

TOWN PLANNING BOARD

**Minutes of 693rd Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 22.4.2022**

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr K.L. Wong

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

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
Ms Jane K.C. Choi

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

Secretary

Absent with Apologies

Mr L.T. Kwok

Dr Venus Y.H. Lun

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Johanna W.Y. Cheng

Town Planner/Town Planning Board
Miss Carman C.Y. Cheung

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 692nd RNTPC Meeting held on 1.4.2022

[Open Meeting]

2. The draft minutes of the 692nd RNTPC meeting held on 1.4.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Tuen Mun and Yuen Long West District

Agenda Item 3

Reconsideration of Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TM/20 Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/35, To Rezone the Application Site from “Green Belt”, “Government, Institution or Community” and an area shown as ‘Road’ to “Residential (Group A)27”, No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun
(RNTPC Paper No. Y/TM/20E)

Presentation and Question Sessions

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

PlanD

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

Ms Janet K.K. Cheung - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)

Agrade Holdings Limited

Mr Bruce Lee]

Miss Cherry Lee]

Miss Clara Lee]

Mr George Chow]

ARUP

Ms Theresa Yeung] Applicant's representatives

Mr W.L. Lee]

Miss Karen Chan]

Miss Jenny Zhao]

Mr Sam Kok]

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

6. With the aid of a PowerPoint presentation, Ms Janet K.K. Cheung, STP/TMYLW, briefed Members on the background of the reconsideration 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. The PlanD had no in-principle objection to the application.

[Mrs Vivian K.F. Cheung joined the meeting during PlanD's presentation.]

7. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa Yeung, the applicant's representative, made the following main points:

Site Context

- (a) the Site was currently vacant and located at the eastern fringe of the Tuen Mun New Town, which was adjacent to the Tuen Mun Town Centre and Tuen Ma Line Tuen Mun Station. There were high-rise residential developments to the west of the Site;

History

- (b) the Site was the subject of an approved application No. A/TM/370 for redevelopment of an existing house at plot ratio (PR) of 0.4, building height (BH) of 2 storeys with 1-storey car park in 2008. The general building plan was approved in 2010 with site formation works approved in 2013. In line with the Government's multi-pronged approach to increase land supply, the applicant submitted the current application to the Town Planning Board (the Board) which was rejected by the Rural and New Town Planning Committee (the Committee) in 2020. The applicant then lodged a Judicial Review (JR) application against the Committee's decision and the Court of First Instance (CFI) allowed the JR and ordered to remit the application to the Board for reconsideration;

JR's Judgment

- (c) the CFI allowed the JR on grounds that approval of the application would not set a new precedent on land use compatibility as the proposed development was compatible with existing and planned planning context and the surroundings; the Board should consider each application based on its own merits; and the Board should not insist amalgamation of the Site and the nearby lots for comprehensive development;

Indicative Scheme

- (d) the indicative scheme would provide 600 flats, meeting housing need and optimizing land resources. An office base for On-site Pre-school Rehabilitation Services (OPRS) would also be provided at the Site;
- (e) the proposed development with PR of 6.08 and BH of 100mPD would be compatible with the planning context and the existing and planned developments with a general BH of 100mPD in the surroundings. There were two public housing development sites formerly involving the same “Green Belt” (“GB”) zone that were rezoned to “Residential (Group A)26” (“R(A)26”) with a maximum PR of 6.5 and maximum BH of 125mPD/145mPD, which were higher than those proposed under the subject application; and
- (f) various technical assessments had been submitted to demonstrate that the proposed development was technically feasible and relevant departments had no objection to or no adverse comment on the application.

8. As the presentations of PlanD’s representative and the applicant’s representative had been completed, the Chairman invited questions from Members.

9. The Vice-chairman and some Members raised the following questions:

Background and “GB” Zone

- (a) PlanD’s view on the application in the previous RNTPC paper considered by the Committee in 2020;
- (b) the background of the two public housing sites at Tseng Tau Sheung Tsuen South and the former Pui Oi School site further south of the Site;
- (c) the development context in the east side of Castle Peak Road – Castle Peak Bay and impacts of the proposed development on the function of the “GB” zone;
- (d) whether other sites within the area were suitable for rezoning for higher

density residential developments;

- (e) whether there were similar applications for rezoning sites within the same “GB” zone for private residential development;

