

TOWN PLANNING BOARD

Minutes of 674th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 25.6.2021

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Y.S. Wong

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

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

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
Miss Fiona S.Y. Lung

Secretary

In Attendance

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

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

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

Opening Remarks

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

Agenda Item 1

Confirmation of the Draft Minutes of the 673rd RNTPC Meeting held on 11.6.2021

[Open Meeting]

2. The draft minutes of the 673rd RNTPC meeting held on 11.6.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Tuen Mun and Yuen Long West District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/TM/23 Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/35, To rezone the application site from “Green Belt” to “Government, Institution or Community”, Lots 1744 S.A, 1744 S.B, 1744 S.C, 1744 S.F, 1744 S.G, 1744 S.H and 1744 S.I in D.D. 132, Hing Fu Street, Tuen Mun
(RNTPC Paper No. Y/TM/23C)

[The item was conducted in Cantonese and English.]

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

Presentation and Question Sessions

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

PlanD

Mr Kepler S.Y. Yuen - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)

Mr Alexander W.Y. Mak - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)

Mr Kent K.H. Lee - Town Planner/Tuen Mun and Yuen Long West

Applicant's Representatives

Tin Kwong Lun Yee Limited

Mr Wilson Ronald

Miss Yip Yuk Ping

Mr Tang Chi Yau

Mr Ronald Lau Esquire

Miss Rachel Ronald

Miss Chan Chiu Yee, Cheryl

Dr Yau Pak Man

Mr Chan Chi Man

Toco Planning Consultants Limited

Mr Daniel Wei

Ms Jacqueline Ho

A&B Architects Limited

Mr Anthony Chan

Mr Wyan Yeung

Mr Chan Shui Lam

Ms Hui Wynn Yu

Ozzo Technology (HK) Limited

Mr Stanley Chan

Ms Meg Mak

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

7. With the aid of a PowerPoint presentation, Mr Alexander W.Y. Mak, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;

- (b) the proposed rezoning of the application site (the Site) from “Green Belt” (“GB”) to “Government, Institution or Community” (“G/IC”) subject to a building height restriction of two storeys on the Tuen Mun Outline Zoning Plan (OZP) to regularise and continue the existing religious institution and columbarium uses at the Site;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication periods, a total of 456 public comments were received, including 18 objecting comments from Tuen Mun District Council members, Kadoorie Farm and Botanical Garden Corporation, Designing Hong Kong Limited, Alliance for the Concern over Columbarium Policy and individuals; and 438 supporting comments from the Chairman and the Director of Tuen Mun Merchants Association Limited and individuals. Major views were set out in paragraph 10 of the Paper; and
- (e) PlanD’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The Site was located at the fringe of the hillslope of Tuen Mun New Town and bounded by vegetated slope and its vicinity was dominated by vacant land, brownfield operations intermixed with columbarium and scattered rural settlements. The proposed development with religious institution and columbarium uses within the existing buildings was considered not entirely incompatible with the surrounding land uses. The applicant proposed a traffic and crowd management plan which included closure of the columbarium on Ching Ming and Chung Yeung Festivals and the two weekends before and after that, admission control measures, improvement of access road and shuttle bus service. The traffic impact assessment (TIA) conducted by the applicant had also taken into account the anticipated cumulative traffic impact arising from the nearby proposed columbarium developments currently under planning application in the area. The Commissioner for Transport and the Commissioner of Police had no adverse comment on the TIA and the application. Other concerned government departments had no

objection to or no adverse comment on the application. Although it was noted that adverse impact on the existing landscape resources had been taken place, the applicant had proposed landscaping planting to improve the landscape character at the Site. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

8. The Chairman then invited the applicant's representatives to elaborate on the application. Mr Wilson Ronald, the director of Tin Kwong Lun Yee Limited (i.e. the applicant), made the following main points:

- (a) the applicant in collaboration with a multi-disciplinary consultancy team submitted the current rezoning application with the relevant technical assessments;
- (b) the technical concerns in relation to the proposed development had been fully addressed and concerned government departments had no objection to or no adverse comment on the application; and
- (c) the existing columbarium at the Site had obtained PCLB's approval for Temporary Suspension of Liability for Pre-cut-off Columbarium recently.

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

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

- (a) whether the existing structures at the Site had been used for domestic purpose; and
- (b) whether Tin Kwong Lun Yee was a religious institution.

11. In response, Mr Wilson Ronald, the applicant's representative, made the following main points:

- (a) currently, the structures at the Site were not for domestic use. The Site was no longer suitable for residential use after the erection of power pylons and overhead transmission lines across the Site some years ago; and
- (b) Tin Kwong Lun Yee was a religious institution dedicated for Lang Yan Sing Gau, which was a branch of Tibetan Buddhism. It was dedicated to provide training and coaching to members to realise the Buddha's teaching. 隆義大師 was the founder of Tin Kwong Lun Yee who set up a religious institution with columbarium use at the Site in 2009.

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

The Site and its Surroundings

- (a) the zoning history of the Site, and status of the existing buildings;
- (b) whether the columbarium was already in operation, and whether the columbarium use was covered by valid planning permission;
- (c) the nearest residential development from the Site;
- (d) whether the area to the west of the Site was Country Park;

The Previous Applications

- (e) noting that there was a previously approved s.16 application for residential use granted for the Site, whether the proposed residential development had been implemented;
- (f) the rejection reasons for the previously rejected s.12A application for the same use at the Site;

The Current Application

- (g) noting that there were quite a number of public comments on the current

application, whether they were submitted in the form of standard letter(s);

- (h) whether the rejection reasons for the previously rejected s.12A application at the Site had been addressed under the current application;
- (i) noting that there were other similar s.12A applications being processed by PlanD, what the major considerations of the current application were and whether approval of the current application would have a precedent effect;
- (j) any mechanism to monitor the widening of the access road as proposed by the applicant; and
- (k) should the rezoning application be approved, whether further planning application was required to effect the columbarium development.

13. In response, Mr Kepler S.Y. Yuen, DPO/TMYLW, made the following main points:

The Site and its Surroundings

- (a) the Site had been zoned “GB” since the gazettal of the first Tuen Mun OZP in 1983 and the zoning remained unchanged since then. The “GB” zoning broadly covered the green area as a whole. As advised by the Lands Department (LandsD), the three existing buildings were built in 1960s with building licence and occupation permit for residential purpose. As they were built before the gazettal of the first Tuen Mun OZP, they could be regarded as an “existing use” which was always permitted if they had continued since they came into existence;
- (b) according to the applicant, some niches within the existing buildings at the Site were already sold. According to the Notes of the OZP for the “GB” zone, ‘Religious Institution’ and ‘Columbarium (within Religious Institution or extension of existing Columbarium only)’ were both Column 2 uses which required planning permission from the Town Planning Board (the Board). The current columbarium use at the Site was not covered by

planning permission;

- (c) according to Plan Z-2 of the Paper, there was no residential dwelling nearby. Some scattered village houses were found within the “Village Type Development” zone to its further east and Po Tin Estate was located to its further southeast;
- (d) to the west of the Site was the Tsing Shan Firing Range, which was not Country Park;

The Previous Applications

- (e) application No. A/TM/147 for proposed residential development at the Site was approved by the Committee in 1992. Building plans for the approved scheme had been submitted during 1992 and 1994 but were all disapproved by the Buildings Department mainly for reason, among others, on the design of the access road. The planning permission lapsed in 1996 and the approved scheme had not commenced;
- (f) the previous s.12A application (No. Y/TM/8) for rezoning the Site from “GB” to “G/IC” for the same use was rejected by the Committee in 2013 mainly for the reason that the proposed development would pose adverse vehicular and pedestrian traffic impacts and cause nuisance to the nearby residents;

