

TOWN PLANNING BOARD

Minutes of 678th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 27.8.2021

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr 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 West,
Transport Department
Ms Carrie K.Y. Leung

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

Absent with Apologies

Dr Lawrence K.C. Li

Mr L.T. Kwok

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 Andrea W.Y. Yan

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 677th RNTPC Meeting held on 13.8.2021

[Open Meeting]

2. The draft minutes of the 677th RNTPC meeting held on 13.8.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/YL-NSW/6 Application for Amendment to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”, Various Lots in D.D. 115 and Adjoining Government Land, Nam Sang Wai, Yuen Long
(RNTPC Paper No. Y/YL-NSW/6B)

4. The Secretary reported that Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicants and Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with ARUP.

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

6. The Committee noted that the applicants’ representative requested on 18.8.2021 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 applicants requested deferment of the application. Since the last deferment, the applicants had submitted further information including new/revised technical assessments to address departmental comments.

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

information submitted by the applicants 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 applicants 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.

Tuen Mun and Yuen Long West District

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

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

8. The Secretary reported that T.K. Tsui-Gabriel Yu Limited (TKT) was one of the consultants of the applicant and Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with TKT.

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

Presentation and Question Sessions

10. 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 Steven Y.H. Siu | - | Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW) |

Applicant's Representatives

Star Success International Limited

Mr Simon Kan
Mr Ernest Lee
Mr Kevin Leung
Mr Y.K. Chan
Mr Barry Chan
Ms M.Y. Kong
Ms Jessica Mok
Mr Edmond Yew

KTA Planning Limited

Mr Kenneth To
Ms Gladys Ng

GYU Limited

Mr Leo Leung

CKM Asia Limited

Mr Kim Chin

Ramboll Hong Kong Limited

Mr Calvin Chiu

11. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.
12. With the aid of a PowerPoint presentation, 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 rezoning of the application site (the Site) from “Other Specified Uses” annotated “Business” (“OU(B)”) to a new sub-zone “Residential (Group E) 2” (“R(E)2”) on the draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/24, with provision in the Notes that any floor space dedicated for government, institution and community (GIC) facilities, as required by the Government, might be disregarded;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication periods, a total of 73 public comments were received, including 30 objecting comments from the village representatives of Sai Pin Wai, Ping Shan Rural Committee and individuals, 39 supporting comments from individuals, and four comments from MTR Corporation Limited and individuals providing views on the application. 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 the subject of a previously approved application No. A/YL/259 for proposed minor relaxation of plot ratio (PR) restriction for permitted office, shop and services and eating place uses to facilitate redevelopment of the subject industrial building (IB) under the IB Revitalisation Policy. Notwithstanding the current rezoning application, the industrial uses/floor spaces within the current IB would be forgone upon the impending redevelopment. As such, the application could be considered on its individual merits and circumstances. In that connection, the Director-General of Trade and Industry had no comment on the proposed rezoning. Given its fringe location within the Tung Tau Industrial Area (TTIA) and with various open spaces and residential uses nearby, the proposed residential development with some commercial floor spaces and social welfare facilities was considered generally not incompatible with the surrounding land uses. The proposed domestic PR of 5 and non-domestic PR of 0.22, as well as the proposed

building height (BH) of 85mPD were generally in line/same as the prevailing PR and BH restriction of the “OU(B)” and “R(E)1” zones and the development intensity of the surrounding developments. Although the proposed scheme was indicative in nature and might be subject to change at the s.16 planning application stage, the applicant had undertaken that social welfare facilities would be provided in the proposed residential development. The applicant had also proposed various planning and design merits. 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.

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

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

Background of TTIA

- (a) TTIA was first developed in 1980s, which formed part of the Yuen Long New Town development. TTIA was mainly zoned “Industrial” (“I”) on the draft Yuen Long OZP No. S/YL/1 gazetted in 1991. Due to the migration of factories to the Mainland in the 1980s, less than half of the land in TTIA was developed for IB in the 1990s;
- (b) in 2001, the Committee agreed that the then “I” zones in TTIA should be rezoned to “OU(B)” so as to provide flexibility for suitable commercial uses within industrial premises whilst allowing gradual transformation to business and other uses in TTIA. The Long Ping Station, which was located to the west of the Site, was put into service in 2003. Subsequently, some sites to the east and south of TTIA were gradually developed for residential uses, such as The Parcville;

- (c) in 2011, based on the recommendations of the “Report on the Area Assessments 2009 of Industrial Land in the Territory” (the 2009 Area Assessment), a strip of land located at the western/northern fringe of TTIA was rezoned from “OU(B)” and “OU(B)1” to “R(E)1” on the OZP with a view to phasing out the existing industrial uses through redevelopment for residential use;
- (d) with reference to an aerial photo taken in 2020, some of the sites zoned “R(E)1” or “Residential (Group A) 5” (“R(A)5”) within TTIA were developed for residential use, namely Twin Regency, Wang Fu Court and The Spectra;
- (e) despite the rezoning of TTIA from “I” to “OU(B)” in 2001, there was no sign of transformation except a site (i.e. Yuen Long Town Lot No. 532) which was under construction for commercial use;

The Site and its Surrounding Developments

- (f) the Site was occupied by an IB, namely Lai Sun Yuen Long Centre, with a large site coverage which lacked at-grade landscaping and commercial uses to attract visitors. The western/northern portion of TTIA and the area to the east and south of TTIA were mainly occupied by residential developments;

The Proposed Residential Development

- (g) the Site, located at the periphery of the “OU(B)” zone, was solely owned by the applicant which would be immediately available for redevelopment. Apart from the proposed residential development providing 828 units, retail and GIC facilities (including short-term food assistance service team, one team for home care services for frail elderly persons (2-team size non-kitchen based) and 120-place day care centre for the elderly (kitchen-based)) would also be provided at the Site, which would help create a vibrant living environment and a harmonious neighbourhood;

- (h) the applicant had demonstrated in the submission that the existing infrastructures were capable of absorbing the traffic and the sewage generated by the proposed development. Appropriate mitigation measures would be adopted to address any potential adverse impacts; and
- (i) should the current rezoning application be approved, same as other residential developments in the “R(E)” zone, a s.16 application would be submitted prior to implementation of the proposed residential development at the Site.

[Mr Peter K.T. Yuen joined the meeting during Ms Ng’s presentation.]

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

15. The Vice-Chairman and some Members raised the following questions:

- (a) major differences between the Yuen Long Industrial Estate (YLIE) and TTIA, in terms of the mode of operation and future development;
- (b) the overall vacancy rate of business/commercial uses in TTIA and Yuen Long area;
- (c) the local employment in Yuen Long;
- (d) the development intensity of the residential zones in the vicinity of the Site; and
- (e) whether the current application for rezoning from “OU(B)” to “R(E)2” was the first of its kind initiated by the private sector in TTIA.