Plot Ratio and Housing Supply

- (f) the rationale for the proposed PR restrictions (i.e. maximum domestic PR of 6.0 or non-domestic PR of 9.5) rather than adopting a maximum total PR for the proposed “Residential (Group A)27” (“R(A)27”) zone;
- (g) under what circumstances would development intensity be stipulated as maximum Gross Floor Area (GFA) or a maximum overall PR;
- (h) demand and supply of private housing in Tuen Mun;

Technical Assessments

- (i) validity of the technical assessments conducted in 2019;
- (j) whether the technical assessments had included the development option with non-domestic PR of 9.5;
- (k) whether the proposed number of parking spaces at a ratio of 1 space per 25 flats was similar to that adopted in other developments;

The Three Lots to its South

- (l) whether there were changes in condition for the three housing lots to the south since 2020 and whether there was consideration to redevelop the sites together comprehensively; and
- (m) current status of site formation works on the Site.

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

Background and “GB” Zone

- (a) PlanD previously had no objection to the s.12A application in 2020 and maintained the same view for the reconsideration of the application;

- (b) the two public housing sites at Tseng Tau Sheung Tsuen South and the former Pui Oi School site were rezoned from areas mainly within the same “GB” zone to “R(A)26” in 2017. The two sites were located to the east of Castle Peak Road – Castle Peak Bay and west of Maclehorse Trail and Tai Lam Country Park. Compared with the current proposal with PR of 6.08 and BH of 100mPD, the two public housing sites had slightly higher PR of 6.5 and BH restrictions of 125mPD/145mPD. The public housing sites and the Site shared similarity in terms of site context and land use compatibility;

- (c) the Site was located at the eastern fringe of the Tuen Mun New Town. To its immediate west across Castle Peak Road were high-rise commercial/residential developments of Tuen Mun Town Centre which were mostly zoned “R(A)” and subject to maximum domestic PR of 5 or 6 or maximum non-domestic PR of 9.5. To the immediate north of the Site were some Government, institution and community facilities, village houses and vegetated area, and to its further north was a cluster of “R(A)” sites for high density residential developments. To the further south was a private residential development named Villa Tiara rezoned “Residential (Group B)” (“R(B)”) and the two public housing sites zoned “R(A)26” at Tseng Tau Sheung Tsuen South and the former Pui Oi School site. With developments in Tuen Mun New Town over the years, the buffer function of the “GB” zone abutting the Castle Peak Road – Castle Peak Bay had been lessening. The Site was occupied by a house at the time when the first Tuen Mun Outline Zoning Plan (OZP) was gazetted. A s.16 planning application was approved for house redevelopment in 2008. The Site had building entitlement and given the change in the surrounding context and planning circumstances, the site circumstances, and that the applicant had demonstrated the technical feasibility of the proposed rezoning, PlanD had no objection to rezone the Site for residential development. The “GB”

areas to its further east could still function as a buffer between developments and the Tai Lam Country Park;

- (d) the Government had so far completed two phases of “GB” review to identify suitable land for housing supply. During the “GB” review, only the two sites at Tseng Tau Sheung Tsuen South and the former Pui Oi School site were identified as suitable for housing development in the locality. The applicant had conducted a traffic impact sensitivity test which demonstrated no major negative traffic impact even if the three private lots to the south were rezoned for development with domestic PR of 6. There were no other large private lots in that “GB” zone with similar site context as the Site. For any future s.12A rezoning application, each application would be considered based on its own site context and individual merits;
- (e) a site involving only government land to the east of Tuen Mun but not within the same subject “GB” zone was rezoned from “GB” to “R(B)” for private residential development in 2017. There was no similar rezoning application from “GB” to residential zone on private land in Tuen Mun;

Plot Ratio and Housing Supply

- (f) the proposed stipulation of maximum domestic PR of 6 or non-domestic PR of 9.5 for the “R(A)27” zone generally followed the restrictions on PR under other “R(A)” zones on the OZP. The “R(A)” zone was intended primarily for high-density residential developments and the stipulation of a maximum domestic and a non-domestic PR would allow flexibility for development to accommodate a minor portion of commercial space within residential developments. Non-domestic uses, other than those permitted in the lowest three floors, were Column 2 uses which required planning permission from the Board. In the indicative scheme for the proposed residential development, a non-domestic use (OPRS) with GFA of 500m² was included;
- (g) some “R(A)” subzones were stipulated with a maximum total GFA to

reflect the as-built GFA of those developments. In some other sub-zones like the “R(A)26” zone for the public housing sites at Tseng Tau Sheng Tsuen and the former Pui O School site, they were stipulated with a maximum overall PRs to reflect the public housing proposals at the time of OZP amendment. For the current application, if approved, PlanD would work out the amendments to the OZP for the Committee’s agreement prior to gazetting under the Town Planning Ordinance;