The Current Application

- (g) all the supporting public comments were submitted in the form of a standard letter, with some containing additional views;
- (h) the previous s.12A application (No. Y/TM/8) at the Site was rejected mainly on traffic ground. The applicant had submitted a TIA including a traffic and crowd management plan under the current application on which relevant government departments had no adverse comment. In that regard, the traffic concerns had been addressed;

- (i) there were three similar s.12A applications (No. Y/TM/24, 25 and 26) for columbarium use being processed by PlanD. As compared with the three similar applications, the Site of the current application was located furthest away from the residential dwellings, though the three similar applications were smaller in scale in terms of site area and number of niches involved. The subject applicant had proposed a traffic and crowd management plan which was considered acceptable by relevant government departments. In addition, the current application had taken into account the anticipated cumulative traffic impact arising from the proposed columbarium developments under the three similar applications in the area. Concerned government departments had no objection to or adverse comment on the current application on technical aspects. In any event, each application would be considered on a case by case basis;

- (j) as shown in Drawing Z-9 of the Paper, the yellow area of the proposed access road was private land which was not owned by the applicant. According to the submission in the application, the applicant and the lot owners of the adjoining private lots had signed an agreement on the shared use of the road. For the portion within government land, LandsD indicated that the land grant would be processed in a later stage and there was no guarantee that approval would be given for any works on the government land. That said, the applicant committed to taking up the design and construction works and management and maintenance responsibility of the improved access road. If PCLB decided to approve the licence application, the relevant requirements on the traffic and crowd management proposal would be included in the licensing conditions and the licensee would be required to implement the approved traffic and crowd management plan; and

- (k) should the current s.12A application be approved, the Site would be rezoned to "G/IC" under which "Columbarium" would be a Column 2 use requiring planning permission from the Board. The applicant would still be required to submit a s.16 application to effect the columbarium development.

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

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

Deliberation Session

15. The Chairman recapitulated that the current s.12A application was to rezone the Site from "GB" to "G/IC" to facilitate a columbarium development. Should the application be approved, the proposed amendments to the OZP would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance, followed by the subsequent plan-making procedures including inviting the public to make representations and comments, conducting hearing of representations/comments and submission of the OZP to the Chief Executive in Council for approval. According to the Notes of the OZP for the "G/IC" zone, 'Columbarium' would be a Column 2 use. As such, the applicant would still be required to submit a s.16 application for columbarium use. As compared with the previous s.12A application (No. Y/TM/8) rejected by the Committee in 2013, the current application had prepared traffic and crowd management measures to address the previous traffic concern and concerned government departments had no adverse comment on the application, including the relevant technical assessments.

16. Some Members expressed concern that approval of the rezoning application would set an undesirable precedent for similar applications in the "GB" zone, in particular when there were three similar applications in the same "GB" zone which were under processing by PlanD. There might not be sufficient justifications to support the rezoning of the "GB" site for columbarium development. A Member had reservation on the application as it was a 'destroy first and build later' case which should not be encouraged and approval of the application would set an undesirable precedent for similar applications in the "GB" zone, the cumulative impact of which would result in general degradation of the rural environment

in the area. Another Member was concerned that there was no compensation for the loss of the “GB” zone.

17. Some other Members generally considered that the application could be supported on the following considerations:

- (a) the Site was not a green area per se. The three existing buildings were covered by building licence, which were built in the 1960s before the gazettal of the first Tuen Mun OZP in 1983;
- (b) the Site was located adjacent to the Tsing Shan Firing Range and there were no residential dwellings in close proximity;
- (c) relevant technical assessments had been conducted to demonstrate that the proposed development would not generate insurmountable adverse impacts including traffic and environmental aspects. Concerned government departments had no objection to the application; and
- (d) there had been an acute demand for niches in the community for long. Approval of the application would help meet some of the demand.

18. A Member opined that rezoning of “GB” site should be well justified and a private columbarium, which was commercial in nature, might not be considered as planning gain for sacrificing the site zoned “GB” with the intention for conservation of the natural environment. Some Members generally considered that allowing columbarium development at suitable sites could help address the dire needs of the community.

19. The Chairman concluded that while some Members had expressed reservation on the application, more Members had no objection to the rezoning application as the Site was mainly covered by building lots, the proposed development would not generate significant adverse traffic, environmental and other impacts, relevant government departments had no adverse comment on the application, and a s.16 application was still required to be submitted to the Committee for consideration in future even if the Site was rezoned to “G/IC”. As regards the possible precedent effect on similar applications, each application would be

considered on a case by case basis based on its individual circumstances.

20. After deliberation, the Committee decided to agree to the application by rezoning the application site from “Green Belt” to “Government, Institution or Community” with a maximum building height restriction of two storeys. The relevant proposed amendments to the Tuen Mun Outline Zoning Plan would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

Sai Kung and Islands District

Agenda Item 4

Section 16 Application

[Open Meeting]

A/SK-CWBN/66 Proposed Temporary Educational Field Study Centre for a Period of 3 Years and associated Excavation of Land in “Conservation Area” and “Coastal Protection Area” Zones, Government Land in D.D. 238, Little Palm Beach, Clear Water Bay, Sai Kung
(RNTPC Paper No. A/SK-CWBN/66)

21. The Committee noted that the applicant’s representative requested on 10.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

22. 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.

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

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TKO/122 Religious Institution (Temple) in “Green Belt” and “Open Space”
Zones, Government Land to the south of Ma Yau Tong Central
Sitting-out Area, S.D.3, Sai Kung
(RNTPC Paper No. A/TKO/122)

23. The Secretary reported that the application site was located in Tseung Kwan O (TKO). Mr L.T. Kwok had declared an interest on the item for his employing organisation having social service units in the TKO district. As the interest of Mr L.T. Kwok was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

24. Ms W.H. Ho, STP/SKIs, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the religious institution (temple);
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 16 public comments were received, including 12 supporting comments from a Legislative Council member (also a Kwun Tong District Council member), the Chairman of Kwun Tong

Central Area Committee and individuals; two opposing comments from a Sai Kung District Council member (also the Chairman of Sai Kung Rural Committee) and the Chairman of Sai Kung Area Committee; and the remaining two from individuals providing views on the application. Major views were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not entirely in line with the planning intention of the “Green Belt” (“GB”) zone, according to the applicant, the application mainly involved rebuilding of the temple building, which would be of the same size as the previous building demolished in 2011 and the temple had been serving the local residents for over 50 years. Sympathetic consideration might be given to the application. Given its small scale, the temple was considered not incompatible with the surrounding land uses which comprised mainly temple, sitting-out area and park surrounded by natural vegetation. The application generally complied with the Town Planning Board Guidelines No. 10. Concerned government departments had no objection to or no adverse comment on the application. There was an approved similar application within the same “GB” zone. Approval of the application was consistent with the Committee's previous decision. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

25. In response to a Member's enquiry, Ms W.H. Ho, STP/SKIs, said that the application was mainly to facilitate the rebuilding of a single-storey temple building (a surveyed squatter in 1982), which was demolished in 2011 after the collapse of the roof structure during the refurbishment works due to safety reason. According to the Notes of the “GB” zone on the Outline Zoning Plan (OZP), ‘Religious Institution’ was a Column 2 use which required planning permission from the Town Planning Board. The Chairman added that while an “existing use” would be allowed to continue, any redevelopment of the land or building should conform to the OZP. Ms W.H. Ho further said that the dimension of the proposed building generally followed that of the previous building. According to the applicant, the proposed temple building would provide a permanent sheltered space for the

statues.

