

TOWN PLANNING BOARD

Minutes of 682nd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 29.10.2021

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

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Mr Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Mr Alex K.M. Man

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

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

In Attendance

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

Chief Town Planner/Town Planning Board
Mr Eric C.Y. Chiu

Town Planner/Town Planning Board
Mr Alvin C.H. Kan

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 681st RNTPC Meeting held on 15.10.2021

[Open Meeting]

2. The draft minutes of the 681st RNTPC meeting held on 15.10.2021 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

Agenda Item 3

Section 16 Application

[Open Meeting]

A/I-TCTC/59 Proposed Flat in “Residential (Group B) 3” Zone and area shown as ‘Road’, Lots 1766 RP, 1768 (Part), 1770 (Part), 1771 RP (Part), 1774 (Part) in D.D. 3 TC and Adjoining Government Land, Tung Chung, Lantau Island
(RNTPC Paper No. A/I-TCTC/59)

4. The Committee noted that the applicant’s representative requested on 20.10.2021 deferment of consideration of the application for one month 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 one month was 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]

A/SK-CWBN/67 Proposed Public Utility Installation (Pole with Transformer and Underground Cables) and Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 238, Hang Hau Wing Lung Road, Clear Water Bay, Sai Kung
(RNTPC Paper No. A/SK-CWBN/67)

6. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP) which was a subsidiary of CLP Holdings Limited, and Kum Shing (K.F.) Construction Company Limited (KS) was the consultant of the applicant. The following Members had declared interests on the item:

- Dr Jeanne C.Y. Ng - being the director of the 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 KS; and
- Mr Ricky W.Y. Yu - being a member of CLP Customer Consultative Group.

7. The Committee noted that the applicant had requested deferral of consideration of the application. Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. As the interest of Dr Jeanne C.Y. Ng was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the discussion of the item. As the interest of Mr Ricky W.Y. Yu was indirect and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

8. The Committee noted that the applicant’s representative requested on 19.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments and public concerns. It was the first time that the applicant requested deferment of the application.

9. 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 5

Section 16 Application

[Open Meeting]

A/SK-HC/332 Proposed Hotel (Guesthouse) Ancillary to a Permitted Place of Recreation, Sports or Culture (Recreation Centre) in "Recreation" Zone, Lot 115 (Part) in D.D. 247, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/332)

10. The Committee noted that the applicant's representative requested on 15.10.2021 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.

11. 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 6

Section 16 Application

[Open Meeting]

A/SK-PK/268 Proposed Temporary Private Swimming Pool and Garden for a Period of 3 Years in “Green Belt” Zone, Lot 1122 & Ext. (Part) in D.D. 217 and Adjoining Government Land, House B5, Habitat, Pak Sha Wan, Sai Kung
(RNTPC Paper No. A/SK-PK/268)

12. 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.

13. 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.

Sha Tin, Tai Po and North District

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

Agenda Item 7

Section 16 Application

[Open Meeting]

A/ST/1003 Shop and Services in “Industrial” Zone, Portion of Workshop F9
(Formerly 9) on LG/F Wah Lok Industrial Centre (Phase II), 31-35
Shan Mei Street, Sha Tin
(RNTPC Paper No. A/ST/1003)

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

15. 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.

16. The Committee noted that the applicant’s representative requested on 25.10.2021 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.

17. 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-MUP/161 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 50 S.D ss.1 S.A in D.D. 46, Tai Tong Wu
Village, Sha Tau Kok
(RNTPC Paper No. A/NE-MUP/161)

Presentation and Question Sessions

18. 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 had no objection to the application.

19. Members had no question on the application.

Deliberation Session

20. The Committee noted that according to the applicant, due to land dispute regarding the lot boundary of the application site, the applicant had overlooked the deadline to apply for extension of time for commencement of the Small House development under the previous planning permission. The applicant’s application for Small House grant at the subject site was being processed by the Lands Department.