- (h) there was no information at hand on the housing demand for Tuen Mun, but there was shortage of both public and private housing in Hong Kong. The ratio of existing public to private housing supply in Tuen Mun was 53:47, and taking the planned developments into account, the ratio would be 56:44;

Technical Assessments

- (i) the applicant had not submitted updated technical assessments for the reconsideration of the application. Relevant departments were consulted on the reconsideration of the application and they had no objection to or no adverse comment; and

The Three Lots to its South

- (j) there was no change in planning circumstances and no planning applications were received regarding those three lots to the south since 2020.

11. In response, Ms Theresa Yeung, the applicant’s representative, made the following main points:

Plot Ratio and Housing Supply

- (a) the proposed domestic PR of 6 or non-domestic PR of 9.5 for the proposed new “R(A)27” zone was in line with PR restrictions stipulated under “R(A)” zone of the Tuen Mun OZP. According to the current Notes for the “R(A)” zone, commercial use above the lowest three floors would require planning permission from the Board. The applicant intended to

develop the Site as a residential development which would be compatible with the surrounding residential uses;

Technical Assessments

- (b) instead of assessing the impacts of a pure commercial development, the worst-case scenario of a residential development was adopted for the assessments on traffic, infrastructure requirements, environmental impacts, etc. As the Site was not located at the centre of Tuen Mun New Town, the development would not attract large number of people for shopping and limited non-domestic GFA would be provided for uses serving residents and the locals. Such non-domestic uses had minimal traffic impacts. If domestic PR was reduced and more non-domestic uses were to be provided on the Site, the traffic and noise impacts would be reduced as there would be less people commuting during peak hours and non-domestic uses were less sensitive to traffic noise. Concerned departments also had no adverse comment on the assessments;

- (c) the proposed number of parking spaces followed the high-end requirement of the Hong Kong Planning Standards and Guidelines (HKPSG) at the time when the application was submitted. The applicant would further adjust the car parking provision according to the high-end requirement of the recently revised HKPSG when developing the Site;

The Three Lots to its South

- (d) the applicant had endeavoured to contact the owners of the three lots to the south. The owner of the land lot abutting the Site had indicated that there was no intention to redevelop the site at this juncture. The owners of the two remaining lots further south also had no intention to join the applicant for redevelopment. Hence, the applicant could only proceed with redevelopment on his own lot; and

- (e) the site formation that had been undertaken on the Site was for the house development approved in 2008. If the current application was agreed by the Committee, new site formation works would be required.

12. As there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure of 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's representatives for attending the meeting. They left the meeting at this point.

[Dr Conrad T.C. Wong left the meeting during the question session.]

Deliberation

13. The Chairman said that the CFI had allowed the JR and had remitted the application to the Board for reconsideration. According to the Court's ruling, the rezoning application should be assessed based on its own merits and circumstances. The Committee should not insist upon the adoption of a comprehensive planning approach for an amalgamated site covering the Site and adjoining lots, and that approval of the application would unlikely set a new precedent on land use compatibility as there were already high-rise and high-density residential buildings in the surroundings, including the two public housing sites further south and to the east of Castle Peak Road – Castle Peak Bay involving the same "GB" area. The Chairman further said that the Site was a house lot with building entitlement and the Board had previously approved a house development on the Site. The reconsideration of the subject application should focus on whether a residential development with higher development intensity at the Site should be allowed.

14. Two Members considered that the "GB" zone covering the Site was still vegetated or with low-rise village houses as seen in the aerial photo and raised concern that approval of the application might set a precedent for similar applications to rezone "GB" sites for development both at the location or in other rural areas. They were of the view that approval of the current application might open a floodgate for rezoning of other areas in the "GB" zone to the east of Castle Peak Road – Castle Peak Bay which would alter the overall massing of developments at that location.

15. A Member pointed out that as the sites at Tseng Tau Sheung Tsuen South and the

former Pui Oi School previously within the same “GB” zone had already been rezoned for public housing, there should not be a concern on setting precedents for approving the application. The Board should adopt a consistent approach when considering public and private development proposals of similar nature and follow the JR’s judgment to reconsider the application based on its own merits and circumstances. The Vice-chairman and a few more Members shared the same view and remarked that many high-rise residential buildings had been developed in the vicinity and the Site was more distant from the Country Park as compared to the two aforementioned rezoned public housing sites. The technical assessments also demonstrated that the proposed development was feasible.

