Temporary Private Car Parking Spaces for a Period of 3 Years in “Green Belt” Zone, Lots 298 S.AC (Part) and 298 RP (Part) in D.D.26, Ting Kok

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A/NE-TK/715 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AA in D.D.26, Ting Kok

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A/NE-TK/716 Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AB in D.D.26, Ting Kok

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A/NE-TK/717 Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lots 298 S.AE, 298 S.AF, 298 S.AG and 298 RP (Part) in D.D.26, Ting Kok

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A/NE-TK/718 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AH in D.D.26, Ting Kok

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A/NE-TK/719 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AI in D.D.26, Ting Kok

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A/NE-TK/720 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AJ in D.D.26, Ting Kok

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A/NE-TK/721 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AK in D.D.26, Ting Kok

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A/NE-TK/722 Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AL in D.D.26, Ting Kok

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A/NE-TK/723 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AM in D.D.26, Ting Kok

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A/NE-TK/724 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AN in D.D.26, Ting Kok

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A/NE-TK/725 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AO in D.D.26, Ting Kok

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A/NE-TK/726 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lots 298 S.R and 298 S.S in D.D.26, Ting Kok

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A/NE-TK/727 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.T in D.D.26, Ting Kok

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A/NE-TK/728 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.U in D.D.26, Ting Kok

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A/NE-TK/729 Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.V in D.D.26, Ting Kok

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A/NE-TK/730 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lots 298 S.X and 298 S.Y in D.D.26, Ting Kok

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A/NE-TK/731 Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.Z in D.D.26, Ting Kok

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A/NE-TK/733 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.W in D.D.26, Ting Kok

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(RNTPC Paper No. A/NE-TK/714 to 731 and 733)

31. The Committee noted that the 19 applications were submitted by the individual owners/occupiers of the car parking spaces or access road at each of the application sites (the Sites) within an existing private vehicle park. Members agreed that they could be considered together as the applications were similar in nature and the Sites were located in close proximity to one another and within the same “Green Belt” (“GB”) zone.

#### Presentation and Question Sessions

32. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the applications, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) considered that the proposed temporary uses could be tolerated for a period of three years.

33. A Member asked why the unauthorized vehicle park was allowed at the Sites for more than 10 years. In response, Mr Tony Y.C. Wu, STP/STN, said that the Planning Authority would investigate alleged unauthorized developments regularly and take

appropriate enforcement actions having regard to the nature and extent of adverse impacts of the unauthorized developments. In the current case, the application sites (the Sites) were previously used as open storage when the first statutory plan was gazetted, before being paved for vehicle park use, and no adverse impacts observed with regard to the environmental, drainage and other aspects arising from the private vehicle park since its operation had been observed. Nevertheless, for proper planning enforcement, the Planning Authority had recently issued enforcement notices requiring discontinuation of the unauthorized parking of vehicles on the Sites. The subject applications were submitted by the concerned owners/occupiers for regularising the unauthorized use.

[Dr Conrad T.C. Wong joined the meeting during the presentation and question sessions.]

#### Deliberation Session

34. With regard to the zoning history and planning intention for the area, Members noted that the Sites and the adjoining areas that comprised mainly fallow agricultural land were zoned “Agriculture” on the first outline zoning plan gazetted in 1994. Subsequently, in response to a rezoning request from green groups related to the abandoned fish ponds in the Shuen Wan area to the north of the Sites, PlanD conducted a land use review and recommended to rezone the Shuen Wan area to “Conservation Area” to conserve its ecological value, and other areas comprising mainly woodland and vegetated land, including the Sites, to “GB” for landscape protection. The respective zonings had remained unchanged since then. With reference to the aerial photo on Plan A-3b of the Paper, Members noted that majority of the “GB” zone was still vegetated land with tree groups. Members also noted that car parking activities on a piece of land adjoining the Sites had recently ceased upon enforcement action by the Planning Authority. The subject private vehicle park on a temporary basis for three years would not jeopardize the planning intention of the “GB” zone as a whole.

35. Members further noted that the Sites had been subdivided into 19 land lots and each applicant was the owner/occupier of the respective parking space/access road. Though the concerned private vehicle parking spaces and access road were the subject of 19 separate applications, they were located within one vehicle park.

