

## **TOWN PLANNING BOARD**

### **Minutes of 684<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 26.11.2021**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Y.S. Wong

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

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

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

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

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

Secretary

**Absent with Apologies**

Dr Lawrence K.C. Li

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Ms Josephine Y.M. Lo

Assistant Town Planner/Town Planning Board  
Ms Charlotte O.C. Ko

## **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 683<sup>rd</sup> RNTPC Meeting held on 12.11.2021

[Open Meeting]

2. The draft minutes of the 683<sup>rd</sup> RNTPC meeting held on 12.11.2021 were confirmed without amendments.

## **Agenda Item 2**

Matter Arising

[Open Meeting]

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

**Sai Kung and Islands District**

**Agenda Item 3**

Section 12A Application

[Open Meeting]

Y/SK-SKT/3                      Application for Amendment to the Approved Sai Kung Town Outline Zoning Plan S/SK-SKT/6, To rezone the application site from “Village Type Development” to “Residential (Group B)6”, Various Lots in D.D. 221 and adjoining Government Land, Sha Ha, Sai Kung  
(RNTPC Paper No. Y/SK-SKT/3)

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4.                      The Committee noted that the applicants’ representative requested on 9.11.2021 deferment of consideration of the application for one month so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicants requested deferment of the application.

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

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

**Agenda Item 4**

Section 12A Application

[Open Meeting]

Y/ST/50                      Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34, To rezone the application site from “Green Belt” to “Government, Institution or Community (1)”, Lot Nos. 374, 375 S.A and 375 S.B in D.D.186, To Fung Shan, Sha Tin (Ching To Yuen)  
(RNTPC Paper No. Y/ST/50)

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

7.                      The Committee noted that the applicant’s representative requested on 19.11.2021 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.

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

**Agenda Item 5**

**Section 12A Application**

[Open Meeting]

Y/ST/51                      Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34, To rezone the application site from “Village Type Development” to “Other Specified Uses” annotated “Religious Institution with Columbarium”, Lot 613 in D.D. 185 and adjoining Government land, 179 Pai Tau Village, Sha Tin  
(RNTPC Paper No. Y/ST/51)

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9.                      The Secretary reported that the application was for columbarium use. The application was submitted by Do Wing Yuen (Yue Leung) Management Limited (DWY) and REC Green Technologies Company Limited (RGT) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr K.K. Cheung                      -                      his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB); and

Dr Conrad T.C. Wong                      -                      having current business dealings with DWY and having directorship and partnership in RGT.

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

11.                      The Committee noted that the applicant’s representative requested on 11.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address comments from the Transport Department. 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 and responses to public comments.

12. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within three months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of 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 6**

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

[Open Meeting]

Y/TP/33                      Application for Amendment to the Draft Tai Po Outline Zoning Plan S/TP/29, To rezone the application site from "Open Space" to "Government , Institution or Community (3)", Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po  
(RNTPC Paper No. Y/TP/33B)

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

14. The Committee noted that the applicant's representative requested on 15.11.2021 and 19.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address comments from the Food and Environmental Hygiene Department (FEHD). It was the third time that the applicant

requested deferment of the application. Since the last deferment, the applicant had submitted documents including signed layout plans of the columbarium, application summary for Temporary Suspension of Liability and Licence applications, niches information, management plan, traffic assessment report and application for short term tenancy to FEHD.

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

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

#### **Agenda Item 7**

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

[Open Meeting]

Y/FSS/18

Application for Amendment to the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/24, To rezone the application site from "Village Type Development" to "Residential (Group A)7" and amend the Notes of the zone applicable to the site, Various Lots in D.D. 51 and Adjoining Government Land, Fanling  
(RNTPC Paper No. Y/FSS/18A)

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16. The Secretary reported that the application was submitted by Faith Luck Corporation Limited and Win Million International Limited. Llewelyn-Davies Hong Kong Limited (LD) and LWK & Partners (HK) Limited (LWK) were two of the consultants of the applicants. The following Members had declared interests on the item:

- Mr Ricky W.Y. Yu - having past business dealings with LD and LWK; and
- Mr K.K. Cheung - his firm having current business dealings with LWK.

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

18. The Committee noted that the applicants' representative requested on 18.11.2021 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 applicants requested deferment of the application. Since the last deferment, the applicants had submitted further information to address departmental comments and respond to public comments.

19. 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 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.

[Mr Peter K.T. Yuen joined the meeting at this point.]

**Agenda Item 8**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-KTS/7            Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, To rezone the application site from “Agriculture” Zone to “Other Specified Uses” annotated “Columbarium” Zone, Lots 2 (Part), 4, 5 (Part), 6 (Part), 7 RP (Part), 8 (Part), 9 (Part), 10 (Part), 11 (Part), 37, 42 (Part) and 43 in D.D. 113, and Adjoining Government Land, Tai Lam, Yuen Long  
(RNTPC Paper No. Y/YL-KTS/7C)

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20.            The Secretary reported that the application was for columbarium use. BMT Hong Kong Limited (BMT) and JA Design Architects Limited (JADA) were two of the consultants of the applicant. Mr K.K. Cheung had declared an interest on the item for his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB) and having current business dealings with BMT and JADA. As the interest of Mr K.K. Cheung in relation to PCLB was indirect and he had no involvement in the application, the Committee agreed that he could stay in the meeting.

**Presentation and Question Sessions**

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

**PlanD**

Mr Anthony K.O. Luk            -            District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)

Mr Wallace W.K. Tang            -            Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)

**Applicant’s Representatives**

*Landsources (H.K.) Property Consultants Limited*

Mr Ricky Choi

Mr Hudson Yeung  
Mr Shue Pui Yin, Johnson

*JA Design Architects Limited*  
Ms Au Chung Leung, Joanlin

*Ecosystems Limited*  
Mr Lai Chi Sing, Vincent

*LLA Consultancy Limited*  
Mr Ng Siu Lun

*PlanArch Consultants Limited*  
Ms Ho Siu Fong, Betty  
Ms Chiong Hoi Yan, Sara

22. 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. With the aid of a Powerpoint presentation, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD did not support the application.

[Messrs Y.S. Wong and L.T. Kwok joined the meeting during PlanD's presentation.]

23. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a Powerpoint presentation, Ms Ho Siu Fong, Betty and Ms Au Chung Leung, Joanlin, the applicant's representatives, made the following main points:

*Meeting the Surging Need for Niches*

- (a) the Government had been exploring different measures to increase the provision of public niches, yet it was estimated that there would be a

shortage of over 1.1 million niches in Hong Kong by 2047. Considering the pressing demand for niches and limited provision of public niches, the proposed columbarium providing 20,000 niches could help meet such demand and alleviate the pressure;

*Suitability of the Site*

- (b) the Site was located relatively far away from residential developments (about 600m from Ma On Kong Village) and was served by various means of public transport which enabled visitors to easily access to the Site. The Site had been an abandoned farmland since the diversion of watercourse for construction of Route 3. Hence, the Site was considered suitable for the proposed columbarium development;

*The Indicative Scheme*

- (c) the indicative scheme comprised three interconnected columbarium buildings and an administration office block with a non-domestic plot ratio of 0.75. A total of 20,000 niches would be provided. No burning of ritual papers, joss sticks and other funeral materials would be allowed within the proposed columbarium to avoid causing environmental nuisance;