Deliberation Session

26. 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 25.6.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition:

“the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

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

Sha Tin, Tai Po and North District

[Ms Kathy C.L. Chan, Mr Tony Y.C. Wu and Mr Tim T.Y. Fung, Senior Town Planners/Shan 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-LT/698 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” and “Village Type Development” Zones, Lot 699 S.B ss.
1 in D.D. 19, She Shan Tsuen, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/698)

Presentation and Question Sessions

28. Ms Kathy C.L. Chan, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed house (New Territories Exempted House - Small House);
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) no public comment was received during the statutory publication period;
and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed development was not in line with the planning intention of the “Agriculture” zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the site possessed potential for agricultural rehabilitation, more than 50% of the footprint of the proposed Small House fell within the “Village Type Development” zone and the village ‘environs’ of She Shan Tsuen. The proposed development within the water gathering grounds would be able to connect to the public sewerage system. Concerned government departments had no objection to or no adverse comment on the application. There were two previously approved applications for Small House development submitted by the same applicant granted to the site. Approval of the current application was consistent with the Committee's previous decisions.

29. In response to a Member's enquiry, Ms Kathy C.L. Chan, STP/STN, said that the site was the subject of two previously approved applications for Small House development. For the first application (No. A/NE-LT/380), the planning permission lapsed in 2012 as the public sewerage system was not available at that time (which was eventually completed in

2017). For the second application (No. A/NE-LT/575) approved in 2016, the District Lands Officer/Tai Po of Lands Department (LandsD) advised that the Small House grant application had been approved pending the execution of licence documents. However, there was some delay in the preparation and submission of stormwater and drainage proposals to LandsD as the contractor employed by the applicant was severely injured in a traffic accident. The planning permission subsequently lapsed in 2020. In that regard, sympathetic consideration could be given to the current application.

Deliberation Session

30. 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 25.6.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the 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 that no pollution or siltation occurs to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB.”

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

Agenda Item 7

Section 16 Application

[Open Meeting]

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)

32. The Committee noted that the applicant’s representative requested on 21.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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.

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/705 Temporary Eating Place for a Period of 3 Years in “Recreation” Zone, Lots 1605 RP (Part) and 1606 (Part) in D.D. 17, Lo Tsz Tin Village, Tai Po
(RNTPC Paper No. A/NE-TK/705)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary eating place for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not entirely in line with the planning intention of the “Recreation” (“REC”) zone, the applied use would support the recreational facilities in the vicinity such as the Lung Mei Bathing Beach to the south of the site across Ting Kok Road. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “REC” zone. The Chief Town Planner/Urban Design and Landscape, PlanD had no objection to the application as the applied use was not incompatible with the landscape character of the surrounding area and no significant adverse landscape impact was anticipated. The Director of Agriculture, Fisheries and Conservation advised that the applicant should undertake measures to avoid disturbance to the stream to the west of the site and causing water pollution. The Director of Environmental Protection advised that the applicant should follow the relevant environmental mitigation measures and requirements. Other concerned government departments had no objection to or no adverse comments on the application. Regarding the public comment received, the

comments of government departments and planning assessments above were relevant.

35. Members had no question on the application.

Deliberation Session

36. In response to a Member's enquiry, the Chairman said that as the site fell within the "REC" zone, the use of the site for eating place required planning permission. Given its location, the applied use would support the recreational facilities in the vicinity such as the Lung Mei Bathing Beach. A Member suggested that eating place could be considered as necessary supplementary facility to support the Lung Mei Bathing Beach adjacent to the site.

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission of a 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 25.12.2021;
- (b) in relation to (a) above, the implementation of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.3.2022;
- (c) the submission of a fire service installations and water supplies for fire-fighting proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (d) in relation to (c) above, the implementation of the fire service installations and water supplies for fire-fighting proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.3.2022; and

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

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/706 Temporary Hobby Farm, Shop and Services (Retail Shop) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 674 S.A, 674 S.B, 674 S.C and 674 RP in D.D. 17, Tai Po
(RNTPC Paper No. A/NE-TK/706)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) temporary hobby farm, shop and services (retail shop) for a period of three years and filling of land;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, one public comment from the Indigenous Inhabitants Representative of Shan Liu Village indicating support to and providing views on the application was received. Major views were set out in paragraph 9 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. The site was mainly for farming use (about 61.2% of the total site area) with retail and other ancillary uses. The Director of Agriculture, Fisheries and Conservation had no strong view on the application. The applied uses were considered not incompatible with the surrounding environment. Land filling works had been completed in accordance with the previous planning approvals. No additional land filling would be carried out. Other concerned government departments had no objection to or no adverse comments on the application. There were two approved previous applications for the same use at the site and three approved similar applications for hobby farm within the “Agriculture” zones in the vicinity. Approval of the application was in line with the Committee's previous decisions. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

40. Members had no question 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 until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission of a 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 25.12.2021;
- (b) in relation to (a) above, the implementation of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.3.2022;
- (c) the submission of a fire service installations and water supplies for firefighting 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 25.12.2021;

- (d) in relation to condition (c) above, the implementation of the fire service installations and water supplies for firefighting 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 25.3.2022;
- (e) if any of the above planning condition (a), (b), (c) or (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
- (f) 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.”

42. 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-LYT/748 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok
(RNTPC Paper No. A/NE-LYT/748)

Presentation and Question Sessions

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

- (a) background to the application;

- (b) the proposed temporary place of recreation, sports or culture (hobby farm) for a period of five years and filling of land;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, four public comments were received, including one from the Chairman of Sheung Shui District Rural Committee indicating no comment; two from the First Vice-Chairman of Fanling District Rural Committee and local villagers of Ma Mei Ha Village objecting to the application; and the remaining from an individual expressing views on the application. Major views were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. The proposed development was considered not in conflict with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation had no strong view on the application. Approval of the application on a temporary basis for five years would not frustrate the long-term planning intention of the “AGR” zone. The proposed use was not entirely incompatible with the surrounding environment. Other concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

44. Members had no question on the application.

Deliberation Session

45. Members noted from Drawing A-2 of the Paper submitted by the applicant that the northern part of the site was the grass-paver area for vehicle manoeuvring.

46. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 5 years until 25.6.2026 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, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.12.2021;
- (c) in relation to (b) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.3.2022;
- (d) 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 25.12.2021;
- (e) in relation to (d) above, the implementation of the 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 25.3.2022;
- (f) if 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;
- (g) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) 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.”

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/749 Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years in “Agriculture” Zone, Lot 1495 S.B RP in D.D. 76, Ng Uk Tsuen, Sha Tau Kok Road, Fanling
(RNTPC Paper No. A/NE-LYT/749)

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

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

50. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 21.7.2021 to 20.7.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium or heavy goods 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 on the site shall be maintained properly at all times during the planning approval period;
- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2021;
- (f) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if the above planning condition (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Items 12 to 16

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/666 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 546 S.C ss.1 in D.D. 77, Ping Che, Ta Kwu
Ling

A/NE-TKL/667 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 546 S.E ss.1 in D.D. 77, Ping Che, Ta Kwu
Ling

A/NE-TKL/668 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 546 S.A ss.1 in D.D. 77, Ping Che, Ta Kwu
Ling

A/NE-TKL/669 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 546 S.L ss.1 in D.D. 77, Ping Che, Ta Kwu
Ling

A/NE-TKL/670 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 546 S.F ss.1 in D.D. 77, Ping Che, Ta Kwu
Ling

(RNTPC Paper No. A/NE-TKL/666 to 670)

52. The Committee noted that the five applications for proposed house (New Territories Exempted House (NTEH) - Small House) were similar in nature, and the application sites (the Sites) were located next to one another and within the same “Agriculture” (“AGR”) zone. The Committee agreed that they could be considered together.