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

- (a) YLIE was managed by the Hong Kong Science and Technology Parks Corporation (HKSTPC). Land in the YLIE would only be granted to

industrialists who met the relevant admission criteria set by HKSTPC. Based on the available information, the sites within YLIE had not been fully utilised and there was room for further development. Moreover, HKSTPC had been supporting re-industrialisation through industrial upgrading and transformation in YLIE, such as developing a microelectronic centre in YLIE. As for TTIA, based on the findings of land use reviews, the land had been rezoned from “I” to “OU(B)” or “R(E)” zones to allow gradual transformation from industrial use to commercial, residential and other uses;

- (b) according to the findings and observations of the 2014 Area Assessments, warehouse/storage use was the largest user in TTIA, and the overall vacancy rate was low. A commercial site (i.e. Yuen Long Town Lot No. 532) in TTIA was under construction while there were some business/commercial buildings in Yuen Long Town Centre. With regard to the overall vacancy rate for business/commercial uses in Yuen Long area, no information was available at hand;
- (c) according to the 2016 Population By-Census, the working population in Yuen Long New Town was about 82,000 persons with about 13,500 persons working in the same district;
- (d) to the east of the Site were residential developments on land zoned “R(B)1” (One Regent Place with a maximum PR restriction of 3) and “R(B)2” (The Parcville with a maximum PR restriction of 3) and some villages which were zoned “Village Type Development”. To the south were residential developments on land zoned “R(A)” with a maximum domestic PR of 5 (i.e. Long Ching Estate and Yuccie Square) as well as a site currently occupied by an IB which fell within an area zoned “R(E)” with a maximum PR of 5;
- (e) apart from an earlier withdrawn rezoning application concerning the Site, the current application was the first rezoning application for residential use initiated by the private sector in TTIA. The two existing “R(E)1” zones within TTIA were previously rezoned by the Government based on the findings of the 2009 Area Assessments;

17. The Chairman enquired on the reasons for submitting the current application having noted that the Site was the subject of a recently approved s.16 application No. A/YL/259 for proposed minor relaxation of PR restriction of 20% for commercial uses under the IB Revitalisation Policy. In response, Mr Kenneth To, the applicant's representative, said that as stated in their presentation, there was only one new commercial building under development (i.e. Yuen Long Town Lot No. 532) within TTIA in the past 20 years. Widespread transformation of TTIA into general business uses had not been realised despite its rezoning from "I" to "OU(B)" in 2001. Having taken into consideration the imminent needs for housing and social welfare facilities, the peripheral location of the Site in TTIA and compatibility of residential use with the surrounding developments, the applicant considered that the Site was more suitable for the proposed residential development. Should there be a need for general business uses in the area, the said commercial building under construction in TTIA and the planned commercial developments in the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) could provide commercial/office floor space to meet any such demand.

18. 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

19. The Chairman recapitulated the background of the application and TTIA. Members noted that should the current rezoning application be approved, subsequent s.16 application for the proposed residential development would be required under the proposed "R(E)2" zone so as to address the potential industrial/residential interface issue.

20. Members noted that the said commercial building under construction in TTIA was previously occupied by a bus depot. Members also noted that the two existing IBs, namely Yuen Long Trading Centre and Dah Chong Hong (Motor Service Centre) Limited, as shown

on Plan Z-5 of the Paper was in existence before rezoning of the sites to “R(E)1” and the land owner(s) had not yet put forth any proposal to redevelop the IBs for residential use.

21. While agreeing with the applicant’s observation that the transformation of TTIA into general business uses had not been realised in the past 20 years and the land could be used for residential development to meet the imminent housing need, a Member was concerned whether approval of the current application would set a precedent for similar applications within TTIA and the cumulative loss of industrial floor space might affect the local employment in Yuen Long. The Chairman remarked that each application would be considered on its own individual merits, and the applicant should demonstrate that the proposed development was compatible with the surrounding developments, technically feasible and would not cause insurmountable adverse impact on the surroundings. Regarding the local employment, the Innovation and Technology Bureau had been working with HKSTPC to review the utilisation and long-term development direction of the YLIE, and HSK/HT NDA would serve as the regional economic hub for Northwest New Territories to provide new land for various economic land uses such as commercial, office and logistic uses. Both the YLIE and HSK/HT NDA would bring job opportunities to the residents in Yuen Long and help reduce the imbalance in the spatial distribution of population and jobs. Other Members in general had no objection to the rezoning application.

22. After deliberation, the Committee decided to agree to the application by rezoning the application site from “Other Specified Uses” annotated “Business” to “Residential (Group E) 2”. Amendments to the Yuen Long Outline Zoning Plan would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Sai Kung and Islands District

[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]

A/SK-PK/266 Proposed Filling and Excavation of Land (Installation of Electricity Meter and Water Meter, and for Permitted Agricultural Use) in “Conservation Area” Zone, Lots 152 S.A and 152 RP in D.D. 220, Sai Kung
(RNTPC Paper No. A/SK-PK/266)

23. The Committee noted that the applicant requested on 20.8.2021 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.

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

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBS/39 Proposed Public Utility Installation (Package Substation and Underground Cables) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 241, Po Toi O, Clear Water Bay
(RNTPC Paper No. A/SK-CWBS/39A)

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

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

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

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

26. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily during the deliberation of the item. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

27. 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 proposed public utility installation (package substation and underground

cables) and associated excavation of land;

- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication periods, a total of three public comments from individuals, including one supporting comment, one objecting comment and one providing views on the application, were received. Major views were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. The proposed package substation and underground cables were for enhancement of the security and reliability of electricity supply to the village development in Po Toi O, and therefore could be considered as an essential infrastructure project, which might be permitted in the “Conservation Area” zone. The location of the proposed development had been selected taking into account the requirement for close proximity to the existing underground supply system, existence of nearby burial ground and villagers’ feng shui concerns. The proposed development was considered not incompatible with the surrounding areas. The proposed cable trench had been re-aligned to minimise the potential impact on the tree root. 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.

28. Members had no question on the application.

[Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

Deliberation Session

29. 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 27.8.2025, and after the said date, the permission should cease to have effect

unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition:

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

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

[Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong rejoined the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting]

A/TKO/123 Proposed School in “Green Belt” Zone, Lot No. 146 in D.D.224, Hang Hau, Tseung Kwan O
(RNTPC Paper No. A/TKO/123)

31. The Secretary reported that the application site was located in Tseung Kwan O and Mr L.T. Kwok had declared an interest on the item for being the Chief Executive of the Christian Family Service Centre which had 14 social service units in Tseung Kwan O.

32. The Committee noted that the applicant had requested deferment of consideration of the application and Mr L.T. Kwok had tendered an apology for being unable to attend the meeting.

33. The Committee noted that the applicant’s representative requested on 12.8.2021 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.