*Building Design and Layout*

- (d) the three modest low-rise buildings of not more than 14m high of the proposed columbarium would sit at different platforms, creating a stepping effect that conformed to the site topography;
- (e) the aesthetic design and landscape proposal with water features would be compatible with the landscape character of the area in different seasons and would help uplift the overall visual and landscaping quality of the Site;

*Ecological Impact and Nature Conservation*

- (f) the Site was located on the foothill of Tai Lam Country Park (TLCP) and

part of the private lots owned by the land owner encroached onto an area zoned “Conservation Area” (“CA”) on the OZP. In order to minimise the potential impacts on TLCP and the surrounding conservation areas, the part of private land falling within the “CA” zone was excluded from the Site and proposed to be surrendered to the Government for conservation purpose;

- (g) sufficient buffer would be reserved from TLCP (56m from the nearest block) and Tai Lam Chung Country Trail (11m to 16m from the nearest block) to avoid potential impacts on the natural environment brought by the proposed columbarium development;
- (h) the Site was one of the potential sites identified for housing development on the periphery of country parks under a feasibility study carried out by the Hong Kong Housing Society. The ecological value of the Site was considered relatively low;
- (i) regarding the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the application was “destroy first, develop later” case, it should be noted that the vegetation on the Site was cleared in 2019 for the purpose of land and topographical survey and the condition of the Site had already been reinstated;

#### *Traffic Impact*

- (j) the traffic generated by the proposed columbarium would not exceed the capacity of the existing transport network and hence would not cause significant traffic impact. The applicant would submit a traffic management plan with crowd control measures to the satisfaction of the Transport Department should the rezoning application be approved; and

#### *Compliance with the Private Columbarium Ordinance*

- (k) in order to obtain the Private Columbarium Licence, the applicant would need to comply with all statutory and government requirements, including town planning, land, building and fire safety. A management fund would

be set aside for future operation of the proposed columbarium.

[Miss Winnie W.M. Ng joined the meeting during the presentation of the applicant's representatives.]

24. As the presentations of PlanD's representative and the applicant's representatives had been completed, the Chairman invited questions from Members.

#### *Traffic Impact*

25. In response to a Member's question on the details of traffic arrangement and pedestrian crowd management plan which was usually included in similar applications, Mr Ng Siu Lun, the applicant's representative, said that the development scale of the proposed development was considered relatively small as compared to other columbaria in Hong Kong. It was anticipated that about 800 visitors/hour would be generated during the peak hours of festival days. Visitors could use various public transport at Tai Lam Bus Interchange and buses/minibuses to and from Kam Sheung Road MTR Station. The applicant also proposed to operate shuttle bus service between the Site and Kam Sheung Road MTR Station on festival days for visitors to get access to the Site. The existing public transport services and the proposed shuttle bus service should be able to cope with the traffic demand arising from the proposed columbarium and significant traffic impact was not expected. Besides, the applicant could submit a revised traffic impact assessment with details of traffic arrangement and pedestrian crowd management plan should the rezoning application be approved.

26. Mr Anthony K.O. Luk, DPO/FSYLE, stated that as the applicant had proposed a set of Notes in which both 'Columbarium' and 'Garden of Remembrance' were Column 1 uses for the proposed "Other Specified Uses" annotated "Columbarium" zone ("OU(Columbarium)"), s.16 application for the proposed columbarium use would not be required in future should the rezoning application be approved. In response, Ms Ho Siu Fong, Betty, the applicant's representative, suggested that relevant clauses could be included in the lease conditions after the Board's agreement to the subject rezoning application. Alternatively, the proposed Notes for the proposed "OU(Columbarium)" zone could be revised to move 'Columbarium' use from Column 1 to Column 2 for a better planning control.

### *History of Planning Enforcement Actions*

27. With regard to a Member's question on whether the Site was "destroy first, develop later" case, Ms Ho Siu Fong, Betty, the applicant's representative, said that a large portion of the Site was subject to previous planning enforcement actions before the applicant acquired the Site in 2018. Mr Anthony K.O. Luk, DPO/FSYLE, supplemented that as stated in paragraph 4 of the Paper, enforcement actions had been taken by the Planning Authority against unauthorised filling works at the Site in 2008, and the filling works were found discontinued later, with a Compliance Notice issued in 2010. There was no unauthorised development associated with the Site at the moment. The site condition was being monitored.

28. In response to a Member's question regarding the ponds within the Site, Mr Lai Chi Sing, Vincent, the applicant's representative, said that the ponds were seasonal ponds during the rainy season. According to their field surveys conducted, no watercourse was observed during the dry season. Mr Anthony K.O. Luk, DPO/FSYLE, further clarified that there were ponds within the Site in 2006 which were filled in 2008 as shown in the relevant aerial photos and currently, there was a pond at the western part of the Site.

### *Ecological Impact Assessment*

29. In response to a Member's enquiry on the details of the preliminary ecological impact assessment (EcoIA) submitted by the applicant, Mr Anthony K.O. Luk, DPO/FSYLE, said that the ecological survey and ecological information provided in the EcoIA submitted by the applicant only covered areas within 300m distance from the boundary of the Site, instead of 500m as generally required in the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM). Given that the Site was located very close to the TLCP with a high ecological value, DAFC advised that the EcoIA should cover areas within 500m distance from the boundary of the Site with reference to the EIAO-TM.

30. In response, Ms Ho Siu Fong, Betty, the applicant's representative, explained that the proposed columbarium development at the Site was not a designated project according to the EIAO-TM. While the study approach and assessment methodology generally followed the EIAO-TM, the coverage of the study area was adjusted to 300m as the proposed

development was small in scale with minimal disturbance to the natural environment. Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department, supplemented that the proposed columbarium development at the Site was not a designated project according to the EIAO-TM. Nevertheless, a habitat map of suitable scale showing the various habitats of the Site and its surrounding area (500m from the site boundary or the area likely to be impacted by the project) should be provided. Taking into account the sensitivity of the surrounding area of the Site, DFAC required the applicant to conduct a habitat survey for the area within 500m from the Site which was likely to be impacted by the proposed columbarium development.

#### *Shortage of Niches in Hong Kong*

31. In response to a Member's enquiry on the shortage of columbarium niches in Hong Kong, Mr Anthony K.O. Luk, DPO/FSYLE, said that whilst the Government would continue to increase the provision of public niches, planning approval would be given to proposed private columbaria should they be able to satisfy various planning criteria and subject to technical feasibility. However, there was no information on hand regarding the shortage of niches in Hong Kong.

#### *Public Consultation and Comments*

32. In response to a Member's enquiry on the opposing public comments received, Mr Anthony K.O. Luk, DPO/FSYLE, said that some public comments had raised concerns that approval of the application might impede the possibility of providing an access from Pat Heung Road to northbound of Tsing Long Highway as requested by local villagers. Ms Ho Siu Fong, Betty, the applicant's representative, supplemented that as the Site was located far away from Pat Heung Road and Tsing Long Highway, the proposed development would not cause any impact on the said road improvement works as requested by local villagers.

33. A Member enquired whether the stakeholders were consulted on the rezoning application. Ms Ho Siu Fong, Betty, the applicant's representative, responded that since the Site was located relatively far away from the residential developments, the stakeholders were not consulted on the rezoning application.