Presentation and Question Sessions

53. Mr Tim T.Y. Fung, STP/STN, presented the applications and covered the

following aspects as detailed in the Paper:

- (a) background to the applications;
- (b) the proposed house (NTEH - Small House) for each of the application;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three public comments, with one from the Chairman of Sheung Shui District Rural Committee indicating no comment and two opposing comments from individuals, were received for each of the application. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the applications based on the assessments set out in paragraph 11 of the Paper. The proposed Small Houses were not in line with the planning intention of the “AGR” zone and the Director of Agriculture, Fisheries and Conservation did not support the applications as the Sites possessed potential for agricultural rehabilitation. The Commissioner for Transport considered that the applications could be tolerated. Regarding the Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories, while land available within the “Village Type Development” (“V”) zones of the entire Ping Che Village cluster was insufficient to fully meet the 10-year Small House demand, such available land was capable of meeting the outstanding Small House applications. Given the adoption of a more cautious approach considering applications for Small House application in recent years, it was considered more appropriate to concentrate the proposed Small House developments within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. Nevertheless, the Sites were the subject of previously approved applications for the same use submitted by the same applicants. The District Lands Officer/North of Lands Department advised that the relevant Small House grant applications were

under processing. Hence, sympathetic consideration might be given to the current applications. Other concerned government departments had no objection to or no adverse comment on the applications. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

54. A Member raised the following questions:

- (a) details of the first application approved for Small House development within the concerned village cluster; and
- (b) details of a number of structures to the west of the Sites.

55. In response, Mr Tim T.Y. Fung, STP/STN, made the following main points:

- (a) within the same “AGR” zone, a total of 20 applications for Small House development were approved. Among the 20 approved applications, 13 applications were approved before 2015 (i.e. before the Town Planning Board adopted a more cautious approach in approving applications for Small House development). Five applications (No. A/NE-TKL/630, 649, 650, 651 and 652) were approved after 2015 for the reason of being the subject of previously approved applications and the processing of the Small House grants were already at an advanced stage. For the remaining two approved cases, the approval reason was that there was a new village cluster formed; and
- (b) as shown on Plan A-3 of the Paper, the structures to the west of the Sites were temporary domestic structures.

Deliberation Session

56. Noting that the current applications were the subject of previously approved applications by the Committee and the applicants had submitted Small House applications to the Lands Department in 2013-14, Members generally had no objection to the applications.

A Member remarked that before a new village cluster was formed, a more cautious approach might need to be adopted in future, especially for the area to the west of the Sites.

57. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 25.6.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following conditions:

- “(a) the provision of a 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.”

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

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/40 Proposed Temporary Shop and Services (Convenience Store) with Ancillary Office for a Period of 3 Years in “Recreation” and “Village Type Development” Zones, Lot 61 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/40)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary shop and services (convenience store) with ancillary office for a period of three years;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, two public comments, with one from a North District Council member indicating no comment and the other from an individual objecting to the application, were received. Major views were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. Whilst the proposed development was not entirely in line with the planning intentions of the “Recreation” (“REC”) and “Village Type Development” (“V”) zones, the District Lands Officer/North of Lands Department advised that no Small House application had been received for the site. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intentions of the “REC” and “V” zones. The proposed development was considered not entirely incompatible with the surrounding area. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

60. Members had no question on the application.

Deliberation Session

61. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the provision of peripheral boundary fencing on the site, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 25.12.2021;
- (c) the submission of the design of vehicular run-in/run-out to the site along Lin Ma Hang Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 25.12.2021;
- (d) in relation to (c) above, the provision of vehicular run-in/run-out to the site along Lin Ma Hang Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 25.3.2022;
- (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 25.12.2021;
- (f) in relation to (e) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.3.2022;
- (g) the submission of proposals for 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 25.12.2021;
- (h) in relation to (g) above, the implementation of the proposals for water supplies for fire-fighting and 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 25.3.2022;

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

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 Ms Kathy C.L. Chan, Mr Tony Y.C. Wu and Mr Tim T.Y. Fung, STPs/STN, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Ms S.H. Lam, Mr Patrick M.Y. Fung and Mr Wallace W.K. Tang, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/77	Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 3 Years in “Other Specified Uses” annotated “Amenity Area” Zone and area shown as ‘Road’, Lot 666 RP in D.D. 96, Kwu Tung (RNTPC Paper No. A/KTN/77)
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Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary shop and services with ancillary staff canteen for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, four public comments from individuals, with one indicating no comment and three objecting to the application, were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not in line with the planning intention of “Other Specified Uses” annotated “Amenity Area” and an area shown as ‘Road’, the site fell within the Remaining Phase of Kwu Tung North New Development Area projects. Approval of the application on a temporary basis for three years would not jeopardise the long-term development of the site. The proposed development was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comments on the application. The site was the subject of a previously approved application for the same use submitted by the same applicant, which was revoked due to non-compliance with approval conditions. Should the application be approved, shorter compliance periods were recommended in order to closely monitor the progress on compliance with approval conditions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

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 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) only private car as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to 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 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.9.2021;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (f) 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 25.9.2021;
- (g) in relation to (g) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.12.2021;

- (h) the submission of a landscape proposal within 3 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 25.9.2021;
- (i) in relation to (h) above, the implementation of the landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 25.12.2021;
- (j) 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; and
- (k) if any of the above planning condition (d), (e), (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/496 Renewal of Planning Approval for Temporary Social Welfare Facility (Private Residential Care Home for Persons with Disabilities) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 382 S.A, 382 S.B, 382 S.C, 382 S.D and 382 RP in D.D.94, Hang Tau, Sheung Shui
(RNTPC Paper No. A/NE-KTS/496)

67. The Secretary reported that the application site was located in Kwu Tung South and in the vicinity of Hong Kong Golf Club. Dr Lawrence K.C. Li had declared an interest

on the item for being a member of the Hong Kong Golf Club. As the interest of Dr Lawrence K.C. Li in relation to Hong Kong Golf Club was indirect, the Committee agreed that he could stay in the meeting.

68. The Committee noted that the application was for renewal of planning approval for temporary social welfare facility (private residential care home for persons with disabilities) for a period of three years. During the statutory publication period, one public comment from an individual indicating no comment was received.

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

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 21.7.2021 to 20.7.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2021;

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

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 20

Section 16 Application

[Open Meeting]

A/NE-KTS/497 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot No. 452 S.A in D.D. 100, Tsiu Keng Pang Uk, Sheung Shui
(RNTPC Paper No. A/NE-KTS/497)

72. The Committee noted that the applicant’s representative requested on 22.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

73. 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 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/307 Proposed Temporary Logistics Centre for a Period of 3 Years in
“Industrial (Group D)” Zone, Lot 598 S.C (Part) in D.D. 114 and
Adjoining Government Land, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/307)

Presentation and Question Sessions

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

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

technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

75. In response to a Member's question, Mr Patrick M.Y. Fung, STP/FSYLE, said that according to the Definition of Terms used in statutory plans, logistics centre was for any premises which provided logistics support for business, such as freight management, inventory control, storage, packaging and consolidation of goods for distribution while warehouse was for storage of raw materials and goods. For the "I(D)" zone, warehouse which mainly involved storage use was always permitted while logistics centre which usually involved freight management and use of heavy vehicles might have traffic impact and hence was a Column 2 use which required planning permission. Having considered the traffic analysis submitted by the applicant, the Commissioner for Transport had no objection to the application.

Deliberation Session

76. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

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

any time during the planning approval period;

- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.12.2021;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.3.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.3.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[Dr Venus Y.H. Lun joined the meeting at this point.]