16. After deliberation, the Committee decided to agree to the application. The Committee also noted that PlanD would work out the appropriate amendments to the approved Tuen Mun OZP No. S/TM/35 including zoning boundaries, as well as the development restrictions and requirements to be set out in the Notes and/or Explanatory Statement for its consideration and agreement prior to gazetting under the Town Planning Ordinance.

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-PS/4	Application for Amendment to the Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19, To rezone the application site from “Village Type Development” and “Comprehensive Development Area” to “Residential (Group B) 2” and amend the Notes of the zone applicable to the site, Lots 1341 S.B RP, 1341 S.B ss.1 S.J RP, 1341 S.B ss.1 S.D in D.D. 121, and 525 S.B RP in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long (RNTPC Paper No. Y/YL-PS/4)
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Presentation and Question Sessions

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

PlanD

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

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

On Billion International Limited

Mr Paul T.C. Poon]

Mr Ivan B.S. Tang]

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Aikon Development Consultancy Limited

Mr Daniel K.K. Yeung] Applicant's representatives;

Mr Antony Wong]

Mr K.L. Lam]

Mr K.M. Chin]

Mr Thomas S.C. Luk]

Ms Grace Y.M. Cheung]

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

19. With the aid of a PowerPoint presentation, Mr Alexander W.Y. Mak, STP/TMYLW, 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. The PlanD had no in-principle objection to the application.

20. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Grace Y.M. Cheung and Mr Paul T.C. Poon, the applicant's representatives, made the following main points:

Objectives of the application

- (a) as Hong Kong was facing challenges from land and housing shortages and ageing population, the proposed development would optimise the land resources for a residential development cum residential care home for the elderly (RCHE), which would be in line with the Government's latest policies on increasing housing supply and elderly facilities including RCHE;
- (b) the proposed development would phase out the brownfield operations and unleash the development potential at the Site;

Site Context

- (c) the Site fell within the "Village Type Development" ("V") and "Comprehensive Development Area" ("CDA") zones. The portion within "V" zone had been so zoned since 1993 but it did not fall within the 'Village Environs' of any recognised village and there was no Small House applications within the "V" portion. The portion within "CDA" had been so zoned since 2002. As it was under multiple ownership (currently 13 owners), no development scheme had been submitted for the "CDA" site and it was still occupied by brownfield uses. The applicant had consulted the local villagers and obtained support from the Ping Shan Heung Rural Committee on the proposed development;
- (d) the Committee previously agreed that the subject "CDA" zone should be reviewed to facilitate its early implementation, and the current proposal would be in line with the decision of the Committee;

Applicant's Effort in Land Assembly

- (e) the boundary of the Site did not include the whole "CDA" zone due to the refusal from some landowners of the "CDA" zone for redevelopment of their land. In terms of landownership, the whole "CDA" zone could be divided into four portions. The applicant owned the north-western portion of the Site and he spent some ten years to seek consent from the remaining owners for a joint redevelopment. However, he was only able to obtain

consent from the landowner of the southern portion of the site to jointly redevelop under the current application while the other landowners of the remaining portions of the “CDA” zone comprising a vacant warehouse site and an industrial building (with 9 owners) had refused a joint development;

Proposed Scheme

- (f) the Site would be divided into two portions, the southern portion (comprising 3 residential towers of 11 to 19 storeys (excluding one storey of basement car park), a 2-storey clubhouse block and a single-storey retail block) providing 840 flats and the northern portion (comprising a 6-storey RCHE) providing 294 beds;
- (g) the applicant had signed a memorandum of understanding (MOU) with the Sheung Tsui Home for Aged Limited for operating the RCHE in the proposed development. Sheung Tsui Home for Aged Limited was operating many licensed RCHEs in Hong Kong;
- (h) the Site had two independent accesses for both portions (the northern portion via Ping Ha Road and the southern portion via Castle Peak Road) and such arrangement would not affect future development and access of the remaining portions of the “CDA” zone as demonstrated in the sensitivity test in the traffic impact assessment;
- (i) design features including stepped building height profile, provision of building voids, 1.5m edge planting strips along the Site boundary for screening to minimise potential visual impact, 5m-wide buffer zones to mitigate air quality impacts from road traffic, acoustic window and 28% greenery ratio were proposed to enhance the design of the proposed development; and
- (j) the proposed development was compatible with the existing and planned developments in the surroundings in terms of land use compatibility, plot ratio (PR) and building height (BH). Various technical assessments submitted also demonstrated that the proposed rezoning was technically

feasible and relevant government departments had no in-principle objection to or no adverse comment on the rezoning.