34. 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

35. The Chairman recapitulated that the current s.12A application was to rezone the Site from "Agriculture" ("AGR") to "OU(Columbarium)" to facilitate the proposed columbarium development. According to the Notes for the proposed "OU(Columbarium)" zone, both 'Columbarium' and 'Garden of Remembrance' were Column 1 uses, and hence s.16 application for the proposed columbarium use would not be required in future should the rezoning application be approved and OZP amended accordingly. The DAFC and Commissioner for Transport had reservation on the application as the current "AGR" zone for the Site was considered appropriate and there were no strong justifications in the application to justify changes to the zoning, and the applicant failed to demonstrate that the proposed columbarium development would not bring adverse traffic, landscape and ecological impacts on the surrounding area.

36. Members in general did not support the application as the proposed columbarium use was not compatible with the natural character of the area, in particular the nearby TLCP, and the applicant failed to demonstrate that the road access, traffic impact and crowd management issues associated with the proposed columbarium development could be satisfactorily addressed in the rezoning proposal. There was also no similar development in the area.

37. After deliberation, the Committee decided not to agree to the application for the following reasons:

- “(a) the application site falls within an area zoned "Agriculture" ("AGR") with the planning intention primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and is intended to retain fallow arable land with good potential for rehabilitation for

cultivation and other agricultural purposes. The current “AGR” zone for the site is considered appropriate and there are no strong justifications in the application to justify changes to the zoning;

- (b) the applicant fails to demonstrate that the road access, traffic impact and crowd management issues associated with the proposed columbarium development could be satisfactorily addressed; and
- (c) the applicant fails to demonstrate that the columbarium development under the rezoning application would not pose adverse landscape and ecological impacts on the surrounding area and affect the management of the nearby Tai Lam Country Park.”

### **Agenda Item 9**

[Open Meeting]

Proposed Amendments to the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/24

(RNTPC Paper No. 9/21)

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38. The Secretary reported that the proposed amendments mainly involved various public housing developments to be developed by the Hong Kong Housing Authority (HKHA), which were supported by two Engineering Feasibility Studies conducted by the Civil Engineering and Development Department (CEDD) with WSP (Asia) Limited (WSP) and AECOM Asia Company Limited (AECOM) as two of the consultants, and two sites for committed/approved commercial developments with Institute of Future Cities of the Chinese University of Hong Kong (CUHK) as the consultant for conducting technical assessments in support of the rezoning proposals. The following Members had declared interests on the item:

Mr Paul Y.K. Au	-	being a representative of the Director of
(as Chief Engineer		Home Affairs who was a member of the
(Works), Home Affairs		Strategic Planning Committee and the

- Department)* Subsidised Housing Committee of HKHA;
- Dr C.H. Hau - currently conducting contract research project with CEDD and having past business dealings with AECOM;
- Mr Y.S. Wong - being a member of the Funds Management Sub-committee of HKHA;
- Dr Conrad T.C. Wong - having current business dealings with HKHA and CUHK;
- Mr K.K. Cheung - his firm having current business dealings with HKHA, WSP and AECOM; and
- Mr L.T. Kwok - his serving organisation operating a social service team which was supported by HKHA and had openly bid funding from HKHA.

39. The Committee noted that according to the procedure and practice adopted by the the Board, as the proposed amendments relating to public housing developments 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 Mr K.K. Cheung, Dr C.H. Hau and Dr Conrad T.C. Wong had no involvement in relation to the proposed amendment items, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

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

#### PlanD

- Mr Anthony K.O. Luk - District Planning Officer/Fanling, Sheung Shui

and Yuen Long East (DPO/FSYLE)

Mr Patrick M.Y. Fung - Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)

Ms Lily H. Lau - Assistant Town Planner/Fanling, Sheung Shui and Yuen Long East

CEDD

Mr K.H. Tao - Project Team Leader/Project

Mr F.S. Sit - Chief Engineer/Housing Projects 3

Mr Stephen Wat - Senior Engineer 2/Project

Mr Terry Kea - Senior Engineer 5/Project

Mr Patrick Yeung - Senior Engineer 4/Housing Projects 3

Mr Simon Wong - Engineer 3/Project

Mr Kevin Leung - Engineer 4/Project

Mr Melvin Lam - Engineer 9/Housing Projects 3

Housing Department (HD)

Ms Alice Lo - Senior Planning Officer 2

Transport Department

Mr Michael Cheung - Engineer/North 2

Atkins China Limited

Mr Sean Wong - Technical Director

Mr Jacky Yeung - Senior Associate Director

Ms Macy Kwong - Senior Engineer

WSP

Mr Stephen Ho - Associate Director

Mr Derek Lam - Associate Director

Mr Ernest Tip - Associate Director

AECOM

Mr Colin Kwok - Associate

41. With the aid of a Powerpoint presentation, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background, the rezoning proposals which were mainly to take forward the proposed public housing development under the Government's policy directives to increase housing land supply at various sites in Fanling and Sheung Shui and the latest area assessments of industrial land, the technical considerations, provision of Government, institution and community (GIC) facilities and open space in the area, consultations conducted and departmental comments as detailed in the Paper. Amendment Items A1 to A3 involved rezoning proposals for public and private housing developments at three sites in Fanling Area 17. Amendment Item B involved a rezoning proposal for public housing development at a site on Ching Hiu Road. Amendment Items C1 to C2 involved rezoning proposals for public housing development at a site near Tai Tau Leng together with a technical amendment for an area shown as 'Road'. Amendment Items D1 to D2 involved rezoning proposals for public housing development and a proposed primary school at a site on Choi Shun Street with technical amendment to reflect the existing Sheung Shui Ambulance Depot, Sheung Shui Ventilation Building and Dongjiang Watermains. Amendment Items D3 and D4 involved rezoning proposals for three industrial buildings (IBs) in Sheung Shui Area 30 and six IBs in Sheung Shui Area 4 to take forward the rezoning proposals recommended under the latest area assessments of industrial land.

42. As the presentation by PlanD's representative had been completed, the Chairman

invited questions from Members.

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

GIC facilities

- (a) whether the actual provision of GIC facilities would be subject to confirmation by relevant Government departments at the detailed design stage;
- (b) noting the ageing population and low demand for schools in recent years, whether there was a genuine need for a primary school proposed under Amendment Item D2;

Proposed housing developments

- (c) whether the proposed domestic plot ratios (PRs) for public and private housing developments (i.e. 6.5 and 6 respectively) were comparable with the development intensity of other housing developments in the area;

Impacts on “Green Belt” (“GB”) zones and ecology

- (d) the loss of “GB” zones arising from the proposed amendments;
- (e) potential impacts on the ecology of Long Valley; and

Traffic improvement works

- (f) noting that the District Council and Rural Committee members had raised concerns on the potential traffic impacts brought by the proposed developments, what the details of the proposed traffic improvement works were.