34. 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 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

Agenda Item 7A

[Open Meeting]

Proposed Amendments to the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
(RNTPC Paper No. 7/21)

35. The Secretary reported that the proposed amendments mainly involved two sites in Tai Po, including a public housing site to be developed by the Hong Kong Housing Authority (HKHA) which was supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD), and a site under an agreed s.12A application No. Y/TP/28 which was submitted by Ford World Development Limited (a subsidiary of Henderson Land Development Company Limited (HLD)) and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

- Dr C.H. Hau - having past business dealings with HLD, being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD before, currently conducting contract research project with CEDD and having past business dealings with AECOM;
- Mr Gavin C.T. Tse
*(as Chief Engineer
(Works), Home Affairs
Department)* - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;
- Mr Stephen L.H. Liu - being a member of the Council of Hong Kong Polytechnic University (PolyU) which had obtained sponsorship from HLD before;
- Mr K.K. Cheung - his firm having current business dealings with HKHA and HLD;
- Mr L.T. Kwok - his serving organisation operating a social service team which was supported by HKHA and openly bid funding from HKHA;
- Dr Lawrence K.C. Li - being the Deputy Chairman of the Council of the PolyU which had obtained sponsorship from HLD before;
- Dr Venus Y.H. Lun - owning a property in Tai Po;
- Dr Conrad T.C. Wong - having current business dealings with HKHA;
- Mr Y.S. Wong - being a member of Funds Management Subcommittee of HKHA; and

Mr Peter K.T. Yuen - being a member of the Board of Governors of the Hong Kong Arts Centre which had received a donation from an Executive Director of HLD before.

36. The Committee noted that Mr L.T. Kwok and Dr Lawrence K.C. Li had tendered apologies for being unable to attend the meeting.

37. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments, including those for public housing development, were the subject of amendments to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item only needed to be recorded and they could stay in the meeting. As the interests of Messrs Stephen L.H. Liu and Peter K.T. Yuen were indirect, Dr C.H. Hau and Mr K.K. Cheung had no involvement in the proposed amendment item relating to HLD, and the property owned by Dr Venus Y.H. Lun had no direct view of the sites under the proposed amendment items, the Committee agreed that they could stay in the meeting.

Presentation and Question Session

38. The following government representatives and the consultants were invited to the meeting at this point:

PlanD

Ms Jessica H.F. Chu - District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)

Ms Kathy C.L. Chan - Senior Town Planner/Shan Tin, Tai Po and North

CEDD

Mr K.H. Tao - Project Team Leader/Project (PTL/P)

Mr Johnny C.P. Chan - Senior Engineer/Project

Housing Department

Ms Regina M.L. Chan - Senior Planning Officer

Ms Kerry K.K. Lee - Planning Officer

Transport Department

Mr H.F. Pang - Engineer/Tai Po (E/TP)

Consultants

Mr Stanley Y.K. Chow

Mr Howard C.K. Fung

} Atkins China Limited (Atkins)

39. The Chairman extended a welcome and invited the government representatives to brief Members on the Paper. With the aid of a PowerPoint presentation, Ms Jessica H.F. Chu, DPO/STN, PlanD presented the proposed amendments as detailed in the Paper and covered the following main points:

Background

- (a) to meet the pressing need for housing land supply, a “Green Belt” (“GB”) site at To Yuen Tung, Ma Wo Road in Area 6, Tai Po had been identified for public housing development for providing about 2,400 units, with government, institution and community (GIC) and social welfare facilities (SWF);
- (b) on 11.6.2021, the Committee agreed to a s.12A application (No. Y/TP/28) for rezoning a site at Yau King Lane near Tsiu Hang from “Residential (Group C) 10” (“R(C)10”) to “Residential (Group B) 11” (“R(B)11”) and “R(B)12” for private residential development for providing a total of 2,198 flats;

Proposed Amendments

- (c) Amendment Item A (about 3.87ha) – rezoning an area at To Yuen Tung, Ma

Wo Road from “GB” to “Residential (Group A) 10” (“R(A)10”) subject to a maximum plot ratio (PR) of 6.8 and a maximum building height (BH) of 135mPD;

- (d) Amendment Items B1 and B2 (about 3.64 ha) - rezoning an area at Yau King Lane near Tsiu Hang from “R(C)10” to “R(B)11” (Amendment Item B1) subject to a maximum gross floor area (GFA) of 50,981m² and a maximum BH of 55mPD, and “R(B)12” (Amendment Item B2) subject to a maximum GFA of 80,217m² and a maximum BH of 65mPD;

Technical Assessments

- (e) the EFS for the proposed public housing development (i.e. Amendment Item A) conducted by CEDD covered various technical assessments including traffic, environmental, visual, air ventilation, landscape, ecological, infrastructural, risk and land requirement aspects, which concluded that there was no insurmountable technical problem for the proposed development;
- (f) technical assessments submitted by the applicant of the rezoning application (i.e. Amendment Items B1 and B2) demonstrated that the proposed housing development would not result in any insurmountable impacts on various aspects;

Provision of GIC Facilities and Open Space

- (g) taking into account the proposed amendments, the existing and planned provision of GIC facilities and open space was generally adequate to meet the demand of the overall planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). Although there was shortfall in SWFs, various SWFs as requested by the Social Welfare Department had been incorporated in the proposed housing developments under the Amendment Items. There was a surplus of planned district and local open space in the Tai Po Planning Scheme Area.

Departmental Comments

- (h) relevant government bureaux and departments (B/Ds) had no objection to or no adverse comment on the proposed amendments; and

Consultation

- (i) the Planning, Housing and Works Committee of the Tai Po District Council (TPDC) was consulted on 20.7.2021 and members passed a motion objecting the Amendment Item A on the grounds of insufficient local consultation. The Tai Po Rural Committee was consulted on 26.7.2021 and members were generally in support of Amendment Item A and provided views on Amendment Items B1 and B2. Besides, a letter was received from the Vice-chairman of the Tai Po South Area Committee on 19.8.2021 expressing concerns on Amendment Item A. Major views and the responses from relevant B/Ds were set out in paragraph 10 of the Paper.

40. As the presentation by PlanD's representative had been completed, the Chairman invited questions from Members.

[Miss Winnie W.M. Ng left the meeting at this point.]

41. Some Members raised the following questions on Amendment Item A:

- (a) noting that a 18-classroom primary school would be provided, whether there was a shortfall of primary school in Tai Po;
- (b) the development intensity of the residential development located to the east of the site, namely Tak Nga Court;
- (c) the GIC facilities in the vicinity of the site;

- (d) the proposed traffic arrangements and details of the proposed exclusive flow traffic lane as stated in paragraph 4.9(c) of the Paper;
- (e) noting that a woodland compensation area (WCA) was proposed on a piece of unallocated government land in Lin Au, which was about 1.45km to the west of the site, the reasons for not providing the compensatory plantings at the site;
- (f) noting from Plan 9 of the Paper that the boundary of the WCA was irregular in shape, whether there was scope to expand the WCA for a more comprehensive and continuous woodland cover; and
- (g) how to ensure that the WCA would not be disturbed by any future development.

42. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD, Mr K.H. Tao, PTL/P, CEDD, Mr Johnny C.P. Chan, SE/P, CEDD and Mr Howard C.K. Fung, Atkins, with reference to some PowerPoint slides, made the following main points:

- (a) taking into account the planned population within areas covered by the Tai Po OZP, which was estimated to be about 299,000 persons, there would be a surplus in the provision of primary school classrooms in accordance with HKPSG. However, if the planned population of about 423,000 persons for areas within the TPDC boundary was considered, there was actually a shortfall of about seven primary school classrooms;
- (b) Tak Nga Court fell within an area zoned "R(A)" which was subject to a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5 as stipulated in the Notes of the OZP;
- (c) there were various existing GIC facilities in the vicinity of the site, such as Yan Oi Tong Jockey Club Tin Ka Ping Integrated Children and Youth Services Centre, neighbourhood elderly/community centres, post office, schools and kindergartens. As for the proposed public housing

development, a kindergarten, a 18-classroom primary school, and elderly, child care and rehabilitation facilities would also be provided;

- (d) the proposed public housing development would be served by Ma Wo Road. The adjoining Ma Shing Path was proposed to be modified to serve as the vehicular access for the proposed primary school with additional footpath and lay-by. The Preliminary Traffic Impact Assessment conducted had recommended road improvement proposals for the three existing key road junctions at Ma Wo Road/Tat Wan Road, Tat Wan Road/Nam Wan Road and Kwong Fuk Road Roundabout and an intermediate bus stop at the north of the site on Ma Wo Road to cater for the additional traffic generation and public transport demand generated by the proposed public housing development. The exclusive free flow traffic lane at the arm of Kwong Wang Street for left-turn traffic movement was proposed to the existing Kwong Fuk Road Roundabout to segregate Kwong Wang Street traffic heading to the Tolo Highway direction from the Kwong Fuk Road Roundabout;
- (e) as in-situ woodland compensation could not be achieved due to the proposed site formation works for the proposed public housing development, an off-site WCA of not less than 1.95 ha, which was mostly covered by a mosaic of shrubland and grassland, and a compensatory planting with a ratio of not less than 1:1, was proposed to compensate the felling of about 990 trees within the development site;
- (f) the land to the east and south of the WCA was privately owned or fell within the boundary of Country Park. Eastward and southward expansion was thus infeasible. Nevertheless, westward expansion of the WCA could be explored, subject to the agreement with the maintenance authority for the trees to be planted in the WCA; and
- (g) as the WCA was situated at a remote location constrained by infrastructural provision, it would unlikely be disturbed by any future development.

43. The Chairman concluded that Members generally supported the proposed public housing development under Amendment Item A and noted that CEDD would explore the feasibility of expanding the WCA under the item at the detailed design stage. As for Amendment Item B, it was incorporated in the OZP to reflect a rezoning application thoroughly discussed and agreed by the Committee on 11.6.2021.

44. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28 and that the draft Tai Po OZP No. S/TP/28A at Attachment II of the Paper (to be renumbered as S/TP/29 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised ES at Attachment IV of the Paper for the draft Tai Po OZP No. S/TP/28A (to be renumbered as S/TP/29) as an expression of the planning intentions and objective of the Town Planning Board (the Board) for various land use zonings on the OZP and agree that the revised ES was suitable for exhibition together with the OZP.

45. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

[The Chairman thanked the government representatives and the consultants for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/51 Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Agriculture” Zone, Lots 171 (Part), 172 (Part), 176 (Part) and 177 (Part) in D.D. 87, Ta Kwu Ling
(RNTPC Paper No. A/NE-HLH/51A)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary warehouse and open storage of construction machinery and construction materials 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 were received, including one comment from the Chairman of Sheung Shui District Rural Committee indicating no comment on the application, two objecting comments from Kadoorie Farm and Botanic Garden Corporation and Designing Hong Kong Limited, and one comment from an individual expressing concerns on the application. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not in line with the planning intention of the “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 entirely incompatible with the surrounding environment. The site fell within Category 2 areas under the Town Planning Board Guidelines No. 13F (TPB PG-No. 13F) and the application generally complied with the said guidelines. Other concerned government departments had no objection to or no adverse comment on the application. Whilst there were two previously rejected applications for temporary open storage uses covering part of the site before the site was reclassified from Category 3 to Category 2 under the TPB PG-No. 13F in 2020, and ten similar applications rejected by the Committee/Town Planning Board on review or dismissed by the Appeal Board Panel (Town Planning), the planning circumstances of the current application were different from those of the previous and similar applications. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

47. In response to a Member’s enquiry on the reasons for reclassification of the site under the TPB PG-No. 13F, Mr Tim T.Y. Fung, STP/STN, by referring to Plan A-1 of the Paper, explained that the site and its adjoining areas (about 21 ha) were reclassified from Category 3 to Category 2 under the TPB PG-No.13F in 2020 taking into account the findings of the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories – Feasibility Study” completed by PlanD. Applications falling within Category 3 areas would only be favourably considered if (i) the applications were on sites with previous planning approvals, (ii) there were no adverse departmental comments and local objections, (iii) technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse impacts on the surrounding areas; and (iv) the concerns of the departments and local residents could be addressed through the implementation of approval conditions, while applications falling within Category 2 areas would be favourably considered if considerations (ii) to (iv) were fulfilled. The current application generally complied with the TPB PG-No. 13F in that no major adverse departmental comments had been received on the application and the concerns of the relevant government departments could be addressed through implementation of approval conditions.

Deliberation Session

48. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation 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) 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 27.2.2022;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;
- (e) 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 8.10.2021.
- (f) 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 27.2.2022;
- (g) in relation to (f) above, the provision of the 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 27.5.2022;

- (h) the implementation of the environmental mitigation measures within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 27.5.2022;
- (i) 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
- (j) if any of the above planning condition (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.”

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/205 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” Zone, Lots 360AB (Part), 360C S.A (Part), 360D S.A (Part) and 360D RP (Part) in D.D. 87, Kong Nga Po, Sheung Shui
(RNTPC Paper No. A/NE-FTA/205)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary 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, including one comment from a North District Council member indicating no comment on the application and one objecting comment from Kadoorie Farm and Botanic Garden Corporation, were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not 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 application site (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 area. Other concerned government departments had no objection to or no adverse comment on the application. There was a previously rejected application covering part of the Site which was for a different use, i.e. proposed temporary warehouse and open storage of containers. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

51. Members had no question on the application.

Deliberation Session

52. A Member having noted that part of the Site was the subject of a previously rejected s.16 application (No. A/NE-FTA/195) submitted by the same applicant for temporary warehouse and open storage of container use and the Site was currently occupied by some vacant temporary structures, was concerned that the Site might be used for the previous applied use but not the proposed animal boarding establishment use. As uses inside the proposed enclosed structures under the current application would not be easily seen, the Member

considered that should the application be approved, the relevant government department should monitor the uses of the Site and undertake enforcement action, where appropriate.

53. The Chairman said that Member's concern could be conveyed to the Central Enforcement and Prosecution Section of PlanD for any necessary follow-up actions. Members agreed.

54. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 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, during the planning approval period;
- (c) no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on the site, as proposed by the applicant, at any time during the planning approval period;
- (d) the provision of boundary fencing on the site within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 27.5.2022;
- (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 27.2.2022;
- (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 27.5.2022;
- (g) the submission of proposals for fire service installations and water supplies

for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.2.2022;

- (h) in relation to (g) above, the implementation of the proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.5.2022;
- (i) 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;
- (j) if any of the above planning condition (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; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-TKL/676 Temporary Warehouse for Storage of Metals for a Period of 3 Years in “Open Storage” and “Agriculture” Zones, Lots 2102 and 2103 (Part) in D.D. 76, Ping Che
(RNTPC Paper No. A/NE-TKL/676)

56. The Secretary reported that the application site was located in Ta Kwu Ling and Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling area.