21. 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 29.10.2025, 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 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 a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

22. 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-TKL/686 Temporary Storage of Metal Hardware with Ancillary Workshop for a Period of 3 Years in “Open Storage” Zone and area shown as ‘Road’, Lot 2195 RP (Part) in D.D. 76 and Adjoining Government Land, Kwan Tei North Village, Fanling
(RNTPC Paper No. A/NE-TKL/686)

23. The Secretary reported that the application site was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for being the director of a company owning a piece of land in Ta Kwu Ling area. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

24. With the aid of some plans, Mr Tim T.Y. Fung, 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 29.10.2024 on the terms of the application as

submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium and heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed for the operation of the site at any time during the planning approval period;
- (b) the provision of drainage facilities within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 29.4.2022;
- (c) the provision of water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (d) 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
- (e) if any of the above planning condition (b) or (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.”

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

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/156 Temporary Private Car Park (Private Car and Light Goods Vehicles) for a Period of 3 Years in “Village Type Development” Zone, Taxlord Lot 2333 RP(Part) and Taxlord Lot 2335 (Part), D.D. 91, Ping Kong, Sheung Shui
(RNTPC Paper No. A/NE-PK/156)

Presentation and Question Sessions

28. 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 considered that the temporary use could be tolerated for a period of three years.

29. Members had no question on the application.

Deliberation Session

30. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 29.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (b) only private car and light goods vehicle not exceeding 3.3 tonnes, as proposed by the applicants, is allowed to be parked/stored on or enter/exit the site 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 29.4.2022;

- (d) in relation to (c) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 29.7.2022;
- (e) the submission of proposals for fire service installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (f) in relation to (e) above, the implementation of proposals for fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.7.2022;
- (g) 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
- (h) if any of the above planning condition (c), (d), (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.”

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

Agenda Item 11

Section 16 Application

[Open Meeting]

A/NE-TK/712 Temporary Barbecue Site and Car Park for a Period of 3 Years in “Agriculture” Zone and area shown as ‘Road’, Lots 396 RP (Part) and 398 (Part) in D.D. 17, Lots 323 S.C (Part), 1015 RP, 1016 RP, 1030 (Part), 1031, 1032, 1034, 1035, 1037 S.A, 1037 S.B, 1038, 1039 (Part), 1040 (Part), 1045 (Part), 1046, 1047, 1048 S.B (Part), 1049 (Part), 1050 (Part) and 1056 in D.D. 29, Ting Kok Road, Tai Po
(RNTPC Paper No. A/NE-TK/712)

32. The Committee noted that the applicant requested on 22.10.2021 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.

33. 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 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 Patrick M.Y. Fung 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 12

Section 16 Application

[Open Meeting]

A/NE-KTS/504 Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Shroff for a Period of 3 Years in “Residential (Group D)” Zone, Lots 407 S.A ss.2 S.C (Part), 407 S.A ss.2 RP (Part) and 407 S.B ss.1 (Part) in D.D. 94, Hang Tau Village, Kwu Tung South, Sheung Shui

(RNTPC Paper No. A/NE-KTS/504)

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

35. The Committee noted that the applicant’s representative requested on 25.10.2021 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.

36. 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/FSS/279 Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction in "Village Type Development" Zone and area shown as 'Road', Lots 834 and 838 RP in D.D. 52 and adjoining Government Land, Tin Ping Road, Sheung Shui
(RNTPC Paper No. A/FSS/279B)

Presentation and Question Sessions

37. With the aid of a Powerpoint presentation, Mr Patrick M.Y. Fung, 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 (PlanD) had no objection to the application.

38. The Chairman and some Members raised the following questions:

- (a) what the background of the subject "Village Type Development" ("V") zone was, noting that it fell outside the 'Village Environs' ('VE') and Village Expansion Area (VEA) and the Lands Department advised that the Small House application there would generally not be considered;
- (b) justification and planning merit for the proposed minor relaxation of building height restriction (BHR) for the proposed flats;

- (c) whether the two similar applications for proposed houses and RCHE involved the same site, and details of the respective proposed minor relaxation of BHR; and
- (d) whether three parking spaces were sufficient to serve the proposed development.