44. In response, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, and Mr K.H. Tao, Project Team Leader/Project, CEDD, made the following main points:

GIC facilities

- (a) gross floor area (GFA) equivalent to about 5% of the domestic GFA of the four proposed public housing developments respectively, which would be exempted from PR calculation, would be reserved for the provision of social welfare facilities, including elderly, child care and rehabilitation services. The location, type and actual provision of social welfare facilities would be subject to the advice from the Social Welfare Department and HD at the detailed design stage;
- (b) the primary school was proposed as a result of liaison with the Education Bureau (EDB). EDB considered that a primary school site should be reserved in the vicinity of the site under Amendment Item D2 to meet the local demand arising from the proposed housing developments as well as other demand of Fanling/Sheung Shui New Town. PlanD would continue to liaise with EDB to update the supply and demand of primary schools in the area;

Proposed housing developments

- (c) the domestic PR of the major housing developments in the surrounding area was around 5 which was used to be the maximum PR with reference to the Hong Kong Planning Standards and Guidelines for the development of the new town. In view of the increasing acute demand for public housing, the Executive Council agreed in December 2018 to allow further increase of domestic PR for public housing sites up to 6.5 where technically feasible. The current proposed amendments to the OZP involved one public housing site and two private housing sites in Fanling (Items A1 to A3) and three public housing sites in Sheung Shui (Items B, C1 and D1), with domestic PR of 6.5 (for public housing sites) or 6.0 (for private housing sites) were in line with the above policy directives;

Impacts on “GB” zones and ecology

- (d) only Amendment Items B and C would involve “GB” zones and these “GB” sites were already formed for open air temporary carpark and open storage uses respectively;
- (e) Long Valley was located about 260m from the sites in relation to Amendment Items D1 to D2 and was the only site of recognised ecological/conservation interest within the assessment area of ecological impact (i.e. 500m from the development sites). Long Valley would not be directly or indirectly affected by the proposed developments as the most significant waterbird flight-line was northwards along Ng Tung River/Shek Sheung River to Shenzhen River and Deep Bay, which was unlikely to be affected by the proposed developments situated to the east of Long Valley. Whilst disturbance arising from lighting and associated glare at the development sites during the night time might affect some nocturnal birds such as nightjars and owls, PlanD would liaise with HD to adopt mitigation measures such as appropriate glass and façade treatments, as proposed under the ecological impact assessment, to minimise the impacts on Long Valley during the detailed design stage; and

Traffic improvement works

- (f) apart from the major traffic infrastructures including construction of Fanling Bypass, Po Shek Wu Road Flyover and North-South Link to divert inter-district traffic from infiltrating into the new town centre, and to alleviate the traffic congestion at the two major roundabouts (i.e. Po Shek Wu Road Interchange and So Kwun Po Interchange), local road widening and improvement works to major critical road junctions were proposed for meeting the traffic needs arising from the future developments, including those under the current OZP amendments, in the North District.

45. Members had no question regarding other proposed amendments to the OZP and generally considered that they were acceptable.

46. After deliberation, the Committee decided to:
- (a) agree to the proposed amendments to the approved Fanling/Sheung Shui OZP No. S/FSS/24 and that the draft Fanling/Sheung Shui OZP No. S/FSS/24A at Attachment II of the Paper (to be renumbered to S/FSS/25 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Town Planning Ordinance; and
  - (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Fanling/Sheung Shui OZP No. S/FSS/25A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES would be published together with the OZP.

47. 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 Town Planning Ordinance. Any major revision 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.]

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

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

#### **Agenda Item 10**

[Open Meeting]

Proposed Amendments to the Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17 and Approved Hok Tau Outline Zoning Plan No. S/NE-HT/5  
(RNTPC Paper No. 10/21)

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48. The Secretary reported that the proposed amendments mainly involved a site for

public housing development to be developed by the Hong Kong Housing Authority (HKHA) which were supported by an Engineering Feasibility Study conducted by the Civil Engineering and Development Department (CEDD) with AECOM Asia Company Limited (AECOM) as the consultant. The following Members had declared interests on the item:

- Mr Paul Y.K. Au - 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;  
(as Chief Engineer (Works), Home Affairs Department)
- Dr C.H. Hau - currently conducting contract research project with CEDD and having past business dealings with AECOM;
- Mr Y.S. Wong - being a member of the Funds Management Sub-committee of HKHA;
- Dr Conrad T.C. Wong - having current business dealings with HKHA; and
- Mr K.K. Cheung - his firm having current business dealings with HKHA and AECOM; and
- Mr L.T. Kwok - his serving organisation operating a social service team which was supported by HKHA and had openly bid funding from HKHA.

49. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments relating to 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. The Committee noted that Dr Conrad T.C. Wong had already left the meeting. As Mr K.K. Cheung and Dr C.H. Hau had no involvement in relation to the proposed amendment items, the Committee agreed that

they could stay in the meeting.

Presentation and Question Sessions

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

PlanD

- Ms Jessica H.F. Chu - District Planning Officer/Shu Tin, Tai Po & North (DPO/STN)
- Mr Tim T.Y. Fung - Senior Town Planner/Shu Tin, Tai Po & North
- Ms Sandy S.Y. Yik - Town Planner/Shu Tin, Tai Po & North

CEDD

- Mr K.H. Tao - Project Team Leader/Project
- Mr Stephen Wat - Senior Engineer 2/Project
- Mr Esmond Chan - Engineer 5/Project

Housing Department

- Ms Alice Lo - Senior Planning Officer 2

Transport Department

- Mr Michael Cheung - Engineer/North 2

AECOM

- Ms Ruby Yew - Technical Director
- Mr Ray Yeung - Associate
- Mr Colin Kwok - Associate

51. With the aid of a Powerpoint presentation, Ms Jessica H.F. Chu, DPO/STN, briefed Members on the background, the proposed rezoning of (i) a site to the north of Shan Lai Court from “Residential (Group B)” “R(B)” and “Residential (Group A)” (“R(A)”) to “R(A)1” to take forward a proposed public housing development under the Government’s policy directives (Amendment Items A1 to A2 on Lung Yeuk Tau and Kwan Tei South OZP (LYT OZP)), and (ii) a piece of land to the south of Shung Him Tong Village, comprising a “Green Belt” (“GB”) site to be excised from the Hok Tau OZP and the adjoining “Agriculture” site on the LYT OZP, to “Other Specified Uses” annotated “Cemetery” (“OU(Cemetery)”) to regularise the existing cemetery use of Sung Him Tong Sung Chan Wui Kei Tuk Kau Fan Cheung (Amendment Item B on LYT OZP and Amendment Item A on Hok Tau OZP), the technical considerations, provision of Government, institution and community facilities and open space in the area, consultations conducted and departmental comments as detailed in the Paper.

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

53. The Chairman and two Members raised the following questions or expressed views on Amendment Items A1 and A2 on LYT OZP:

- (a) the reasons for providing off-site compensatory planting on a piece of Government land near Tong Hang;
- (b) whether there were road improvement works to meet the traffic needs arising from the proposed housing development; and
- (c) the tree species proposal for the compensatory planting might not be suitable, which should be further considered by the relevant government departments.

54. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD, Mr K.H. Tao, Project Team Leader/Project, CEDD, and Mr Colin Kwok, Associate, AECOM, made the following main points:

- (a) the loss of trees would be compensated together with other proposed public housing sites in North District on a piece of Government land of about 0.83 ha near Tong Hang. The compensatory area was accessible by maintenance vehicles to the Tong Hang Fresh Water Service Reservoir and located away from built-up areas in the district. The gradient of the compensatory area was relatively gentle which could facilitate site preparation and transplantation of *Aquilaria Sinensis*. Apart from off-site compensation and transplanting, about 240 new heavy standard trees and 685 whip trees would be planted within the site as part of the landscape treatment for the proposed housing development, which could achieve an overall green coverage of about 30%;
- (b) there were a number of completed and planned traffic improvement works in the area such as construction of Fanling Bypass, upgrading Lung Ma Road to a 7.3m wide two-lane carriageway, and junction improvement works, e.g. at Sha Tau Kok Road/Lung Ma Road, Sha Tau Kok Road/Sui Wan Road, Sha Tau Kok Road/Ma Sik Road in the North District. Taking into account the said traffic improvement works, the traffic impact assessment concluded that the relevant road junctions would operate satisfactorily, and no additional traffic improvement works were required for the traffic arising from the proposed public housing developments under the current rezoning proposals; and
- (c) the Member's suggestion on tree compensatory planting would be conveyed to CEDD and Agriculture, Fisheries and Conservation Department for follow-up action, where appropriate.