57. The Committee noted that the applicant had requested deferment of consideration of the application. As the piece of land owned by Dr Conrad T.C. Wong's firm had no direct view of the application site, the Committee agreed that he could stay in the meeting.

58. The Committee noted that the applicant's representative requested on 10.8.2021 deferment of consideration of the application for two months so as to allow time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

59. 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.

Fanling, Sheung Shui and Yuen Long East District

[Mr Anthony K.O. Luk, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), and Ms S.H. Lam, Mr Wallace W.K. Tang and Ms Irene W.S. Lai, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting]

A/KTN/76 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential Development in “Residential (Group B)” Zone, Lots 6 (Part), 7, 8 (Part), 9 (Part), 10 S.A., 10RP (Part) and 12 (Part) in D.D. 95 and Adjoining Government Land, Kwu Tung North
(RNTPC Paper No. A/KTN/76A)

60. The Secretary reported that the application site was located in Kwu Tung North and Dr C.H. Hau had declared an interest on the item for owning a property in Kwu Tung North area.

61. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Dr C.H. Hau had no direct view of the application site, the Committee agreed that he could stay in the meeting.

62. The Committee noted that the applicant’s representative requested on 12.8.2021 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.

63. 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 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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/497A)

Presentation and Question Sessions

64. 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 house (New Territories Exempted House (NTEH) – Small House);
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, five public comments, including four objecting comments from Kadoorie Farm and Botanic Garden Corporation, indigenous inhabitant of Tsiu Keng Lo Wai Village and individuals and the remaining one from an individual indicating no comment, 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 development was not in line with the planning intention of the “Agriculture” zone, and there was no strong planning justification in the submission for a departure from the planning intention. The Director of Agriculture, Fisheries and Conservation did not support the application as the

site possessed potential for agricultural rehabilitation. 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”) zone was insufficient to fully meet the 10-year Small House demand forecast, it was capable of meeting the outstanding Small House applications. Given the adoption of a more cautious approach in considering Small House development in recent years, it was considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

65. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Tsiu Keng Village which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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/890A)

Presentation and Question Sessions

67. 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 temporary shop and services and eating place for a period of five 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/raising concerns on the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper. Although the applied uses were not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, there was no Small House application approved or under processing at the site. Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “V” zone. The applied uses were considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. The application was generally in line with the Town Planning Board Guidelines No. 15A for Application for Eating Place within “V” zone.

Nevertheless, in accordance with the said guidelines, a shorter approval period of three years, instead of five years sought, was recommended so as to retain planning control on the development at the site and to cater for changing circumstances in future. Whilst the last planning approval was revoked due to non-compliance with approval conditions, relevant government departments had no objection to the application with the submitted proposals. As such, sympathetic consideration might be given to the application. Shorter compliance periods for approval conditions were recommended to closely monitor the compliance. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

68. Members had no question on the application.

Deliberation Session

69. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 10:00 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 tractor/trailer, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.2.2022;

- (e) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 27.2.2022;
- (g) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (d) 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.”

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

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/896 Renewal of Planning Approval for Temporary Open Storage of Vehicles and Container Trailers/Tractors Park for a Period of 3 Years in “Agriculture” Zone, Lots 617 RP and 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/896)

71. The Committee noted that the application was for renewal of planning approval for temporary open storage of vehicles and container trailers/tractors park for a period of three years. During the statutory publication period, one objecting comment from an individual was received. Major views were set out in paragraph 11 of the Paper.

72. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity. 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.

73. Members had no question on the application.

Deliberation Session

74. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 6.10.2021 to 5.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no 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;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing trees and landscape plantings 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 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 6.1.2022;
- (g) the provision of fire extinguisher(s) within a valid fire certificate (FS 251) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.11.2021;
- (h) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.4.2022;
- (i) in relation to (h) above, the provision of the fire service installations within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.7.2022;
- (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;
- (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; 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.”

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

Agenda Item 15

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/875B)

76. The Committee noted that the applicant’s representative requested on 23.8.2021 deferment of consideration of the application for one month so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

77. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that one month was allowed for preparation of the submission of further information. Since it was the third deferment and a total of five 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 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/886 Renewal of Planning Approval for Temporary Office for a Period of 3 Years in “Open Storage” and “Village Type Development” Zones, Lot 1863 RP (Part) in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/886)

78. The Committee noted that the application was for renewal of planning approval for temporary office for a period of three years. No public comment was received during the statutory publication period.

79. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application.

Deliberation Session

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 8.9.2021 to 7.9.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;

- (d) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 8.12.2021;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (f) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if the above planning condition (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/887 Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling and Excavation of Land in “Residential (Group D)” Zone, Lots 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/887)

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

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

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary transitional housing development for a period of three years with filling and excavation of land;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 31 public comments, including 16 objecting comments from the Chairman of Pat Heung Rural Committee, local residents and an individual and 15 supporting comments from individuals, were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed use was generally in line with the planning intention of the “Residential (Group D)” zone. The proposed transitional housing development was also in line with the Government’s policy to increase the supply of transitional housing. The Secretary for Transport and Housing had given policy support to the application. The proposed use was considered not incompatible with the surrounding area. The proposed amenity block at the application site (the Site) would also provide social welfare facilities and amenities for the future residents as well as the neighbourhood as a whole. Concerned government departments had no objection to or no adverse comment on the application. The Transport and

Housing Bureau (THB) had undertaken to liaise closely with the Transport Department (TD) on the timely provision of transport service enhancement. Approving the current application on a temporary basis would not jeopardise the implementation of an approved s.12A application (No. Y/YL-PH/4) for proposed residential care home for the elderly (RCHE) development at the Site in the long term. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

85. Some Members raised the following questions:

- (a) why proposed amendment to the Outline Zoning Plan (OZP) to take forward the previously approved s.12A application for RCHE at the Site had been put on hold, and whether approval of the current application would be in conflict with the implementation of the RCHE;
- (b) noting that Sheung Yue River was currently polluted and located to the immediate east of the Site, what the proposed sewerage treatment arrangement for the proposed residential development would be;
- (c) whether the odour problem of Sheung Yue River had been identified by relevant government departments; and
- (d) whether assessment would be required to demonstrate that the proposed use would not cause net increase in pollution load to Deep Bay.

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

- (a) the statutory process to propose amendment to the OZP to reflect the approved s.12A application was originally scheduled for 2020. However, the land owner had approached PlanD through THB indicating the intention to operate temporary transitional housing at the Site for not less than seven years and to implement the RCHE at a later time given the imminent need of transitional housing. Moreover, the provision of beds for RCHE in Pat

Heung was sufficient to meet the demand in the area. As such, the statutory plan-making process had been put on hold as per the land owner's request. Approval of the current application would not affect the implementation of the RCHE in future; and

- (b) according to the applicant, there was no existing public sewerage system in the vicinity of the Site. Sewerage generated from the proposed development would be treated by a sewage treatment plant (STP) on-site, which would be designed to tertiary treatment level with the adoption of Membrane Biological Reactor (MBR) technology for subsequent discharge to Sheung Yue River. Under the MBR process, the treated effluent would be at high quality and hence the pollution load to Sheung Yue River was considered minimal. Both the Environmental Protection Department (EPD) and the Drainage Services Department had no objection to the proposed arrangement; and
- (c) no odour problem of Sheung Yue River in relation to the Site was identified by the relevant government departments including EPD. In that regard, no relevant assessment was submitted by the applicant under the application.