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/308 Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/308)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary shop and services (car audio shop) and ancillary office for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. While the proposed use was not entirely in line with the planning intentions of the “Agriculture” (“AGR”) and “Village Type Development” (“V”) zones and the Director of Agriculture, Fisheries and Conservation did not support the application as the site possessed agricultural rehabilitation, the District Lands Officer/Yuen Long of Lands Department advised that there was no Small House application approved or under processing at the site. Approval of

the application on a temporary basis for three years would not frustrate the long-term planning intentions of the “AGR” and “V” zones. The proposed use was considered not incompatible with the surrounding areas. Concerned government departments had no objection to or no adverse comments on the application. The site was the subject of previous planning approvals, with the last application submitted by the same applicant for the same use which was subsequently revoked due to non-compliance with approval conditions. Should the application be approved, shorter compliance periods were recommended in order to closely monitor the progress on compliance with approval conditions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

79. Members had no question on the application.

Deliberation Session

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 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 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 25.9.2021;

- (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 25.12.2021;
- (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 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.9.2021;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the “Agriculture” portion of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/309 Renewal of Planning Approval for Temporary Office with Ancillary Storage Area and Car Parking for a Period of 3 Years in “Village Type Development” Zone, Lot 1289 S.F RP in D.D. 114, Kam Sheung Road, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/309)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the renewal of planning approval for temporary office with ancillary storage area and car parking for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comment received, the comments of

government departments and planning assessments above were relevant.

83. Members had no question on the application.

Deliberation Session

84. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 4.8.2021 until 3.8.2024 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 Saturdays, Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (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 submission of a fire services 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 4.2.2022;
- (g) in relation to (f) above, the implementation of the fire service installations

proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.5.2022;

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

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

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

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/768 Proposed Temporary Shop and Services (motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long (RNTPC Paper No. A/YL-KTN/768)

Presentation and Question Sessions

86. Mr Wallace W.K. Tang, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;

- (b) the proposed temporary shop and services (motor-vehicle showroom) and public vehicle park (excluding container vehicle) for a period of five years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three public comments from individuals objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, the District Lands Officer/Yuen Long, Lands Department advised that there was no Small House application approved or under processing at the site. Approval of the application on a temporary basis for five years would not jeopardise the long-term planning intention of the “V” zone. The proposed use was considered not incompatible with the surrounding area. Concerned government departments had no objection to or no adverse comment on the application. The site was the subject of a previously approved application for public vehicle park submitted by the same applicant, which was revoked due to non-compliance with approval conditions. Should the application be approved, shorter compliance periods were recommended in order to closely monitor the progress on compliance with approval conditions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

87. Members had no question on the application.

Deliberation Session

88. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.6.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) for motor-vehicle showroom, no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium or heavy goods 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) a notice should be posted at a prominent location of the site to indicate that 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 all times during the planning approval period;
- (d) for public vehicle park, 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;
- (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 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 25.9.2021;
- (g) in relation to (f) 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 25.12.2021;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (i) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.9.2021;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (k) if any of the above planning condition (a), (b), (c), (d), (e) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning condition (f), (g), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/889 Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long
(RNTPC Paper No. A/YL-KTS/889)

Presentation and Question Sessions

90. Mr Wallace W.K. Tang, STP/FSYLE, presented the application and covered the

following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services (vehicle showroom) for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, three public comments from a Yuen Long District Council member and two individuals objecting to the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper. Whilst the proposed use was not in line with the planning intention of the “Other Specified Uses” annotated “Rural Use” (“OU(RU)”) zone, there was no known development programme for the site. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “OU(RU)” zone. The proposed use was considered not incompatible with the surrounding area. Concerned government departments had no objection to or no adverse comment on the application. There were 10 approved previous applications at the site and two approved similar applications within the same “OU(RU)” zone. Approval of the application was in line with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

91. Members had no question on the application.

Deliberation Session

92. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 9:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the site at any time during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.12.2021;
- (f) in relation to (e) above, the implementation of the revised 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 25.3.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a landscape proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Planning or of the TPB by 25.12.2021;
- (i) in relation to (h) above, the implementation of the landscape proposal

within 9 months from the date of the planning approval to the satisfaction of the Director of Planning or of the TPB by 25.3.2022;

- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.3.2022;
- (l) 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
- (m) if any of the above planning condition (e), (f), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-KTS/890 Temporary Shop and Services and Eating Place for a Period of 5 Years in “Village Type Development” Zone, Lot 390 RP (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/890)

94. The Committee noted that the applicant requested on 9.6.2021 deferment of

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

95. 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 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/891 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for
a Period of 3 Years in "Agriculture" Zone, Lots 125 and 126 in D.D.
113, Ma On Kong, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/891)

Presentation and Question Sessions

96. Mr Wallace W.K. Tang, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary animal boarding establishment (dog kennel) for a period of three years;

- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from Kadoorie Farm and Botanic Garden Corporation and an individual objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the site possessed potential for agricultural rehabilitation, approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding areas. The Chief Town Planner/Urban Design and Landscape, PlanD had some reservations on the application as tree removal and site formation works had taken place within the site, but considered that approval of the application might not result in significant adverse landscape impact. Other concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

97. In response to a Member's enquiry on a similar application, Mr Wallace W.K. Tang, STP/FSYLE, said that the similar application (No. A/YL-KTS/885) for temporary animal boarding establishment was rejected by the Committee on the ground that the applicant failed to demonstrate how the access arrangement and interface with the existing warehouse occupying the site and adjoining area could be addressed. In response to another Member's question, Mr Wallace W.K. Tang said that the traffic generated from an animal boarding establishment and a warehouse might be different depending on the development scale, car parking spaces provided, and types of vehicles used, etc. The Transport Department (TD) would consider each planning application based on its proposal. For the subject application, only four private car parking spaces would be provided at the site and the

Commissioner for Transport had no adverse comment on the application. The Chairman supplemented that as compared with an animal boarding establishment, a warehouse would likely generate more traffic flow and might also involve the use of heavy vehicles, and hence the resultant traffic impact might be different.

Deliberation Session

98. With regard to the traffic impacts and requirements between a warehouse and an animal boarding establishment, Mr Ken K.K. Yip, Chief Traffic Engineer/New Territories East, TD, said that TD would consider each application on a case by case basis. That said, in general, heavy vehicles would commonly be used to support the operation of a warehouse but not for an animal boarding establishment. In that connection, the access requirements for a warehouse and an animal boarding establishment would also be different. For warehouse use, apart from the generation of more traffic, a larger parking area with adequate manoeuvring space on the site was also required.

99. A Member, whilst having no objection to the application, was concerned that given an animal boarding establishment was subject to less stringent requirement in traffic terms, some sites with planning permission granted for such use might in fact be used for warehouse. The Chairman remarked that should there be uses at the site not in line with the approved use, appropriate planning enforcement action would be undertaken.

100. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 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) all animals shall be kept inside the enclosed structures on the site, as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system, portable loud speaker, any form of audio amplification system or whistle blowing is allowed to be used on the site at

any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.12.2021;
- (f) in relation to (e) above, the implementation of the revised 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 25.3.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.3.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an

amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-PH/875 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lots 986 (Part), 987, 988, 1221 S.A (Part), 1221 RP (Part) and 1230 (Part) in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/875A)

102. The Committee noted that the applicant’s representative requested on 17.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-MP/305 Proposed Utility Installation for Private Project (Underground Stormwater Drainage Pipe) and associated Filling and Excavation of Land in “Conservation Area” and “Government, Institution or Community” Zones, Government Land in D.D. 101 and 104, Tam Kon Chau Road, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/305)

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-ST/591 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 34 in D.D. 102, San Lung Tsuen, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/591)

105. The Committee noted that the applicant requested on 15.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental and public comments. It was the first time that the applicant requested deferment of the application.