55. Members had no question regarding other proposed amendments to the OZPs and generally considered that they were acceptable.

56. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/17 and that the draft Lung Yeuk Tau &

Kwan Tei South OZP No. S/NE-LYT/17A at Attachment II of the Paper (to be renumbered as S/NE-LYT/18 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);

- (b) adopt the revised Explanatory Statements (ES) at Attachment IV of the Paper for the draft Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/17A (to be renumbered as S/NE-LYT/18 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES would be published together with the OZP;
- (c) agree to the proposed amendments to the approved Hok Tau OZP No. S/NE-HT/5 as shown on the draft Hok Tau OZP No. S/NE-HT/5A at Attachment VI of the Paper (to be renumbered as S/NE-HT/6 upon exhibition) and its Notes at Attachment VII of the Paper were suitable for exhibition under section 5 of the Ordinance; and
- (d) adopt the revised ES at Attachment VIII of the Paper for the draft Hok Tau OZP No. S/NE-HT/5A (to be renumbered as S/NE-HT/6 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES would be published together with the OZP.

57. 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 Town Planning Ordinance. Any major revision 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.]

**Sai Kung and Islands District**

**Agenda Item 11**

**Section 16 Application**

[Open Meeting]

A/I-CC/26                      Proposed Shop and Services in “Village Type Development” Zone,  
Lots No. 408 S.A and 409 RP in D.D. Cheung Chau, 87-89 Hing Lung  
Main Street, Cheung Chau  
(RNTPC Paper No. A/I-CC/26)

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58.            The Secretary reported that the application was submitted by Christian Zheng Sheng Association Limited (CZS) and Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with CZS. 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.

59.            The Committee noted that the applicant’s representative requested on 9.11.2021 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.

60.            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 12**

**Section 16 Application**

[Open Meeting]

A/I-TCV/18                      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Residential (Group C)2” Zone, Lot 1890 (Part) in D.D.1 TC, Tung Chung Valley, Lantau Island  
(RNTPC Paper No. A/I-TCV/18)

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61.            The Committee noted that the applicant requested on 15.11.2021 deferment of consideration of the application for one month so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

**Agenda Items 13 to 17**

**Section 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-SKT/29 Proposed Social Welfare Facility (Residential Care Home for the Elderly and Multi-Services Centre) in “Residential (Group E)1” Zone, Lot 1104 in D.D. 215, 1 Hong Ting Road, Sai Kung

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A/SK-SKT/30 Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group E)1” Zone and area shown as ‘Road’, Lot 1107 in D.D. 215, 2 Hong Ting Road, Sai Kung

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A/SK-SKT/31 Proposed Social Welfare Facility (Residential Care Home for the Elderly and Multi-Services Centre including Day Care Centre for the Elderly) in “Residential (Group E)1” Zone and area shown as ‘Road’, Lot 1002 in D.D. 215, 6 Hong Ting Road, Sai Kung

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A/SK-SKT/32 Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group E)1” Zone and area shown as ‘Road’, Lot 963 (Part) in D.D. 215, 7 Hong Ting Road, Sai Kung

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A/SK-SKT/33 Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group E)1” Zone, Lot 963 (Part), Ext to 963(Part) and 991 (Part) in D.D. 215 and adjoining Government land, 7 (Part) and 9 Hong Ting Road, Sai Kung  
(RNTPC Paper No. A/SK-SKT/29 to 33A)

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63. The Secretary reported that the applications were submitted by different applicants under Stan Group Project Company Limited (SGL). Conley Investment Limited (CIL) was the applicant of two applications (i.e. A/SK-SKT/32 and 33) and Associated Architects Limited (AAL) was one of the consultants of the applicants. Mr K.K. Cheung had declared interests on the items for his firm having current business dealings with SGL, CIL and AAL. As Mr K.K. Cheung had no involvement in the applications, the Committee agreed that he could stay in the meeting.

### Presentation and Question Sessions

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

65. Some Members raised the following questions:

- (a) the reasons for submitting five individual planning applications instead of one application covering the five sites for a comprehensive development;
- (b) whether the applicants were under the same parent company;
- (c) noting that the application sites (the Sites) were the subjects of previous applications No. A/SK-SKT/23 to 27 which were rejected by the Town Planning Board (the Board) on review, what the reasons were for accepting the proposals under the current applications;
- (d) noting that the applicants had proposed a building height (BH) of 6 storeys under the current applications, what the reasons were for not maximising the BH to 8 storeys as permitted under the “Residential (Group E)1” (“R(E)1”) zone on the OZP and whether the development potential of the Sites could be maximised;
- (e) whether the roads within the “R(E)1” zone were public or private roads;  
and
- (f) whether the proposed developments would cause adverse traffic impacts.

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

- (a) according to the applicants, submitting five individual applications in parallel was to maintain flexibility in implementation, without affecting the existing public roads, and achieve de-bundling of the lease modification.

If the Sites were to be developed together as a comprehensive development, lease modifications would be more complicated and the public roads amongst the Sites would need to be realigned for which road gazette procedure would be involved;

- (b) the applications were submitted by four individual companies which were under single ownership;
- (c) the previous applications No. A/SK-SKT/23 to 27 for the Sites which sought flat and/or Residential Care Home for the Elderly (RCHE) and minor relaxation of plot ratio (PR) restriction were rejected by the Board on review on the grounds that the applicants failed to provide strong planning justifications and design merits for the proposed minor relaxation of PR restriction and to demonstrate that a comprehensive redevelopment together with the adjacent sites within the same “R(E)1” zone could not be achieved. As compared to the previous applications, there was no relaxation of PR restriction under the current schemes and the BH, which was reduced from 8 storeys to 6 storeys, complied with the BH restriction under the “R(E)1” zone. In view of the ongoing demand for residential care services for the elderly, it was considered not entirely unacceptable to allow redevelopment of individual sites for the proposed RCHE uses instead of a comprehensive redevelopment;
- (d) whilst the BH was reduced to 6 storeys, the development potential of the “R(E)1” zone, i.e. PR of 2 as permitted under the OZP, was optimised under the current applications;
- (e) the roads within the “R(E)1” zone (i.e. Hong Ting Road, Hong Tin Path and Hong Nin Path) were public roads maintained by Highways Department; and
- (f) although Sites B, C and D (under applications No. A/SK-SKT/30 to 32) involved minor portions of area shown as ‘Road’ mainly for the planned lay-by and cul-de-sac, these areas did not form part of the existing public roads. The Commissioner for Transport had no in-principle objection to

the applications on traffic aspect.

### Deliberation Session

67. The Chairman recapitulated that the “R(E)1” zone was intended for phasing out the existing industrial uses through redevelopment for residential use. The redevelopment proposals under the current applications were in line with the planning intention of phasing out of existing industrial use. As compared to the previous applications No. A/SK-SKT/23 to 27, the proposed development parameters of the current schemes complied with the development restriction under the “R(E)1” zone.