39. In response, Mr Patrick M.Y. Fung, STP/FSYLE, made the following points:

- (a) the subject “V” zone had been designated since the first Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/1 was gazetted in 1987. It was primarily intended as a land reserve for expansion of existing recognised villages in the area. While the Secretary for Development and the District Lands Officer/North, Lands Department advised that the application site was neither covered by ‘VE’ of any recognised village nor the VEA, and Small House application within the subject “V” zone would not be considered under the current Small House Policy, there was still scope to utilise the land for other developments;
- (b) the proposed minor relaxation of BHR for the proposed flat from 3 storeys /8.23m to 4 storeys/12.15m was minor in scale and would allow more efficient use of the scarce land resources. The proposed Residential Care Home for the Elderly (RCHE) would also help meet the demand of elderly facilities from the aging population in the community. The Chief Town Planner/Urban Design & Landscape, PlanD considered that the proposed development would not cause significant visual impact on the surrounding environment;
- (c) the two similar applications (No. A/FSS/270 and A/FSS/276) involved primarily the same site within another “V” zone on the same OZP for proposed houses and social welfare facilities with minor relaxation of BHR from 3 storeys to 4 storeys; and
- (d) the parking spaces would be provided in accordance with the requirements of the Hong Kong Planning Standards and Guidelines and in consultation

with the Transport Department. The Commissioner for Transport had no adverse comment on the proposal. Should the application be approved, an approval condition on the design and provision of parking spaces and loading/unloading facilities was suggested to be included.

40. The Chairperson remarked that the planning intention of the “V” zone was primarily to designate both existing recognised villages and areas of land considered suitable for village expansion. Notwithstanding that, to take forward Small House developments, the relevant proposals would also need to comply with the requirements under the Small House policy. While applications for Small house grant within the subject “V” zone might not be processed by LandsD, land owners could still use their land for other Column 2 uses upon application to the Board.

Deliberation Session

41. The Committee generally had no objection to the proposed development. A Member opined that while the planning gain of the proposal might not be substantial, it could utilise the scarce land resources and no adverse impact on the surrounding area would be anticipated. All in all, the proposal was considered acceptable.

42. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 29.10.2025, 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 vehicular access to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
- (b) the design and provision of parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the submission of a noise impact assessment and the implementation of mitigation measures identified therein to the satisfaction of the Director of

Environmental Protection or of the TPB;

- (d) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services or of the TPB;
- (e) in relation to (d) above, the implementation of local sewerage upgrading/ sewerage connection works identified in the revised sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
- (f) the provision of fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/316 Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years in “Village Type Development” Zone, Lot 1286 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/316)

Presentation and Question Sessions

44. With the aid of some plans, Mr Patrick M.Y. Fung, 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.

45. In response to a Member’s question, Mr Patrick M.Y. Fung, STP/FSYLE, said

that there was an existing two-storey structure within the application site whereas the proposed scheme had three single-storey temporary structures for motor-vehicle showrooms and toilet uses. Should the application be approved, the applicant should implement the development according to the proposed scheme.

Deliberation Session

46. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 29.10.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the 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 29.4.2022;
- (e) in relation to (d) above, the implementation of the fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.7.2022;
- (f) the implementation of the submitted 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 29.7.2022;

- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) 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 the Director of Highways or of the TPB by 29.4.2022;
- (i) in relation to (h) 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 the Director of Highways or of the TPB by 29.7.2022;
- (j) if any of the above planning condition (a), (b), (c) 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 (d), (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.”

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/317 Proposed Temporary Tent Camping Ground for a Period of 3 Years in
“Agriculture” Zone, Lots 1016 and 1018 in D.D. 106, Shek Kong,
Yuen Long
(RNTPC Paper No. A/YL-SK/317)

Presentation and Question Sessions

48. With the aid of some plans, Mr Patrick M.Y. Fung, 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.

49. In response to a Member's question on whether there were any planning guidelines applicable to tent camping ground use, Mr Patrick M.Y. Fung, STP/FSYLE, said that there was no specific Town Planning Board Guideline regarding such use. Each application would be considered based on its individual merits, and relevant factors including land use compatibility and traffic, drainage and environmental impacts on the surroundings etc.

Deliberation Session

50. A Member said that the application site was in a remote rural location with no tourist attractions or supporting facilities nearby, and expressed doubt on the targeted patrons of the proposed private tent camping ground.