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

meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[The Chairman thanked Ms S.H. Lam, Mr Patrick M.Y. Fung and Mr Wallace W.K. Tang, STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Simon P.H. Chan, Mr Alexander W.Y. Mak, 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 31

Section 16 Application

[Open Meeting]

A/TM-SKW/111 Proposed House (New Territories Exempted House - Small House) in "Green Belt" Zone, Lot 399 RP and 412 RP in D.D.378, So Kwun Wat, Tuen Mun

(RNTPC Paper No. A/TM-SKW/111)

107. The Committee noted that the applicant's representative requested on 21.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

108. 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 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/307 Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years in "Government, Institution or Community" Zone and area shown as 'Road', Lots 3305 RP (Part), 3306 (Part), 3307 RP, 3310 S.A RP (Part), 3310 S.B (Part), 3311 RP, 3312 S.A (Part), 3312 S.B, 3313 (Part) and 3314 (Part) in D.D. 129, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/307)

109. The Committee noted that the application was for renewal of planning approval for temporary logistics centre and ancillary tyre repair workshop for a period of three years. During the statutory publication period, two public comments from individuals raising objection to/concerns on the application were received.

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

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 4.7.2021 to 3.7.2024 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 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 cutting, dismantling, cleansing, repairing, compaction, unpacking, re-packing, vehicle repair and workshop activity, other than tyre repair, is allowed on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing trees and landscape planting on the site shall be maintained at all times during the planning approval period;
- (f) the existing fencing on the site shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (h) the existing fire services installations shall be maintained in efficient working order at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or

of the TPB by 4.10.2021;

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

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/308 Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Various Lots in D.D. 128 and D.D. 129, Lau Fau San, Yuen Long
(RNTPC Paper No. A/HSK/308)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary public vehicle park (excluding container vehicle) for a period of five years;
- (c) departmental comments were set out in paragraph 9 of the Paper;

- (d) during the statutory publication period, two public comments from individuals raising objection to/concerns on the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not in line with the planning intention of the “Village Type Development” zone, it could provide parking spaces to meet any such demand in the area. Although there were small house applications under processing within the site, the District Lands Officer/Yuen Long had no adverse comment on the application since it was only intended for a short period of five years. Approval of the application on a temporary basis would not jeopardise the long-term development of the site. The applied use was considered not incompatible with the surrounding land uses. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

114. In response to a Member's question on monitoring the types of vehicles to be parked on the site, Mr Simon P.H. Chan, STP/TMYLW, said that should the application be approved, relevant approval conditions requiring that no vehicle without valid licenses issued and no medium and heavy goods vehicles (exceeding 5.5 tonnes) were allowed to be parked/stored on the site were recommended to be imposed. Any non-compliance with the approval conditions would result in revocation of the planning permission.

Deliberation Session

115. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.6.2026 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 licenses issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no medium and heavy goods vehicles (i.e. exceeding 5.5 tonnes), including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) a notice shall be posted at a prominent location of the site at all times to indicate that only private car and light goods vehicle, as defined in the Road Traffic Ordinance, is allowed to enter/be parked on the site 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 25.12.2021;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 25.3.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;

- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.3.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/309 Temporary Vehicle Service Centre for a Period of 3 Years in “Commercial (4)” Zone and area shown as ‘Road’, Lots 3138 RP (Part), 3139 (Part), 3141 (Part), 3142, 3143 (Part), 3144 (Part), 3145, 3146, 3148 RP, 3149 RP, 3190 RP, 3198 S.B and 3200 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/309)

Presentation and Question Sessions

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

- (a) background to the application;

- (b) the temporary vehicle service centre for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, two public comments from individuals raising objection to/concerns on the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. Whilst the applied use was not in line with the planning intention of the “Commercial (4)” zone, the implementation programme for the concerned part of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) was still being formulated, and the Project Manager (West), Civil Engineering and Development Department had no objection to the application. Approval of the application on a temporary basis for three years would not jeopardise the long-term development of the area. The applied use was considered not incompatible with the surrounding land uses. The application was generally in line with the Town Planning Board Guidelines No. 13F in that the site fell within the HSK/HT NDA and previous planning approvals had been given. Other concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers in the vicinity of the site. Nevertheless, there was no environmental complaint related to the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

118. Members had no question on the application.

Deliberation Session

119. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 7:00 p.m. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) no vehicle spraying activities, as proposed by the applicant, are allowed on the site at any time during the planning approval period;
- (e) the existing landscape planting on the site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.9.2021;
- (h) 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 25.12.2021;
- (i) in relation to (h) 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 25.3.2022;

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

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

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/310 Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years in “Residential (Group A) 3” Zone and area shown as ‘Road’, Lots 844 RP (Part), 845 (Part) and 850 S.B RP (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/310)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary open storage of construction materials with ancillary office for a period of three years;

- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, two public comments from individuals raising objection to/concerns on the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. Whilst the applied use was not in line with the planning intention of the “Residential (Group A) 3” zone, the implementation programme for the concerned part of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) was still being formulated, and the Project Manager (West), Civil Engineering and Development Department had no objection to the application. Approval of the application on a temporary basis for three years would not jeopardise the long-term development of the area. The applied use was considered not incompatible with the surrounding land uses. The application was generally in line with the Town Planning Board Guidelines No. 13F in that the site fell within the HSK/HT NDA and previous planning approvals had been given. Other concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers in the vicinity of the site. Nevertheless, there was no environmental complaint related to the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

122. Members had no question on the application.

123. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 6:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing landscape planting on the site shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.9.2021;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.8.2021;
- (h) 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 25.12.2021;
- (i) in relation to (h) 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 25.3.2022;

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

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

Agenda Item 36

Section 16 Application

[Open Meeting]

A/TM-LTY Y/412 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 2” Zone, Lot 3055 in D.D. 124, Wo Ping San Tsuen, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/412)

125. The Committee noted that the applicant’s representative requested on 4.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

126. 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 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/635 Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years in "Village Type Development" Zone, Lots 390 (Part), 391, 392, 394 (Part), 395 (Part) and 403 RP (Part) in D.D. 122 and Adjoining Government Land, Sheung Cheung Wai, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/635)

127. The Secretary reported that the application site was located in Ping Shan. Mr Ricky W.Y. Yu had declared an interest on the item for his firm having a project in Ping Shan. As the interest of Mr Ricky W.Y. Yu was indirect, the Committee agreed that he could stay in the meeting.

128. The Committee noted that the application was for renewal of planning approval for temporary public vehicle park for private car and light goods vehicle for a period of three years. During the statutory publication period, two public comments from individuals objecting to the application were received. Major views were set out in paragraph 11 of the Paper.

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

130. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 21.7.2021 until 20.7.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) only private cars and light goods vehicles are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (c) a notice shall be posted at a prominent location of the site at all times to indicate that only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site during the planning approval period;
- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (e) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the site, as proposed by the applicant, at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the existing fencing on the site shall be maintained at all times during the planning approval period;

- (i) the submission of a condition record of the existing drainage facilities within 3 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.1.2022;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.4.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/636 Temporary Vehicle Park for Coaches for a Period of 3 Years in
“Village Type Development” Zone, Lots 448 (Part), 449 RP (Part), 450
(Part) and 452 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan,
Yuen Long
(RNTPC Paper No. A/YL-PS/636)

132. The Secretary reported that the application site was located in Ping Shan. Mr Ricky W.Y. Yu had declared an interest on the item for his firm having a project in Ping Shan. As the interest of Mr Ricky W.Y. Yu was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary vehicle park for coaches for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not in line with the planning intention of the “Village Type Development” (“V”) zone, the District Lands Officer/Yuen Long, Lands Department advised that there was no Small House application at the site. The applied use could provide parking spaces to meet any such

demand in the area. Approval of the application on a temporary basis for three years would not frustrate the planning intention of the “V” zone. The applied use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers in the vicinity of the site. Nevertheless, there was no substantiated environmental complaint related to the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were three approved previous applications for the same use at the site and 12 approved similar applications within the same “V” zone. Approval of the application was in line with the Committee’s previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