68. Two Members, whilst noting that the proposed developments might not be entirely in line with the planning intention of redevelopment of the Sites for residential use, indicated support to the applications as the proposed RCHE uses with multi-services centres could help address the acute demand for RCHE and could be implemented earlier than a comprehensive development.

69. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 26.11.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following conditions:

- “(a) no population intake of the proposed development shall take place before the completion of the Hiram’s Highway Improvement Stage 2 project;
- (b) the submission of a revised traffic impact assessment and the implementation of the traffic improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the submission of a revised noise impact assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;

- (d) the submission of a land contamination assessment in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to the development of the site to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the submission of a revised sewerage impact assessment and the implementation of mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (f) the submission of a drainage impact assessment and the implementation of mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB;
- (g) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB; and
- (h) the submission of a revised quantitative risk assessment in relation to the high pressure transmission pipeline in the vicinity of the site to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB.”

70. The Committee also agreed to advise each of the applicants to note the advisory clauses as set out at Appendix V of the Paper.

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

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

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

**Agenda Item 18**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/140 Proposed Temporary Shop and Services (Metal Hardware and Construction Materials) with Ancillary Office and Storage Uses for a Period of 3 Years in “Village Type Development” Zone, Lot 113 in D.D. 39, Au Ha Village, Sha Tau Kok  
(RNTPC Paper No. A/NE-LK/140)

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**Presentation and Question Sessions**

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

72. Members had no question on the application.

**Deliberation Session**

73. 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 “Village Type Development” zone which is primarily intended for development of Small Houses by indigenous villagers. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.”

**Agenda Item 19**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/753      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1778 S.B in D.D.76, Ma Mei Ha Leng Tsui,  
Fanling  
(RNTPC Paper No. A/NE-LYT/753)

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**Presentation and Question Sessions**

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

75.            Members had no question on the application.

**Deliberation Session**

76.            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 26.11.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a)    the provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the TPB; and
- (b)    the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

## **Agenda Item 20**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/676                      Proposed House (New Territories Exempted House - Small House) in  
   “Green Belt” Zone, Lot 470 S.C in D.D. 21, San Uk Ka Village, Tai Po  
   (RNTPC Paper No. A/TP/676)

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### **Presentation and Question Sessions**

78.                      With the aid of some plans, Ms Kathy C.L. Chan, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

79.                      Members had no question on the application.

### **Deliberation Session**

80.                      Members noted that the proposed houses to the immediate west of the application site (the Site) under applications No. A/TP/641 and 662 were approved by the Committee and the Town Planning Board on review in 2018 and 2020 respectively mainly on the grounds that the proposed developments would not cause adverse geotechnical impact and were in close proximity to the existing Small Houses and a cluster of sites with approved Small House applications. Members also noted that the Site was sandwiched between a cluster of existing village houses and sites approved for Small House developments (including the two abovementioned applications and two other previously approved applications (No. A/TP/571 and 572)) to the north and west and a vegetated artificial slope to the immediate south. As there was no room for further development of houses in the said cluster, sympathetic consideration might be given to the current application.

81.                      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 26.11.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the

permission was renewed. The permission was subject to the following conditions:

- “(a) the provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the TPB; and
- (b) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

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

[Mr Philip S.L. Kan joined the meeting at this point.]

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

**Agenda Item 20A**

Additional Item

Section 16A Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/503-1 Proposed Extension of Time for commencement of the proposed commercial development (eating place, place of entertainment, and shops and services) with minor relaxation of height restriction and excavation of land for a period of 4 years until 26.1.2026 (i.e. additional 4 years from the original approval) in “Other Specified Uses” annotated “Service Stations”, Lots 661 S.C RP, 669 RP, 674 RP (Part) and 733 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/503-1)

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83. The Secretary reported that the application was submitted by Topcycle Development Limited, which was a joint venture of Henderson Land Development Company Limited (HLD) and Sun Hung Kai Properties Limited (SHK). CYS Associates (Hong Kong) Limited (CYS), AECOM Asia Company Limited (AECOM) and Environmental Resources Management Limited (ERM) were three of the consultants of the applicant. The following Members had declared interests on the item:

- Miss Winnie W.M. Ng - being a director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK being one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK;
- Mr K.K. Cheung - his firm having current business dealings with HLD, SHK, CYS, AECOM and ERM;
- Dr C.H. Hau - having past business dealings with HLD and

AECOM;

- 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, and his relative being an independent non-executive director of SHK;
- Dr Lawrence K.C Li - being the Deputy Chairman of the Council of the Hong Kong Polytechnic University (PolyU) which had obtained sponsorship from HLD before; and
- Mr Stephen L.H. Liu (the Vice-chairman) - being a former member of the Council of PolyU which had obtained sponsorship from HLD before.

84. The Committee noted that Dr Lawrence K.C Li had tendered an apology for being unable to attend the meeting and Dr Conrad T.C. Wong had already left the meeting. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she should be invited to leave the meeting temporarily during the deliberation session. As the interests of Mr Peter K.T. Yuen and Mr Stephen L.H. Liu were indirect and Mr K.K. Cheung and Dr C.H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

85. With the aid of a Powerpoint presentation, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed extension of time (EOT) for commencement of the approved development, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

86. In response to a Member's enquiry, Mr Anthony K.O. Luk, DPO/FSYLE, said that the planning permission would be valid until 26.1.2022 unless before the said date either the development permitted was commenced or the permission was renewed.

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

### Deliberation Session

87. The Chairman recapitulated the background of the application and the major planning considerations of the EOT application including the compliance with the Town Planning Board Guidelines No. 35C as detailed in the Paper. There was a material change in planning circumstances in that the Government had a much clearer intention and more definite plan to take forward the San Tin/Lok Ma Chau Development Node (STLMC DN) including the Site when compared to the time of approving the original application (No. A/YL-ST/503). Whilst approval of building plans or lease execution was yet to be obtained since the approval of application No. A/YL-ST/503, the applicant failed to demonstrate that there was a good prospect to commence the proposed development within the extended time limit.

88. Members generally did not support the EOT application and considered that approval of the EOT application would pre-empt the finalisation of the land use of the STLMC DN.

89. After deliberation, the Committee decided to reject the application. The reason was:

“the application is not in line with Town Planning Board Guidelines No. 35C in that there has been a material change in planning circumstances in respect of a clear intention and plan to use the site for the Enterprise and Technology Park in the San Tin/Lok Ma Chau Development Node (STLMC DN) and the approval of the application involving a permanent development not otherwise permitted as of right for the zoning would have adverse planning implications to the finalisation and implementation of STLMC DN.”

## **Agenda Item 21**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/FLN/27                      Proposed Temporary Institutional Use for a Period of 3 Years in  
“Agriculture”, “Other Specified Uses” annotated “Amenity Area”  
Zones and area shown as ‘Road’, Government Land in D.D. 51, Shek  
Wu San Tsuen, Fanling  
  
(RNTPC Paper No. A/FLN/27)

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### **Presentation and Question Sessions**

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

91.                      In response to a Member’s enquiry, Mr Patrick M.Y. Fung, STP/FSYLE, said that institutional use meant any place or premises used by charitable organisations, non-governmental organisations, professional institutes or other non-profit making organisations, the object of which was for charitable or community purpose, or advancement of art, education, learning, literature, science or research, or promotion of the moral, social and physical well-being of the community. The application was submitted by 石湖新村(河北段)街坊會 which was a charitable institution under Section 88 of the Inland Revenue Ordinance.