87. In response to question (d) above, Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Strategic Assessment) (PEPF(SA)), EPD, said that according to the Town Planning Board Guidelines No. 12C, submission of an ecological impact assessment to demonstrate that the proposed development would not cause net increase in pollution load to Deep Bay was required only if the application site fell within Wetland Buffer Area (WBA) or Wetland Conservation Area (WCA). As the Site was not within the WBA or WCA, the above requirement was not applicable to the Site. Nevertheless, the Site fell within the Deep Bay catchment and the proposed STP would be designed to tertiary treatment level and the treated effluent would be at high quality. EPD had no objection to the application.

Deliberation Session

88. Members noted that according to the applicant's submission, open space provision of not less than 1m² per person had been proposed in accordance with the Hong Kong Planning

Standards and Guidelines (HKPSG). Whilst there was no specific standard regarding the provision of retail facilities in HKPSG, such facilities would be provided at the Site to meet the need of future residents. Moreover, the provision of schools in Yuen Long area was sufficient to meet the demand of the future residents.

89. While not opposing the application, two Members shared the experiences in their recent visits to the area and expressed concern on the impacts of the odour from Sheung Yue River on the future residents. At the invitation of the Chairman, Mr Stanley C.F. Lau, PEPF(SA), EPD, said that there was no available information at hand in relation to the odour nuisance complaints from the nearby residents. Mr Lau further said that odour nuisance arising from the proposed use was not anticipated as the STP was equipped with odour control facilities. Members also noted that the relevant government departments had not raised the issue on the possible odour nuisance from Sheung Yue River during the pre-submission stage and processing of the application.

90. A Member, whilst noting that THB had undertaken to liaise closely with TD on the transport service enhancement so as to tie in with the population intake, expressed concern on the timely provision of public transport services to meet the needs of the future residents given the remote location of the Site and the limited provision of public transport facilities in the vicinity at the moment.

91. The Chairman concluded that Members generally had no objection to the application while two Members expressed concerns on the possible impact of the odour from Sheung Yue River on the future residents and the uncertainty of the suggested transport service enhancement. To address Members' concerns, the Chairman suggested and the meeting agreed that an advisory clause in relation to the possible odour nuisances would be added and the concerns on the odour nuisances and transport services would also be conveyed to the relevant government departments for follow-up action, where appropriate.

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

“(a) no vehicle is allowed to queue back to or reverse onto/from public road at any

time during the planning approval period;

- (b) the submission of a run-in/out proposal at Fan Kam Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 27.2.2022;
- (c) in relation to (b) above, the implementation of the run-in/out proposal at Fan Kam Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 27.5.2022;
- (d) the submission of a detailed drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.2.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a contamination assessment plan and remediation action plan (if necessary) within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 27.2.2022;
- (h) in relation to (g) above, the implementation of the remedial actions prior to commencement of construction for the contaminated areas of the development within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 27.5.2022;
- (i) the submission of a proposal 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 27.2.2022;

- (j) in relation to (k) above, the provision of the 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 27.5.2022;
- (k) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning condition (b), (c), (d), (e), (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

“to adopt appropriate mitigation measures to address the potential odour nuisances from Sheung Yue River”

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/311 Proposed Temporary Shop and Services (Interior Design Company) for a Period of 5 Years in “Open Space” Zone, Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/311)

94. The Secretary reported that the application site was located in Mai Po and Mr K.W. Leung had declared an interest on the item for owning a property in Fairview Park, Mai Po.

95. As the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

96. Ms Irene W.S. Lai, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services (interior design company) for a period of five 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/raising concerns on the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper. Although the proposed use was not in line with the planning intention of the “Open Space” (“O”) zone, there was no implementation programme for the zoned use. Approval of the application on a temporary basis for five years would not frustrate the long-term planning intention of the “O” zone. The proposed use was considered not incompatible with the surrounding land uses. Although the site fell within Wetland Buffer Area under the Town Planning Board Guidelines No. 12C, applications for temporary uses were exempted from the requirement of ecological impact assessment. Concerned government departments had no objection to or no adverse comment on the application. There were 21 approved similar applications within the “O” zones in the vicinity. 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.

97. Members had no question on the application.

Deliberation Session

98. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 27.8.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the 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 27.2.2022;
- (c) in relation to (b) above, the implementation of the fire service installations proposed within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.5.2022;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.2.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (a) 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;

- (h) 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
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

99. 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/YL-NSW/289 Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years in “Village Type Development” Zone, Lot 3614 RP in D.D. 104, Pok Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/289)

Presentation and Question Sessions

100. Ms Irene W.S. Lai, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services (real estate agency) for a period of five years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, four public comments from a Yuen

Long District Council member, San Tin Rural Committee, Village Representative of San Wai (I) Tsuen 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. Although the proposed use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, there was no Small House application approved or under processing at the site and the proposed use could serve the needs of the local residents. Approval of the application on a temporary basis for five years would not frustrate the long-term planning intention of the “V” zone. The proposed use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

101. Members had no question on the application.

Deliberation Session

102. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 27.8.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle is allowed to queue back to or reserve onto/from public road at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.2.2022;
- (c) in relation to (b) above, the implementation of the drainage proposal within

9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;

- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.2.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.5.2022;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 20

Section 16 Application

[Open Meeting]

A/YL-NSW/290 Proposed Residential Development with Wetland Habitat, and associated Filling of Ponds and Excavation of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Pok Wai, Yuen Long (RNTPC Paper No. A/YL-NSW/290)

104. The Secretary reported that the application was submitted by Fruit Design and Build Limited (FDB) and Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with FDB.

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

106. The Committee noted that the applicant’s representative requested on 19.8.2021 deferment of consideration of the application for two months so as to allow time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

107. 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-NTM/424 Proposed Temporary Shop and Services (Retail Shop of Building Materials) for a Period of 3 Years in “Residential (Group D)” Zone, Lot 2613 RP (Part) in D.D. 104 and Adjoining Government Land, Nagu Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/424)

Presentation and Question Sessions

108. Ms Irene W.S. Lai, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services (retail shop of building materials) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 32 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. Although the proposed use was not entirely in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone, it could serve the needs of the local residents and there was no immediate permanent development proposal for the site. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “R(D)” zone. The proposed use was not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse

comment on the application. There were five approved similar applications within the same “R(D)” 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.

109. Members had no question on the application.

Deliberation Session

110. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no open storage or workshop activity, as proposed by the applicant, is allowed at the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reserve onto/from public road at any time during the planning approval period;
- (c) only private car or light goods vehicle as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to access or be parked on the site during the planning approval period;
- (d) 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 27.2.2022;
- (e) in relation to (d) 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 27.5.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the submission of 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 27.2.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.5.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/YL-ST/593 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lots 199 (Part) and 200 in D.D. 96,
San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/593)

112. The Committee noted that the applicant requested on 19.8.2021 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.