51. The Chairman remarked that tent camping grounds operated by the Government were usually located in scenic areas with suitable supporting facilities such as toilets and water sources. The proposed private tent camping ground under application was mainly a commercial operation and the Committee was generally not concerned with its business details and viability. However, in the event that the proposed use causing nuisance to the surrounding area due to mismanagement or other reasons, the relevant departments would take suitable actions under their ambit.

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 29.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system or any form of audio amplification system is allowed to be used 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 29.4.2022;
- (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 29.7.2022;
- (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 planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.7.2022;
- (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;
- (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; and
- (i) 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.”

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

Agenda Item 16

Section 16 Application

[Open Meeting]

A/YL-KTN/789 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/789)

54. The Committee noted that the applicant’s representative requested on 21.10.2021 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.

55. 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]

A/YL-PH/892 Proposed Temporary Tent Camping Ground for a Period of 3 Years in “Conservation Area” Zone, Lot 74 in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/892)

56. The Committee noted that the applicant requested on 21.10.2021 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.

57. 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 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/316 Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and associated Filling and Excavation of Land in "Village Type Development" Zone, Government Land in D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former Chuk Hing Public School)
(RNTPC Paper No. A/YL-MP/316)

Presentation and Question Sessions

58. 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 comment, 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.

59. Members had no question on the application.

Deliberation Session

60. A Member expressed support to the utilisation of the vacant school premises for the proposed development which should be implemented as soon as possible.

61. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 29.10.2024 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 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Mondays, 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 submission of a revised 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 29.1.2022;
- (e) in relation to (d) 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 29.4.2022;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire

Services or of the TPB by 29.1.2022;

- (h) in relation to (g) above, the provision of fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (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; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

62. 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 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 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 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/332 Proposed Temporary Shop and Services (Convenience Store) and Eating Place for a Period of 5 Years in “Village Type Development” Zone, Lots 641 S.B ss.2 (Part), 641 S.B ss.3 (Part), 641 S.B ss.4 (Part) and 641 S.B RP (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/332)

Presentation and Question Sessions

63. With the aid of some plans, Mr Simon P.H. Chan, 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 proposed temporary use for a period of three years, instead of five years as sought by the applicant.

64. Members had no question on the application.

Deliberation Session

65. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 29.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) the implementation of the accepted 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 29.7.2022;

- (c) in relation to (b) above, the implemented drainage facilities on the site should 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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (e) in relation to (d) 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 29.7.2022;
- (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.”

66. 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 (Presentation and Question Sessions Only)]

A/YL-LFS/410 Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years in “Recreation” Zone, Lot 1965 in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/410)

Presentation and Question Sessions

67. 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 considered that the proposed temporary use could be tolerated for a period of three years.

68. Members had no question on the application.

Deliberation Session

69. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 29.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 7:00 p.m. to 9:00 a.m. on Mondays to Saturdays, 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 exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site 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 29.4.2022;
- (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 29.7.2022;
- (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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.7.2022;
- (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; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/419 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years in “Village Type Development” Zone, Lot 101 RP (Part) in D.D. 130, Ng Lau Road, Lam Tei, Tuen Mun

(RNTPC Paper No. A/TM-LTY Y/419)

71. The Committee noted that the application was for renewal of planning approval and the Planning Department had no objection to the temporary use at the application site for a further period of five 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 and

concerned government departments had no objection to or no adverse comment on the application.

Deliberation Session

72. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years and be renewed from 24.12.2021 until 23.12.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 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 be parked on or enter the site, as proposed by the applicant, at any time during the planning approval period;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (d) 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.”

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

Agenda Items 22 to 24

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/526 Proposed Temporary Shop and Services for a Period of 3 Years in “Government, Institution or Community (1)” Zone, Lot 1631 S.B RP (Part) in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TT/526)

A/YL-TT/527 Proposed Temporary Shop and Services for a Period of 3 Years in “Government, Institution or Community (1)” Zone, Lots 1618 (Part), 1619 (Part) and 1626 RP (Part) in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TT/527)

A/YL-TT/528 Proposed Temporary Shop and Services for a Period of 3 Years in “Government, Institution or Community (1)” Zone, Lots 1618 (Part), 1626 RP (Part) and 1627 (Part) in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TT/528)

74. The Committee noted that the three applications each for proposed temporary shop and services use for a period of three years were similar in nature and the application sites were located in close proximity to one another within the same “Government, Institution or Community (1)” (“G/IC(1)”) zone. The Committee agreed that they could be considered together.