36. The Chairman remarked that there were special circumstances that warranted sympathetic considerations to the applications. A Member indicated no objection to the applications taking into account the existing site conditions and history, but as there was a general presumption against development within the “GB” zone, considered that the land uses in the area should be closely monitored to ensure the planning intention for the “GB” zone would not be undermined. Another Member had no strong view on the applications but opined that it was undesirable to allow the unauthorised use of the Sites for such prolonged period of time.

37. The Chairman concluded that Members generally considered that the applications could be approved. He further said that the Planning Authority had taken necessary enforcement action in this case and would continue to closely monitor the area to ensure any unauthorised developments would be duly handled. As the subject applications were temporary in nature, the long-term planning intention of the “GB” zone would not be undermined.

38. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 15.10.2024, each on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the existing drainage facilities shall be maintained properly at all times and these facilities if found inadequate/ineffective should be rectified during the planning approval period;
- (d) the submission of a proposal for fire service installations and water supplies



Planning Board Guidelines No. 34D and concerned government departments had no objection to or no adverse comment on the application.

### Deliberation Session

41. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 20.10.2021 until 19.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the existing fire service installations implemented on the site shall be maintained at all times during the planning approval period; and
- (c) if any of the approval condition (a) or (b) is not complied with at any time during the planning approval, the approval hereby given shall cease to have effect and shall be revoked immediately 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.

[The Chairman thanked Mr Tim T.Y. Fung and Mr Tony Y.C. Wu, STPs/STN, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

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

[Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

### **Agenda Item 31**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/761      Proposed Residential Development (Houses) in “Residential (Group C) 2” and “Residential (Group D)” Zones, Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-KTN/761B)

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43.            The Committee noted that the applicant’s representative requested on 8.10.2021 deferment of consideration of the application for two months so as to allow time to prepare further information in response to further 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 to address departmental comments.

#### **Deliberation Session**

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

## **Agenda Item 32**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/786      Proposed Temporary Warehouse for Storage of Tail Lift for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Lots 470 (Part), 471, 472 (Part), 473 (Part), 474 (Part), 475 (Part), 483 (Part), 1643 (Part), 1644 (Part), 1645 RP (Part) and 1646 (Part) in D.D. 107, Fung Kat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTN/786)

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45.            The Secretary reported that the application was submitted by Harvest Hill (Hong Kong) Limited (HHHK) and Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with HHHK.

46.            As Mr. K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

### **Presentation and Question Sessions**

47.            With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

48.            Members had no question on the application.

### **Deliberation Session**

49.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a)    no operation between 7:00 p.m. to 9:00 a.m., as proposed by the applicant,

is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the implementation of the accepted 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 15.7.2022;
- (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 15.4.2022;
- (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 15.7.2022;
- (j) if any of the above planning condition (a), (b), (c), (d), (e) 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 (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the “Agriculture” portion of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

### **Agenda Item 33**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/787      Temporary Office with Ancillary Storage and Car Park for a Period of 3 Years in “Comprehensive Development Area” Zone, Lot 3458 RP in D.D. 104, Yuen Long  
(RNTPC Paper No. A/YL-KTN/787)

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

51. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

52. Members had no question on the application.

Deliberation Session

53. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.4.2022;
- (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 15.7.2022;
- (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 15.4.2022;

- (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 15.7.2022;
- (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.”

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

### **Agenda Item 34**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/788 Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of 3 Years in “Comprehensive Development Area” Zone, Lot 3307 RP (part), 3308 RP (part), 3312 RP and 3313 RP in D.D.104, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/788)

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55. The Committee noted that the applicant requested on 6.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information in response to departmental and public comments. It was the first time that the applicant requested deferment of the application.

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

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

### **Agenda Item 35**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/904      Proposed Temporary Shop and Services for a Period of 3 Years in  
"Village Type Development" Zone, Lot 291 (Part) in D.D. 109, Kam  
Tin Road, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/904)

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

57.            With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

58.            Members had no question on the application.

#### **Deliberation Session**

59.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.1.2022;
- (f) 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 15.4.2022;
- (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 15.7.2022;
- (i) if any of the above planning condition (a), (b), (c), (d) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (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.”

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

### **Agenda Item 36**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/905      Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years in “Agriculture” Zone, Lot 466 RP in D.D.106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/905)

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61. The Committee noted that the application was for renewal of planning approval and 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. 34D. The Director of Environmental Protection had adverse comment on the application, however, there was no environmental complaint concerning the site in the past three years. Other concerned government departments had no objection to or no adverse comment on the application.