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

Agenda Item 23

Section 16 Application

[Open Meeting]

A/YL-ST/594 Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service for a Period of 3 Years in "Residential (Group D)" Zone, Lots 764 RP (Part) and 768 RP (Part) in D.D. 99, Lots 199 S.C (Part), 200 S.B (Part), 204 RP (Part) and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/594)

114. The Committee noted that the applicant requested on 16.8.2021 deferment of consideration of the application for two months so as to allow time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[The Chairman thanked Mr Anthony K.O. Luk, DPO/FSYLE, and Ms S.H. Lam, Mr Wallace W.K. Tang and Ms Irene W.S. Lai, STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

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

Agenda Item 24

Section 16 Application

[Open Meeting]

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

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

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

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

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

118. The Secretary reported that the application was for proposed temporary transitional housing development which had been deferred for twice. The two deferments were requested by the applicant to allow more time for preparation of further information. Since the last deferment, the applicant had submitted further information to address departmental comments. Despite that, various concerns on the proposed development had been raised by the locals through the large number of public comments submitted under the application. PlanD therefore requested deferment of the application for two months so as to allow more time for the relevant government bureaux/departments to discuss with the concerned parties on and address the outstanding issues related to the proposed development.

119. After deliberation, the Committee decided to defer a decision on the application as requested by the Planning Department. The Committee agreed that the application should be submitted for its consideration within two months.

Agenda Item 25

Section 16 Application

[Open Meeting]

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

120. The Secretary reported that the application was submitted by Light Be (Tin Shui Wai Social Housing) Company Limited (Light Be) and LWK & Partners (Hong Kong) Limited

(LWK) was one of the consultants of the applicant. The following Members had declared interests on the item:

- Mr Ricky W.Y. Yu - being the Shareholder, Director and Chief Executive Officer of Light Be; and
- Mr K.K. Cheung - his firm having current business dealings with LWK.

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

122. The Secretary reported that the application was for proposed temporary transitional housing development which had been deferred for twice. The two deferments were requested by the applicant to allow more time for preparation of further information. Since the last deferment, the applicant had submitted further information to address departmental comments. Despite that, various concerns on the proposed development had been raised by the locals through the large number of public comments submitted under the application. PlanD therefore requested deferment of the application for two months so as to allow more time for the relevant government bureaux/departments to discuss with the concerned parties on and address the outstanding issues related to the proposed development.

123. After deliberation, the Committee decided to defer a decision on the application as requested by the Planning Department. The Committee agreed that the application should be submitted for its consideration within two months.

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/414 Proposed Temporary Shop and Services for a Period of 3 Years in
“Residential (Group B) 2” Zone, Lot 3055 (Part) in D.D. 124, Wo Ping
San Tsuen, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/414)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary shop and services for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, six public comments from a Tuen Mun District Council member and individuals objecting to the application were received. Major views were set out in paragraph 10 of Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not entirely in line with the planning intention of the “Residential (Group B) 2” (“R(B)2”) zone, it could serve any such need for shop and services in the area and there was no known development programme for the zoned use at the site. Approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “R(B)2” zone. The proposed use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government

departments and planning assessments above were relevant.

125. Members had no question on the application.

Deliberation Session

126. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 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 cars, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the 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 27.2.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.2.2022;

- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.5.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1122 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group D)” Zone, Lots 172, 173 and 174 in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1122)

Presentation and Question Sessions

128. 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 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 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 proposed use was not in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone, there was no known permanent development for the site. Approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “R(D)” zone. The proposed use was considered not incompatible with the surrounding land uses. The application was generally in line with the Town Planning Board Guidelines No. 13F. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were five approved similar applications within the same “R(D)” 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.

129. Members had no question on the application.

Deliberation Session

130. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation 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 27.2.2022;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;
- (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 provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 27.2.2022;
- (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 8.10.2021;
- (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 27.2.2022;

- (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 27.5.2022;
- (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.”

131. 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/279

Proposed Temporary Shop and Services with Ancillary Vehicle Repair Workshop for a Period of 6 Years in “Village Type Development” Zone and area shown as ‘Road’, Lots 1315 (Part) and 1316 RP in D.D. 122 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL/279)

132. The Committee noted that the applicant’s representative requested on 10.8.2021 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

133. 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 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1103 Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years in "Residential (Group C)" Zone, Lots 1279 S.A (Part), 1298 (Part) and 1301 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1103)

Presentation and Question Sessions

134. 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 place of recreation, sports or culture (indoor recreation centre) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual raising queries on the application was received. Major views were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not entirely in line with the planning intention of the “Residential (Group C)” (“R(C)”) zone, it could serve the recreational needs of the local residents and there was no known programme for the long-term development of the application site. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the area. The proposed use was considered not entirely incompatible with the surrounding uses. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

135. Members had no question on the application.

Deliberation Session

136. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 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 be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.11.2021;
- (d) the submission of a fire service installations proposal within 6 months from

the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.2.2022;

- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.5.2022;
- (f) 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
- (g) if any of the above planning condition (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.”

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

Agenda Item 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1104 Temporary Eating Place for a Period of 3 Years in "Village Type Development" Zone, Shan Ha Lot No. 1 in D.D. 121, Shan Ha Tsuen, Yuen Long

(RNTPC Paper No. A/YL-TYST/1104)

Presentation and Question Sessions

138. 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 eating place for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, 90 public comments were received, with 55 supporting comments from local residents and individuals (49 in standard format including some with additional views), 30 objecting comments from a village representative of Shan Ha Tsuen (in the form of petition letters with 71 signatures), the local residents and individuals, and the remaining five from individuals without expressing any views or stance. 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. Although the applied use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, there was no Small House application approved or under processing at the application site (the Site) and the applied use could serve any such need in the area. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “V” zone. The applied use was considered not incompatible with the surrounding area. The application was generally in line with Town Planning Board Guidelines No. 15A for Application for Eating Place within “V” zone. 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.

139. Noting that the Site was occupied by a one-storey ancestral hall, namely 聚秀堂, a Member enquired on the statutory planning control on ancestral hall under “V” zone. In response, Mr Steven Y.H. Siu, STP/TMYLW, said that ‘Religious Institution (Ancestral Hall only)’ was a Column 1 use under the “V” zone and planning permission for such use from the Town Planning Board was not required. The concerned ancestral hall had already existed at the Site before the first publication of the relevant statutory plan.

Deliberation Session

140. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 9:00 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) 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 27.2.2022;
- (d) in relation to (c) 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 27.5.2022;
- (e) 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
- (f) if any of the above planning condition (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.”