### **Deliberation Session**

92.                      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

“(a)    the existing public footpath area on the site shall remain open for public

passageway 24 hours daily, as proposed by the applicant, 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 26.5.2022;
- (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 26.8.2022;
- (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 26.5.2022;
- (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 26.8.2022;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

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

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

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

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

96.            The Committee noted that the applicant’s consultant requested on 19.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

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

### **Agenda Item 23**

#### **Section 16 Application**

[Open Meeting]

A/FSS/284                      Proposed Shop and Services, Eating Place and Other Uses (including Art Studio/Office/Information Technology and Telecommunications Industries/Place of Recreation, Sports or Culture) (Wholesale Conversion of an Existing Industrial Building) in "Industrial" Zone, 33 On Lok Mun Street, Fanling  
(RNTPC Paper No. A/FSS/284)

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98.            The Committee noted that the applicant's consultant requested on 10.11.2021 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.

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

circumstances.

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

## **Agenda Item 24**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/318            Temporary Shop and Services for a Period of 3 Years and Land Filling  
in “Agriculture” Zone, Lot 288 RP (Part) in D.D.112, Kam Sheung  
Road, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/318)

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### **Presentation and Question Sessions**

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

101.            In response to a Member’s enquiry, Mr Patrick M.Y. Fung, STP/FSYLE, said that due to drainage concern, land filling required planning permission from the Town Planning Board. He further said that the Chief Engineer/Mainland North, Drainage Services Department had no objection in-principle to the applied use and land filling, and appropriate approval conditions regarding drainage facilities would be imposed should the application be approved.

### **Deliberation Session**

102.            Noting that the Site was hard-paved and currently used for the applied use without valid planning permission, a Member had reservation on the application. Other Members generally had no objection to the application.

103. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 26.5.2022;
- (e) in relation of (d) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 26.8.2022;
- (f) 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 26.2.2022;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire

Services or of the TPB by 26.5.2022;

- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.8.2022;
- (j) if any of the above planning condition (a), (b), (c) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (d), (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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.”

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

### **Agenda Item 25**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/774 Filling of Land for Permitted Agricultural Use in “Agriculture” Zone, Lots 1506 RP (Part), 1508 RP, 1509, 1510 (Part), 1518 and 1519 RP in D.D. 107, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/774A)

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105. The Committee noted that the applicant requested on 5.11.2021 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.

106. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. 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 26**

### **Section 16 Application**

[Open Meeting]

A/YL-KTN/785 Proposed Public Utility Installation (Solar Energy System) in "Agriculture" Zone, Lots 1758, 1759, 1760, 1761, 1763 RP (Part), 1766 RP (Part) and 1767 RP (Part) in D.D. 107, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/785A)

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107. The Secretary reported that the application was submitted by Bright Strong Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Miss Winnie W.M. Ng - being a director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK being one of the shareholders of KMB and Long Win;

- Dr Conrad T.C. Wong - having current business dealings with SHK;
- Mr Peter K.T. Yuen - his relative being an independent non-executive director of SHK; and
- Mr K.K. Cheung - his firm having current business dealings with SHK.

108. The Committee noted that Miss Winnie W.M. Ng and Dr Conrad T.C. Wong had already left the meeting. As the interest of Mr Peter K.T. Yuen was indirect and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

109. The Committee noted that the applicant's representative requested on 12.11.2021 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.

110. 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 27**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/792      Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 3 Years in “Residential (Group D)” Zone, Lots 629 S.Q, 630 S.B ss15 and 653 S.B RP (Part) in D.D.110, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/792)

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111.            The Committee noted that the applicant’s representative requested on 18.11.2021 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.

112.            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 28**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/793      Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 225 RP (Part) and 226 (Part) in D.D. 109, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/793)

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113. The Committee noted that the applicant's representative requested on 18.11.2021 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.

114. 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-KTS/907      Renewal of Planning Approval for Temporary Open Storage of Vehicles and Modification Workshop for Vans and Lorries for a Period of 3 Years in "Residential (Group D)" Zone, Lots 1319 (Part) and 1336 S.A (Part) in D.D.106, Kong Ha Wai, Kam Sheung Road, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTS/907)

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

Deliberation Session

116. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 19.12.2021 until 18.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no paint-spraying activities shall be carried out at the open area of the site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing trees and landscape plantings on the site shall be maintained at all times during the planning approval period;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;

- (i) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 19.3.2022;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if the above planning condition (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 30**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/909          Renewal of Planning Approval for Temporary Warehouse for Storage of Building Material Products for a Period of 3 Years in “Residential (Group D)” Zone, Lot 1336 S.A (Part) in D.D. 106, Kong Ha Wai, Kam Sheung Road, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTS/909)

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

Deliberation Session

119. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.1.2022 until 8.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities are allowed on the site at any time during the planning approval period;
- (d) no medium or heavy goods vehicle exceeding 5.5 tonnes, 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;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing trees and landscape plantings on the site shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of records 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 9.4.2022;

- (i) 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 9.7.2022;
- (j) in relation to (i) above, the implementation of the fire service installations proposal 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 9.10.2022;
- (k) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning condition (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.”

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

### **Agenda Item 31**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTS/910 Proposed Religious Institution (Mosque) in “Agriculture” Zone, Lot 1542 RP (Part) in D.D. 106, Yuen Kong San Tsuen, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTS/910)

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121. The Secretary reported that the application was submitted by Amsua Trading Company Limited (Amsua) and Fruit Design & Build Limited (FDB) was one of the

consultants of the applicant. Mr K.K. Cheung had declared interests on the item for his firm having current business dealings with Amsua and FDB.

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

123. The Committee noted that the applicant's representative requested on 11.11.2021 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.

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

### **Agenda Item 32**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/911      Proposed Temporary Shop and Services for a Period of 5 Years in  
"Other Specified Uses" annotated "Rural Use" Zone, Lot 577 RP (Part)  
in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/911)

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**Presentation and Question Sessions**

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

126. Members had no question on the application.

#### Deliberation Session

127. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.11.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicles other than private cars, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (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 26.5.2022;
- (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 26.8.2022;
- (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 26.5.2022;
- (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 26.8.2022;
- (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.”

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

### **Agenda Item 33**

#### **Section 16 Application**

[Open Meeting]

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/875C)

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129. The Committee noted that the applicant’s representative requested on 16.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the comments of Drainage Services Department. It was the fourth time that the applicant requested deferment of the application. Since the last

deferment, the applicant had submitted further information to address departmental comments.

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

### **Agenda Item 34**

#### **Section 16 Application**

[Open Meeting]

A/YL-PH/893	Temporary Dog Training Ground, Dogs and Cats Boarding Establishment and Dog Swimming and Recreational Centre for a Period of 3 Years in "Residential (Group D)" Zone, Lots 121 (Part), 122, 123 (Part), 124 (Part), 125 (Part), 127 (Part) and 128 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung <hr/> (RNTPC Paper No. A/YL-PH/893)
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131. The Committee noted that the applicant requested on 22.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

### **Agenda Item 35**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/318      Proposed Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years in "Residential (Group D)" Zone, Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/318)

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133.      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 Mai Po area. 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**

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

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 26.11.2024 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 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 26.5.2022;
- (c) in relation to (b) 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 26.8.2022;
- (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 26.5.2022;
- (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 26.8.2022;
- (f) in relation to (e) above, the implemented drainage facilities 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; and
- (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.”