134. Members had no question on the application.

Deliberation Session

135. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) only coaches, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) a notice shall be posted at a prominent location of the site to indicate that only coaches are allowed to enter/be parked on the site at all times during the planning approval period;

- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (e) no vehicle washing, repairing, dismantling, car beauty and other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities within 3 months to the satisfaction of the Director of Drainage Services or of the TPB by 25.9.2021;
- (j) 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 25.12.2021;
- (k) in relation to (j) 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 25.3.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

136. 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 (Presentation and Question Sessions Only)]

A/YL-PS/637 Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years in “Comprehensive Development Area” Zone, Lot 894 RP in D.D. 122, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/637)

137. The Secretary reported that the application site was located in Ping Shan. The application was submitted by Busy Firm Investment Limited, which was a subsidiary of New World Development Company Limited (NWD). The following Members had declared interests on the item:

- | | | |
|--|---|--|
| Mr Stephen L.H. Liu
(the Vice-chairman) | - | having past business dealings with NWD; |
| Mr K.K. Cheung | - | his firm having current business dealings with NWD; |
| Dr C.H. Hau | - | being a principal lecturer and programme director of the University of Hong Kong (HKU) and K11 Concept Limited of NWD had been sponsoring his student learning projects in |

HKU since 2009; and

Mr Ricky W.Y. Yu - being the Director and Chief Executive Officer of Light Be which had received donations from Chow Tai Fook Charity Foundation (related to NWD) and his firm having a project in Ping Shan area.

138. As the interest of Dr C.H. Hau and Mr Ricky W.Y. Yu was indirect and Messrs Stephen L.H. Liu and K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

139. The Committee noted that the application was for renewal of planning approval for temporary public vehicle park (excluding container vehicle) for a period of three years. During the statutory publication period, two public comments from individuals objecting to the application were received. Major views were set out in paragraph 11 of the Paper.

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

141. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 7.7.2021 until 6.7.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (b) a notice shall be posted at a prominent location of the site at all times to

indicate that only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site, as proposed by the applicant, during the planning approval period;

- (c) a notice shall be posted at a prominent location of the site to remind drivers on pedestrian safety on the access road to the site, as proposed by the applicant, at all times during the planning approval period;
- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (e) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the site, as proposed by the applicant, at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing boundary fencing shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities within 3 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.10.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.1.2022;

- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.4.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1116 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling in “Agriculture” Zone, Lots 341 S.A, 341 S.B, 341 S.C (Part), 341 S.D, 341 S.E and 341 RP in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1116)

Presentation and Question Sessions

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

- (a) background to the application;

- (b) the proposed temporary place of recreation, sports or culture (hobby farm) for a period of five years and land filling;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed use was considered not in conflict with the planning intention of the “Agriculture” zone. The Director of Agriculture, Fisheries and Conservation had no objection to the application. The proposed use was considered not incompatible with the surrounding areas. Other concerned government departments had no objection to or no adverse comment on the application. The site was the subject of a previously approved application for the same use without involving filling of land submitted by the same applicant, which was revoked due to non-compliance with approval conditions. Should the application be approved, shorter compliance periods were recommended in order to closely monitor the progress on compliance with approval conditions. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

144. Members had no question on the application.

Deliberation Session

145. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.6.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. 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 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.12.2021;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a landscape proposal within 3 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 25.9.2021;
- (e) in relation to (d) above, the implementation of the landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 25.12.2021;
- (f) 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 25.9.2021;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (h) 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;
- (i) if any of the above planning condition (b), (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the site to

amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1117 Temporary Open Storage and Warehouse of Construction Machinery and Materials for a Period of 3 Years in “Residential (Group D)” Zone, Lots 165 S.B ss.1 (Part), 165 S.D (Part), 166 RP, 167 RP and 168 in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1117)

147. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1118 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group D)” Zone, Lot 137 (Part) in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1118)

Presentation and Question Sessions

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

- (a) background to the application;

- (b) the proposed temporary open storage of construction materials for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. Whilst the applied use was not in line with the planning intention of the “Residential (Group D)” zone, there was no known development for the site. Approval of the application on a temporary basis for three years would not jeopardise the long-term development of the site. The applied use was considered not incompatible with the surrounding land uses which comprised mainly open storage yards and warehouses. The application was generally in line with the Town Planning Board Guidelines No. 13F. Concerned government departments had no objection to or no adverse comments on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

149. Members had no question on the application.

Deliberation Session

150. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 8:00 p.m. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activity, as proposed by the applicant, is allowed on the site at all times during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.12.2021;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.3.2022;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the boundary fencing on the site shall be maintained at all times during the planning approval period;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.8.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;

- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.3.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (e), (f), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[Mr Ricky W.Y. Yu left the meeting at this point.]

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/399 Temporary Open Storage of Marble and Construction Materials with Ancillary Workshop, Vehicle/Cargo Compartments Assembly Workshop with Ancillary Parking Spaces and Loading and Unloading Spaces for Light Goods Vehicle for a Period of 3 Years in “Recreation” Zone, Lots 2093 (Part), 2094 (Part), 2095 (Part), 2096 RP (Part), 2097, 2102 S.A (Part), 2215 S.A RP (Part), 2216 (Part), 2217, 2218 RP (Part), 2219 RP (Part), 2231 RP (Part), 2233 (Part), 2234, 2235, 2236 (Part), 2237 (Part) and Adjoining Government Land in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/399)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary open storage of marble and construction materials with ancillary workshop, vehicle/cargo compartments assembly workshop with ancillary parking spaces and loading and unloading spaces for light goods vehicle for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of two years based on the assessments set out in paragraph 12 of the Paper. Whilst the applied use was not in line with the planning intention of the “Recreation” (“REC”) zone, there was no known development programme for the site. Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “REC” zone. The applied use was considered not incompatible with the surrounding environment. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers in the vicinity of the site. Nevertheless, there was no substantiated environmental complaint related to the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Since the site remained within the Category 4 areas

under the Town Planning Board Guidelines No. 13F after the last approval, a shorter approval period of two years was recommended for the applicant to expedite his relocation action. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

153. In response to a Member's question on the long term planning of the site zoned "REC", Ms Bonnie K.C. Lee, STP/TMYLW, said that the planning intention of the "REC" zone was primarily for recreational developments for the use of the general public. As the site was on private land, the recreational development would be implemented through private initiatives. The Chairman supplemented that should there be other development proposals, the land owner could also submit s.16 application or s.12A rezoning application to the Town Planning Board for consideration.