Presentation and Question Sessions

75. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, 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 Papers. The Planning Department had no objection to the applications.

76. Two Members noted that the temporary structure at the site of application No. A/YL-TT/527, as shown on Plan A-4 of the relevant Paper, appeared to be currently used for domestic purpose and asked whether such use was an unauthorised development. In

response, Mr Steven Y.H. Siu, STP/TMYLW, said that the concerned site was currently not subject to any enforcement action. In the said application No. A/YL-TT/527, the temporary structure was proposed to be used as a real estate agency. If the subsequent actual use on the site deviated from the planning approval and constituted an unauthorised development, enforcement action could be taken by the Planning Authority.

77. In response to the Chairman's question regarding the zoning background of the three sites, Mr Steven Y.H. Siu, STP/TMYLW, said that the larger area covering the sites fell within Yuen Long South Development Area and was rezoned from "Other Specified Uses" annotated "Rural Use" to "G/IC(1)" in 2020 for the development of four primary schools. Approval of the applications on a temporary basis for three years would not jeopardise the long-term development of the "G/IC(1)" zone.

Deliberation Session

78. In response to a Member's concern on the existing domestic use at the site of application No. A/YL-TT/527, the Chairman remarked that planning permission should not be taken as condoning any other development/uses which currently existed on the site but not covered by the application. If there was sufficient evidence, enforcement action would be taken by the Planning Authority against unauthorised developments. The Committee agreed that an advisory clause should be included in the planning permission to advise the applicant of application No. A/YL-TT/527 in this regard. The Chairman further said that if there was a breach in the lease conditions, the Lands Department would also take suitable enforcement actions.

79. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 29.10.2024 on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

Applications No. A/YL-TT/526 and A/YL-TT/527

- “(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 light, medium or heavy goods vehicles, including container

tractor/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;

- (c) 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 29.4.2022;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.7.2022;
- (g) if any of the above planning condition (a), (b) 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 (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.”

Application No. A/YL-TT/528

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

or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;

- (c) 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 29.4.2022;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.7.2022;
- (g) if any of the above planning condition (a), (b) 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 (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.”

80. The Committee also agreed to advise the applicants to note the advisory clauses as set out at Appendix IV of the relevant Papers, with the following additional advisory clause to Application No. A/YL-TT/527:

“the planning permission is given to the uses under application. It does not condone any other development/use which currently exists on the site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission.”

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1116 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lots 1169 (Part), 1170, 1171, 1175 (Part), 1176, 1177, 1178 and 1179 in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1116)

Presentation and Question Sessions

81. 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 did not support the application.

82. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use is not in line with the planning intention of the “Residential (Group D)” zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas into permanent buildings and for low-rise, low-density residential development. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis; and
- (b) the scale of the proposed use is considered excessive and the applicant also fails to justify the need for the large open areas of the site.”

[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 26

Any Other Business

Section 16A Application

[Open Meeting]

A/YL-MP/292-4 Application for Extension of Time for Compliance with Planning Conditions, Lot 2933 in D.D. 104, Mai Po, Yuen Long, New Territories

84. The Secretary reported that application No. A/YL-MP/292 was approved with conditions by the Committee on 24.4.2020. The deadline for compliance with approval conditions (c) to (f) was 24.10.2021.

85. An application for extension of time (EOT) for compliance with approval conditions (c) to (f) for three months up till 24.1.2022 was received by the Board on 12.10.2021, which was only eight working days before the expiry of the specified time limit for the approval conditions (c) to (f). It was recommended not to consider the EOT application as the deadline for compliance with conditions (c) to (f) had already expired on 24.10.2021, and the planning approval for the subject application had ceased to have effect and had on the same date been revoked.

86. The Committee decided not to consider the section 16A application as the planning permission was no longer valid at the time of consideration.

87. There being no other business, the meeting was closed at 3:45 p.m.