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 36**

#### **Section 16 Application**

[Open Meeting]

A/YL-NSW/292 Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts/Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place in “Undetermined” and “Government, Institution or Community” Zones, Lots 879, 880 S.A ss.1, 880 S.B ss.1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and Adjoining Government Land, Au Tau, Nam Sang Wai, Yuen Long  
(RNTPC Paper No. A/YL-NSW/292)

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138. The Committee noted that the applicant’s representative requested on 12.11.2021 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.

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

**Agenda Item 37**

**Section 16 Application**

[Open Meeting]

A/YL-NTM/428      Proposed Temporary Shop and Services for a Period of 5 Years in  
“Residential (Group C)” Zone, Lots 1377 RP and 1378 RP in D.D. 105,  
Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/428)

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140.            The Committee noted that the applicant’s representative requested on 19.11.2021 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.

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

**Agenda Item 38**

**Section 16 Application**

[Open Meeting]

A/YL-ST/598            Proposed Temporary Eating Place (Outside Seating Accommodation of Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lots 196 (Part), 197 (Part), 198 RP (Part), 198 S.B (Part) and 199 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/598)

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142.            The Committee noted that the applicant’s representative requested on 8.11.2021 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.

143.            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, Mr Patrick M.Y. Fung, Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, STPs/FSYLE, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

**Tuen Mun and Yuen Long West District**

[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 39**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/647            Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years in “Residential (Group A) 6” and “Recreation” Zones, Lots 206 (Part), 227 (Part), 231 (Part), 232 S.A (Part), 232 S.B (Part), 232 S.C, 232 RP (Part), 234 (Part) and 235 (Part) in D.D.126, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/647)

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144.            The Secretary reported that the application site (the Site) was located in Ping Shan and Mr Ricky W.Y. Yu had declared an interest on the item for having a project in Ping Shan area.    The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting.

**Presentation and Question Sessions**

145.            With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper.    The Planning Department considered that the temporary use could be tolerated for a period of three years.

146.            In response to a Member’s enquiry on whether approval of the application would affect the implementation programme of the proposed public housing development near Tin Tsz Road, Ms Bonnie K.C. Lee, STP/TMYLW, explained that the population intake of the proposed public housing development was anticipated in 2033 and the site formation works

would commence in 2025. Approval of the application on a temporary basis for three years would not frustrate the long-term development of the Site.

### Deliberation Session

147. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.11.2024 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. on Mondays to Fridays and from 6:00 p.m. to 10:00 a.m. on 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) the submission of a revised drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.2.2022;
- (d) in relation to (c) above, the implementation of the 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 26.5.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 7.1.2022;

- (h) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 26.2.2022;
- (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 Director of Fire Services or of the TPB by 26.5.2022;
- (j) if any of the above planning condition (a), (b), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (c), (d), (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.”

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

### **Agenda Items 40 and 41**

#### **Section 16 Applications**

[Open Meeting]

A/TM/567 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use in “Industrial” Zone, 13 San On Street, Tuen Mun

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A/TM/568 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use in “Industrial” Zone, 15 San On Street, Tuen Mun  
(RNTPC Paper No. A/TM/567 and 568)

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149. The Secretary reported that T.K. Tsui & Associates Limited (TKT) was one of the consultants of the applicant, which was the same for both applications. Mr K.K. Cheung had declared an interest on the items for his firm having current business dealings with TKT.

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

150. The Committee noted that the applicant's representative requested on 10.11.2021 deferment of consideration of the applications 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 applications.

151. After deliberation, the Committee decided to defer a decision on the applications as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the applications 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 applications 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 42**

### **Section 16 Application**

[Open Meeting]

A/TM/569                      Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial and/or Warehouse (excluding Dangerous Goods Godown) Uses in "Industrial" Zone, No. 3B Hung Cheung Road, Tuen Mun  
(RNTPC Paper No. A/TM/569)

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152. The Committee noted that the applicant's representative requested on 4.11.2021 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.

153. 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 43**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/529            Proposed Temporary Shop and Services for a Period of 3 Years and  
Excavation of Land in "Open Space" Zone, Lot 3131 RP in D.D. 116,  
Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/529)

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

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

155. Members had no question on the application.

#### **Deliberation Session**

156. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.11.2024 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) only private cars, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) 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 26.5.2022;
- (d) in relation to (c) 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 26.8.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.8.2022;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

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

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

#### **Agenda Item 44**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1121 Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years in “Residential (Group C)” and “Undetermined” Zones, Lots 1277 S.B (Part), 1279 S.B ss.1 S.A, 1279 S.B ss.1 S.B (Part) and 1281 in D.D. 119, Pak Sha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1121)

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

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

159. Members had no question on the application.

##### **Deliberation Session**

160. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.11.2024 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, as proposed by

the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (b) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2022;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2022;
- (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 26.8.2022;
- (f) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 45**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/319                      Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years in “Government, Institution or Community”, “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long  
  
(RNTPC Paper No. A/HSK/319A)

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**Presentation and Question Sessions**

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

163.            Members had no question on the application.

**Deliberation Session**

164.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 9:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (c) no dismantling, maintenance, repairing, cleaning, paint-spraying or workshop-related activity, as proposed by the applicant, is allowed on the

site at any time during the planning approval period;

- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the existing trees on the site shall be retained and 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 26.2.2022;
- (g) the implementation of the accepted 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 26.5.2022;
- (h) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 46**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/334                      Temporary Eating Place and Warehouse (Solar Energy Accessories and Construction Materials) with Ancillary Office for a Period of 3 Years in “Commercial (4)” Zone and area shown as ‘Road’, Lots 3144 (Part), 3200 RP (Part), 3201 RP, 3206 RP and 3207 (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/334)

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**Presentation and Question Sessions**

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

167.            Members had no question on the application.

**Deliberation Session**

168.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.11.2024 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 8:00 a.m. for the warehouse use and between 10:00 p.m. and 7:00 a.m. for the eating place use, as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (b)    no operation on Sundays or public holidays for the warehouse use, 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 the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2022;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.8.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the implementation of the accepted fire service installations proposal within 9 months to the satisfaction of the Director of Fire Services or of the TPB by 26.8.2022;
- (g) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (c), (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.”

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

**Agenda Item 47**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/335                      Temporary Shop and Services (Real Estate Agency and Interior Design Sample Showroom) for a Period of 3 Years in “Village Type Development” Zone, Lots 1743 S.H (Part) & 1743 S.I (Part) in D.D. 125, San Uk Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/335)

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**Presentation and Question Sessions**

170.            With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

171.            Members had no question on the application.

**Deliberation Session**

172.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.11.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a)    no operation between 8:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (b)    the existing trees on the site shall be maintained at all times during the planning approval period;
  
- (c)    the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
  
- (d)    the submission of a condition record of the existing drainage facilities on

the site within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2022;

- (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 26.5.2022;
- (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 26.8.2022;
- (g) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if the above planning condition (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Ms 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 48**

Any Other Business

174. There being no other business, the meeting was closed at 6:20 p.m..