Deliberation Session

154. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 2 years until 25.6.2023 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium and heavy goods vehicle exceeding 5.5 tonnes, including container trailer/tractor, as defined in the Roads Traffic Ordinance, as proposed by the applicant, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (d) no vehicle over 10 m long is allowed to enter/ exit or to be parked/stored on the site at any time during the planning approval period;

- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing fencing on the site shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.9.2021;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.8.2021;
- (j) the submission of a revised 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 25.12.2021;
- (k) in relation to (j) above, the implementation of the revised 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 25.3.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 44

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/400 Proposed Temporary Open Storage (Dump Box) for a Period of 3 Years in “Recreation” Zone, Lots 1796, 1798, 1802, 1803, 1804, 1805 and 1806 in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/400)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary open storage (dump box) for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, four public comments from individuals objecting to the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD did not support the application based on the assessments set out in paragraph 12 of the Paper. The proposed use was not in line with the planning intention of the “Recreation” zone and there was no strong planning justification given in the submission for a departure from such planning intention, even on a temporary basis. Although the proposed use was considered not

incompatible with the surrounding land uses, the application was not in line with the Town Planning Board Guidelines No. 13F (TPB PG-No. 13F) in that there was no previous planning approval at the site and there were adverse comments from concerned government departments. The Commissioner for Transport did not support the application as the proposed use would involve medium goods vehicles travelling to/from Deep Bay Road which was a single lane road and the applicants failed to demonstrate that the nearby public road network had adequate traffic capacity to accommodate the proposed use. The Director of Environmental Protection did not support the application as the proposed use would involve the use of heavy vehicles and there were sensitive receivers in the vicinity of the site and environmental nuisance was expected. The Chief Engineer/Mainland North, Drainage Services Department had reservation on the application as the proposed use might affect the pond and watercourse and no drainage proposal was submitted. The Chief Town Planner/Urban Design and Landscape, PlanD had reservation on the application as the proposed use would result in general degradation of the rural landscape character. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

157. Members had no question on the application.

Deliberation Session

158. Regarding the consideration for the approved similar applications in the area, Members noted that the assessment criteria for such applications were set out in the TPB PG-No. 13F. Under the guidelines, for sites falling within Category 3 areas, applications would normally not be favourably considered unless the applications were on sites with previous planning approvals, the associated approval conditions had been complied with and there was no objection from government departments.

159. 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 “Recreation” zone which is primarily for recreational developments for the use of the general public and to encourage the development of active and/or passive recreation and tourism/eco-tourism. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the proposed use is not in line with the Town Planning Board Guidelines No. 13F for Application for Open Storage and Port Back-up Uses in that no previous approval had been granted for the site and the applicants fail to demonstrate that the proposed use would not generate adverse traffic and environmental impacts on the surrounding areas.”

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/510 Proposed Houses in “Residential (Group D)” Zone, Lots 4989 RP, 4990 and 4991 in D.D. 116, Shung Ching San Tsuen, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/510B)

160. The Committee noted that the applicant’s representative requested on 21.6.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

161. 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, no further deferment would be granted unless under very special circumstances.

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/512 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for
a Period of 3 Years in "Agriculture" Zone, Lot 1284 in D.D. 118, Tai
Shu Ha Road West, Yuen Long
(RNTPC Paper No. A/YL-TT/512A)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary animal boarding establishment (dog kennel) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three public comments from Kadoorie Farm and Botanic Garden Corporation, Hong Kong Bird Watching Society and an individual objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the

application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the site possessed potential for agricultural rehabilitation, approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding uses. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

163. Members had no question on the application.

Deliberation Session

164. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

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

allowed on the site during the planning approval period;

- (e) 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;
- (f) 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;
- (g) the existing boundary fencing on the site 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 Director of Highways or of the TPB by 25.12.2021;
- (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 Director of Highways or of the TPB by 25.3.2022;
- (j) 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 25.12.2021;
- (k) in relation to (j) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (l) 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 25.12.2021;
- (m) in relation to (l) 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 25.3.2022;

- (n) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (k) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (o) if any of the above planning condition (h), (i), (j), (l) and (m) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (p) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1095 Proposed Temporary Shop and Services and Wholesale of Carpet for a Period of 3 Years in “Residential (Group B) 1” and “Government, Institution or Community” Zones, Lots 1140 S.D RP, 1141 S.C, 1141 S.D ss.2, 1141 S.D RP, 1142 S.G, 1142 S.H, 1142 S.I, 1142 S.K (Part) and 1152 S.C RP in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1095)

Presentation and Question Sessions

166. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the

following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services and wholesale of carpet for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals, with one objecting to the application and the other raising concerns on the application, were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Whilst the site fell within an area zoned “Residential – Zone 5” on the Revised Recommended Outline Development Plan of Yuen Long South Development, the Chief Engineer/Cross-boundary Infrastructure and Development, PlanD and the Project Manager (West), Civil Engineering and Development Department had no objection to the application. Approval of the application on a temporary basis for three years would not jeopardise the long-term development of the area. The proposed use was considered not incompatible with the surrounding uses. Other concerned government departments had no objection to or no adverse comment on the application. There were four approved previous applications for the same use at the site and six approved similar applications within/straddling the same “Residential (Group B) 1” zone. Approval of the application was in line with the Committee’s previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

167. Members had no question on the application.

Deliberation Session

168. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.9.2021;
- (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 25.12.2021;
- (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 25.3.2022;
- (g) 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; and
- (h) if any of the above planning condition (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.”

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

Agenda Item 48

Section 16 Application

[Open Meeting]

A/YL-TYST/1096 Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lots 990 (Part), 991 (Part), 994 (Part), 1025 (Part) and 1026 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1096)

170. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 49

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1097 Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years in “Undetermined” Zone, Lots 773 (Part), 774 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1097)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary warehouse for storage of electronic parts, construction materials and vehicle parts for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three public comments from individuals, with two objecting to the application and the remaining one raising concerns on the application, were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. The applied use was not in conflict with the planning intention of the “Undetermined” (“U”) zone which was to cater for the continuing demand for open storage but was so designated due to traffic capacity concern. In that regard, the Commissioner for Transport had no adverse comment on the application. Whilst the site mainly fell within an area zoned “Residential - Zone 2 (Subsidised Sale Flats with Commercial)” and “Amenity” on the Revised Recommended Outline Development Plan of Yuen Long South Development, the Chief Engineer/Cross-Boundary Infrastructure and Development, PlanD and the Project Manager (West), Civil Engineering and Development Department had no objection to the application. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the area. The applied use was considered not incompatible with the surrounding uses. Other concerned government departments had no objection to or no adverse comments on the application. There were nine approved previous applications for warehouse uses at the site and 80 approved similar applications within/straddling the same “U” zone. Approval of the application was in line with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and

planning assessments above were relevant.

172. Members had no question on the application.

Deliberation Session

173. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles, including container tractor/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.12.2021;
- (f) in relation to (e) above, the implementation of the revised 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 25.3.2022;
- (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 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 25.12.2021;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.3.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1098 Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials for a Period of 3 Years in “Other Specified Uses” annotated “Storage and Workshop Use” Zone and area shown as ‘Road’, Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP and 2008 S.F ss.1 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1098)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary logistics centre and warehouse for storage of recyclable materials for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, two public comments from individuals, with one objecting to the application and the other providing views on the application, were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper. The warehouse use was always permitted within the “Other Specified Uses” annotated “Storage and Workshop Use” (“OU(SW)”) zone, while the logistics centre was generally not in conflict with the planning intention of the “OU(SW)” zone. The site mainly fell within an area zoned “Other Specified Uses (Storage Use)” and partly fell within an area shown as ‘Road’ on the Revised Recommended Outline Development Plan of Yuen Long South Development, and the Chief Engineer/Cross-Boundary Infrastructure and Development, PlanD and the Project Manager (West), Civil Engineering and Development Department had no objection to the application. Approval of the application on a temporary basis for three years would not jeopardise the long-term development of the area. The applied use was considered not incompatible with the surrounding uses. Other concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers in the vicinity of the site. Nevertheless, there was no environmental complaint related to the site in the past three years. To

minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There was one previously approved application for the same use at the site. Approval of the application was consistent with the Committee's previous decision. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

176. Members had no question on the application.

Deliberation Session

177. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activities and no storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) and any type of electronic waste, as proposed by the applicant, are allowed on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) 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 25.12.2021;

- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.12.2021;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.3.2022;
- (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.”

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

[The Chairman thanked Mr Simon P.H. Chan, Mr Alexander W.Y. Mak, 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.]

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Any Other Business

179. There being no other business, the meeting was closed at 5:20 p.m.