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

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/320 Proposed Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years in “Commercial (3)”, “Residential (Group A) 2” Zones and area shown as ‘Road’, Lots 597 RP (Part), 599 RP, 601 RP, 602 (Part), 637 RP (Part), 638 RP, 639 RP, 648 RP, 649 RP, 650, 651, 652 (Part) and 653 RP in D.D.124 and Adjoining Government Land, Ha Tsuen, Yuen Long

(RNTPC Paper No. A/HSK/320)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary warehouse for storage of exhibition materials 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/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 proposed use was not in line with the planning intentions of the “Commercial” and “Residential (Group A)” (“R(A)”) zones, the implementation programme for the concerned part of Hung Shui Kiu/Ha Tsuen New Development Area was still being formulated. Approval of the application on a temporary basis for

three years would not jeopardise the long-term development of the application site. The proposed use was considered generally not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. Whilst the last planning approval for the same applied use was revoked due to non-compliance with approval conditions, relevant government departments had no objection to the application with the submitted proposals. As such, sympathetic consideration might be given to the application. Shorter compliance periods for approval conditions were recommended to closely monitor the compliance. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

143. Members had no question on the application.

Deliberation Session

144. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation 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 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 27.11.2021;

- (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 27.2.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.11.2021;
- (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 27.2.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/321 Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years in “Residential (Group B) 2”, “Open Space”, “Residential (Group B) 1” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/321)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary logistics centre with ancillary site 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 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 intentions of the “Residential (Group B) 1” (“R(B)1), “R(B)2” and “Open Space” zones and the site fell within the Hung Shui Kiu/Ha Tsuen New Development Area, the Project Manager (West), Civil Engineering and Development Department and the Director of Leisure and Cultural Services had no objection to the temporary use at the site. Approval of the application on a temporary basis 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. The applied use was generally in line with the Town Planning Board Guidelines No. 13F. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity. Nevertheless, there was no environmental complaint related to the site in the past three years. There were three previously approved applications at the site and nine approved similar applications within the same zones. Approval of the application was in line with the Committee's previous decisions. As the implementation of the fire service installations proposed under the last renewal application had not been complied with, shorter compliance periods were recommended to closely monitor the compliance. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

147. Members had no question on the application.

Deliberation Session

148. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 11:00 p.m. to 7:00 a.m. on Mondays to Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (d) the existing trees and landscape plants 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 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 27.11.2021;
- (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 27.11.2021;
- (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 27.2.2022;
- (i) 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
- (j) if any of the above planning condition (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.”

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/322 Temporary Vehicle Service Centre for a Period of 3 Years in “Residential (Group A) 3”, “Open Space” Zones and area shown as ‘Road’, Lots 823 S.B RP (Part), 826 S.B ss.1 RP (Part), 829 S.A (Part), 829 S.B (Part), 830 RP (Part), 831, 832, 833 RP, 834, 837 S.B RP (Part), 838 (Part) and 839 (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/322)

Presentation and Question Sessions

150. 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 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 considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not in line with the planning intentions of the “Residential (Group A)3” and “Open Space” zones, the Project Manager (West), Civil Engineering and Development Department and the Director of Leisure and Cultural Services had no objection to the temporary use at the application site (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. 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 of residential use in the vicinity. Nevertheless, there was no environmental complaint related to the Site in the past three years. All the time-limited approval conditions of the last planning approval at the Site had been complied with except the implementation of fire services installations proposal. The Fire Services Department had no objection in principle to the application with the submitted proposal. As such, sympathetic consideration might be given to the application. Shorter compliance periods for approval conditions were recommended to closely monitor the compliance. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

151. Members had no question on the application.

Deliberation Session

152. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 8:00 p.m. to 8:00 a.m. on Mondays to Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing trees and landscape plants 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 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 27.11.2021;
- (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 8.10.2021;
- (h) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.11.2021;
- (i) in relation to (h) 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 27.2.2022;
- (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.”

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/323 Proposed Temporary Transitional Housing Development for a Period of
3 Years in “Open Space” and “Residential (Group A) 4” Zones,
Government Land in D.D. 124, Hung On Lane, Hung Shui Kiu, Yuen
Long
(RNTPC Paper No. A/HSK/323)

Presentation and Question Sessions

154. With the aid of the PowerPoint Presentation, Mr Simon P.H. Chan, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary transitional housing development for a period of three years;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, 33 public comments were received, including 26 supporting comments (in standard format) from individuals and seven objecting comments from the Incorporated Owners of Aster Court, the Incorporated Owners of Symphony Garden, 洪水橋聚賢婦女組, Owners’ Committee of Park Nara, the Incorporated Owners of Casa De Oro, a co-signed letter from Owners’ Committee of Park Nara, the Incorporated Owners of Aster Court, the Incorporated Owners of Yuen Long Beauty Court and the Incorporated Owners of Parkview Garden and an individual. Major views were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the

assessments set out in paragraph 10 of the Paper. Whilst the proposed use was not in line with the planning intention of the “Open Space” (“O”) zone, the application site, being idle government land and partly covered by trees of common species, was immediately available for the proposed use. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “O” zone. The proposed use with 404 units was beneficial to the society by providing affordable housing to low-income community. The proposed use was in line with the Government’s policy to increase the supply of transitional housing. The Secretary for Transport and Housing had given policy support to the application. The proposed use was considered not incompatible with the surrounding areas. 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.

155. Members had no question on the application.

Deliberation Session

156. A Member supported the application as the site, which was close to the public transport, community and retail facilities, etc., was suitable for the proposed residential development. Members in general supported the application as it would increase the housing supply to meet the imminent needs of the community in the short run.

157. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission of drainage and sewerage proposals within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.2.2022;
- (b) in relation to (a) above, the implementation of the drainage and sewerage

proposals within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;

- (c) in relation to (b) above, the implemented drainage and sewerage facilities for the development shall be maintained at all times during the planning approval period;
- (d) if the above planning condition (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
- (e) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

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

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/324 Temporary Public Vehicle Park (Private Car) for a Period of 3 Years in
“Village Type Development” Zone, Lot 1089 in D.D. 125, Ha Tsuen,
Yuen Long
(RNTPC Paper No. A/HSK/324)

Presentation and Question Sessions

159. 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 (private car) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, seven public comments were received, including two supporting comments from a Yuen Long District Council member and the Ha Tsuen Rural Committee, and five objecting comments from the Chairman of Yuen Long District Council and individuals. 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 applied use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, there was no Small House application approved or under processing at the application site. The applied use could provide parking facilities to meet any such demand in the area. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “V” zone. The applied use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. Whilst the last planning approval was revoked due to non-compliance with approval conditions, relevant government departments had no objection to the application with the submitted proposals. As such, sympathetic consideration might be given to the application. Shorter compliance periods for approval conditions were recommended to closely monitor the compliance. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

160. Members had no question on the application.

Deliberation Session

161. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.8.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle without valid license under the Road Traffic Ordinance is allowed to be parked/stored on the site during the planning approval period;
- (b) no light, medium and heavy goods vehicle, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of a drainage proposal within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.11.2021;
- (e) in relation to (d) above, the implementation of the drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.2.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.11.2021;
- (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 27.2.2022;

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

162. 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 Alexander W.Y. Mak, Ms Bonnie K.C. Lee, Mr Steven Y.H. Siu and Mr Simon P.H. Chan, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 36

Any Other Business

163. There being no other business, the meeting was closed at 5:35 p.m.