#### **Deliberation Session**

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 24.10.2021 until 23.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, as proposed by the applicant, are allowed on the site at any time during the planning approval period;
- (d) no heavy goods vehicles exceeding 24 tonnes including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) no machinery is allowed to be stored at the site at any time during the planning approval period;
- (f) the stacking height of vehicles and vehicle parts should not exceed the height of the peripheral fence of the site at any time 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 implemented 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 24.1.2022;
- (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;

- (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; and
- (m) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB”

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

### **Agenda Item 37**

#### **Section 16 Application**

[Open Meeting]

A/YL-PH/891            Proposed Temporary Open Storage of Construction Material and Machinery for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1697 RP in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/891)

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64. The Committee noted that the applicant requested on 28.9.2021 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.

65. 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 38**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/309      Proposed Public Utility Installation (Public Utility Pipe) and associated Filling and Excavation of Land in “Conservation Area” and “Village Type Development” Zones, Government Land in D.D. 101, Tam Kon Chau Road, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/309)

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66.            The Secretary reported that the application site was located in Mai Po and Aurecon Hong Kong Ltd. (Aurecon) was one of 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 Aurecon; and

Mr K.W. Leung            -    owing a property in Mai Po area.

67.            As Mr K.K. Cheung had no involvement in the application and the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that they could stay in the meeting.

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

68.            With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

69. Members had no question on the application.

[Dr Lawrence K.C. Li joined the meeting during the presentation and question sessions.]

#### Deliberation Session

70. 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 15.10.2025, 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) no construction work (including excavation and filling of land and laying of water pipes) at the site, as proposed by the applicant, is allowed during (i) 5:00 p.m. to 8:00 a.m. from Mondays to Saturdays; and (ii) Sundays and public holidays; and
  
- (b) the submission of a report on the implementation of the mitigation measures proposed in the Ecological Impact Assessment to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB.”

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

**Agenda Item 39**

**Section 16 Application**

[Open Meeting]

A/YL-MP/315 Proposed Public Utility Installation (Underground Cable) and associated Filling and Excavation of Land in “Conservation Area”, “Village Type Development”, “Government, Institution or Community” Zones, Government Land in D.D. 101, Tam Kon Chau Road, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/315)

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72. The Secretary reported that the application site was located in Mai Po. The application was submitted by CLP Power Hong Kong Limited (CLP), which was a subsidiary of CLP Holdings Limited, and ERM Hong Kong Ltd. (ERM) was one of the consultants of the applicant. The following Members had declared interests on the item:

- Dr Jeanne C.Y. Ng - being the Director of CLP Research Institute of CLP Holdings Limited;
- Dr Conrad T.C. Wong - having current business dealings with CLP;
- Mr K.K. Cheung - his firm having current business dealings with CLP and ERM; and
- Mr K.W. Leung - owing a property in Mai Po area.

73. The Committee noted that the applicant had requested deferral of consideration of the application. 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 could stay in the meeting but should refrain from participating in the discussion of the item. As Mr K.K. Cheung had no involvement in the application and the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that they could stay in the meeting.

74. The Committee noted that the applicant requested on 27.9.2021 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.

75. 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 40**

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

[Open Meeting]

A/YL-ST/596 Proposed Public Utility Installation (Underground Cable) and associated Filling and Excavation of Land in "Conservation Area" and "Open Space" Zones, Lok Ma Chau Road and Ha Wan Tsuen East Road and Adjoining Government Land in D.D. 99, San Tin, Yuen Long (RNTPC Paper No. A/YL-ST/596)

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

Dr Jeanne C.Y. Ng - being the Director of CLP Research Institute of CLP Holdings Limited;

Dr Conrad T.C. Wong - having current business dealings with CLP; and

Mr K.K. Cheung - his firm having current business dealings with CLP.

77. The Committee noted that the applicant had requested deferral of consideration of the application. 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 could stay in the meeting but should refrain from participating in the discussion of the item. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

78. The Committee noted that the applicant requested on 27.9.2021 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.

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

[The Chairman thanked Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

## **Tuen Mun and Yuen Long West District**

[Mr Simon P.H. Chan, Ms Janet K.K. Cheung, 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 41**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/331                      Temporary Logistics Centre for a Period of 3 Years in “Other Specified Uses” annotated “Logistics Facility”, “Other Specified Uses” annotated “Sewage Treatment Works” Zones and area shown as ‘Road’, Lots 1454 RP (Part), 1457 RP (Part), 1458 RP (Part), 1459 S.A (Part), 1459 RP (Part), 1460 (Part), 1461 (Part), 1462 (Part), 1463 (Part), 1464 (Part), 1465 (Part) and 1466 (Part) in D.D. 125, Ha Tsuen, Yuen Long (RNTPC Paper No. A/HSK/331)

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

80.                      With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

81.                      Members had no question on the application.

#### **Deliberation Session**

82.                      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on site during the planning approval period;
- (c) 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 15.1.2022;
- (d) in relation to (c) 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 15.4.2022;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 3 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.1.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2022;
- (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.”

83. The Committee also agreed to advise the applicant to note the advisory clauses as

set out at Appendix VI of the Paper.

**Agenda Items 42 and 43**

**Section 16 Applications**

[Open Meeting]

A/YL-PS/622 Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years in “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” and “Village Type Development” Zones, Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/622C)

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A/YL-PS/623 Proposed Temporary Residential Institution (Transitional Housing) for a Period of 7 Years in “Village Type Development” Zone, Lots 360 and 377 in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/623C)

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84. The Secretary reported that the applications were submitted by Light Be (Tin Shui Wai Social Housing) Company Limited (Light Be) and LWK & Partners (Hong Kong) Limited (LWK) was one of the consultants of the applicant. The following Members had declared an interests on the items:

Mr Ricky W.Y. Yu - being the Shareholder, Director and Chief Executive Officer of Light Be; and

Mr K.K. Cheung - his firm having current business dealings with LWK.

85. The Committee noted that the Planning Department (PlanD) had requested deferral of consideration of the applications. As the interest of Mr Ricky W.Y. Yu was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion. As Mr K.K. Cheung had no involvement in the applications,



the Committee agreed that he could stay in the meeting.

86. The Secretary reported that the applications were for temporary transitional housing which had been deferred for three times. The first two deferments were requested by the applicant to allow time for preparation of further information, whilst the third and the current (the fourth) deferment were requested by PlanD to allow more time for the relevant government bureaux/departments to discuss with concerned parties and address the outstanding issues related to the proposed developments. Since the last deferment, the Transport and Housing Bureau had been liaising with relevant parties to address the local concerns.

87. After deliberation, the Committee decided to defer a decision on the applications as requested by PlanD. The Committee agreed that the applications should be submitted for its consideration within two months.

#### **Agenda Item 44**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/564 Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years in “Government, Institution or Community” Zone, Former St. Simon’s Primary School, San Ping Circuit, Tuen Mun

(RNTPC Paper No. A/TM/564A)

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##### Presentation and Question Sessions

88. With the aid of some plans, Ms Janet K.K. Cheung, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

89. Members had no question on the application.

Deliberation Session

90. A Member indicated support for the application as the proposed development could better utilize the vacant school premises. The same Member opined that the operators under the Agriculture, Fisheries and Conservation Department (AFCD)'s rehoming partner scheme might provide more proper facilities and services for boarding animal, and the status as being a partner could be considered as a requirement for applicants in similar applications in future. Members noted that the subject application was not for a commercial-based animal boarding establishment, and the applicant was a non-profit making animal welfare organization and was AFCD's rehoming partner which provided animal adoption services. The Chairman supplemented that most other applications for animal boarding establishment were to be operated on a commercial basis which might not provide rehoming services.

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 15.10.2026 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 10:00 a.m. (except for overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the site between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, during the planning approval period;
- (c) no public announcement system or whistle blowing is allowed to be used on the site, as proposed by the applicant, at any time during the planning approval period;
- (d) the existing tree planting within the site shall be maintained in good condition at all times during the planning approval period;
- (e) the provision of the accepted environmental mitigation measures, as proposed by the applicant, within 9 months from the date of planning

approval to the satisfaction of the Director of Environmental Protection or of the TPB by 15.7.2022;

- (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 15.4.2022;
- (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 15.7.2022;
- (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 sewerage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the TPB by 15.4.2022;
- (j) in relation to (i) above, the implementation of the mitigation measures identified in the sewerage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the TPB by 15.7.2022;
- (k) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2022;
- (l) in relation to (k) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.7.2022;
- (m) if any of the above planning condition (a), (b), (c), (d) 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

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

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

**Agenda Item 45**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/409 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 2 Years and Filling of Land in “Green Belt” Zone, Lot 288 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/409)

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**Presentation and Question Sessions**

93. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

94. A Member raised the following questions:

- (a) whether unauthorized structures were erected within the application site (the Site); and
- (b) whether there was any standard or guidelines on the minimum proportion of

farming area under a hobby farm application.

95. In response, Ms Bonnie K.C. Lee, STP/TMYLW, made the following main points:

- (a) temporary enclosed structures/converted container structures/open sheds were found within the Site. The Site was subject to planning enforcement actions against unauthorised developments involving storage use; and
- (b) whilst there were no specific guidelines in terms of the scale of farming activities in a hobby farm, it would be assessed on a case-by-case basis considering whether a reasonable proportion of farm land was proposed. No strong justification was given in the subject application to demonstrate that the proposed development, with a very small farming area (less than 8% of the site area), was genuinely for hobby farm use.

#### Deliberation Session

96. The Chairman remarked that the application was recommended to be rejected mainly for the reasons of the proposed use not being in line with the planning intention of the “Green Belt” zone and not complying with the Town Planning Board Guidelines No. 10; and there were adverse departmental comments. A Member said that the application should be rejected and opined that the Committee needed to carefully consider whether the proportion of the proposed farming area under a hobby farm was acceptable in processing similar applications in future.

97. 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 “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no

strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

- (b) the proposed use is not in line with the Town Planning Board (TPB) Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed development is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed development would not adversely affect or be affected by slope stability.”

#### **Agenda Item 46**

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

[Open Meeting]

A/YL/276

Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) in “Government, Institution or Community (1)” and “Government, Institution or Community (5)” Zones, Lot 1846 RP in D.D. 120 and Adjoining Government Land, Ma Tin Pok, Yuen Long (RNTPC Paper No. A/YL/276A)

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98. The Committee noted that the applicant’s representative requested on 29.9.2021 deferment of consideration of the application for two months so as to allow time to prepare further information to address further departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

99. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the

applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed, no further deferment would be granted unless under very special circumstances.

### **Agenda Item 47**

#### **Section 16 Application**

[Open Meeting]

A/YL/283                      Proposed Shop and Services in “Other Specified Uses” annotated  
“Business” Zone, Unit L (Portion), G/F, Wang Yip Centre, 18 Wang  
Yip Street East, Yuen Long  
(RNTPC Paper No. A/YL/283)

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100.            The Secretary reported that Elite Building Consultancy (Elite) was one of the consultants of the applicant and Mr K. K. Cheung had declared an interest on the item for his firm having current business dealings with Elite.

101.            The Committee noted that the applicant had requested deferral of consideration of the application. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

102.            The Committee noted that the applicant’s representative requested on 11.10.2021 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.

103.            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 48**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/525            Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” Zone, Lots 1295 S.B RP (Part) and 1436 in D.D. 118, Tai Shu Ha Road West, Yuen Long  
(RNTPC Paper No. A/YL-TT/525)

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

104.            With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

105.            Members had no question on the application.

#### **Deliberation Session**

106.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.10.2024 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)    only private cars, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;



- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) all dogs shall be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system, as proposed by the applicant, at all times during the planning approval period;
- (e) no usage of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing are allowed on the site at any time during the planning approval period;
- (f) the provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 15.4.2022;
- (g) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB by 15.4.2022;
- (h) in relation to (g) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB by 15.7.2022;
- (i) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.4.2022;
- (j) in relation to (i) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (k) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2022;

- (l) in relation to (k) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.7.2022;
- (m) if any of the above planning condition (a), (b), (c), (d), (e) 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;
- (n) if any of the above planning condition (f), (g), (h), (i), (k) or (l) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (o) 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.”

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

#### **Agenda Item 49**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1115 Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lots 1573 (Part) and 1574 (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1115)

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

108. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public

comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

109. Members had no question on the application.

#### Deliberation Session

110. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.4.2022;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2022;
- (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 15.7.2022;
- (f) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (d) or (e) is not complied with by

the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

111. 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 Simon P.H. Chan, Ms Janet K.K. Cheung, 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 50**

Any Other Business

112. There being no other business, the meeting was closed at 4:00 p.m..