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

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

- (a) information regarding the concerns of the Objection Hearing Committee (OHC) of the Board as stated in paragraph 4.2 of the Paper;
- (b) compatibility of the proposed development with the surroundings; and
- (c) how the implementation of RCHE could be ensured.

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

- (a) the "CDA" zone covering the Site was previously rezoned from "CDA" to "Residential (Group E)1" ("R(E)1") in 2001 with a view to expediting the development of the "CDA" site. However, after the amendment was gazetted, public objections (which were similar to the current representations on the OZP amendments under the Town Planning (Amendment) Ordinance effected in 2005) were received and the then OHC of the Board (which was similar to the Board's current Representation Hearing Committee) decided to partially meet the objections and decided to revert the "R(E)1" zoning to "CDA" in 2001. The "CDA" zoning was considered more appropriate to address the industrial/residential interface issues and traffic problem at Ping Ha Road, and the "R(E)1" zoning was difficult to prevent piecemeal developments. The said change was gazetted in 2002 and there had been no change in the "CDA" zoning since then. Under the current application, technical assessments had been conducted to demonstrate that the proposed development was feasible, which addressed the previous concerns raised in OHC of the Board.

Concerned government departments had no in-principle objection to or no adverse comment on the application. Also, during the consideration of the “CDA” review on 28.5.2021, the Committee agreed that the subject “CDA” zone should be reviewed to facilitate early implementation. The current proposal was generally in line with the decision of the Committee; and

- (b) with reference to the plan shown on the PowerPoint presentation, the Site was in Ping Shan which was located amidst the existing New Towns and New Development Areas (NDAs) (i.e. Tin Shui Wai New Town at its northwest, Hung Shui Kiu/Ha Tsuen NDA at its west, Yuen Long New Town at its east and Yuen Long South Development Area at its southeast). The Government was conducting studies for proposed public housing developments on two brownfield sites in Ping Shan which would likely have higher PR/BH. Hence, residential developments of higher density in the locality were anticipated and the proposed development was considered not incompatible with the existing and planned developments in the area.

24. In response to the concern on the implementation of the proposed RCHE, Ms Grace Y.M. Cheung, the applicant’s representative, explained that to facilitate provision of the RCHE, the applicant had proposed to have ‘Social Welfare Facility’ as an always permitted use under Column 1 of the proposed “Residential (Group B)2” zone, and the applicant had signed a MOU with the Sheung Tsui Home for Aged Limited for operating a RCHE in the proposed development. If the application was approved, both parties would develop and operate a RCHE together as stated in the MOU.

25. As there were no further questions from Members, the Chairman informed the applicant’s representatives that the hearing procedure of 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’s representatives for attending the meeting. They left the meeting at this point.

Deliberation

26. The Chairman said that the current application had proposed a maximum domestic PR of 3 and non-domestic PR of 0.39 that were in line with the PRs for rural township under the Hong Kong Planning Standards and Guidelines and were supported by the technical assessments submitted by the applicant. Although the Site was partly zoned “CDA” for more than 25 years, there were no redevelopment plans submitted as there was no facilitator among the landowners to take forward the “CDA” development.

27. Members generally appreciated the applicant’s effort to amalgamate the Site with the adjoining land lots for development. Taking into account the planned higher density public housing developments in Ping Shan, Members generally considered that the proposed PR and BH were not incompatible with existing and planned developments in the locality and the application could help in expediting the phasing out of brownfield operations in the remaining area of the “CDA” site and also had the planning merit of providing a RCHE within the Site. Approval of the application might set a good example for implementation of similar medium sized “CDA” sites.

28. After deliberation, the Committee decided to agree to the application. The Committee also noted that PlanD would work out the appropriate amendments to the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 including zoning boundaries, as well as the development restrictions and requirements to be set out in the Notes and/or Explanatory Statement for its consideration and agreement prior to gazetting under the Town Planning Ordinance.

Sai Kung and Islands District

Agenda Item 5

Section 16 Application

[Open Meeting]

A/SK-HC/329 Proposed Temporary Tent Camping Ground and Barbecue Site for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 74 and 75 in D.D. 244, Ho Chung, Sai Kung

29. Members noted that the application was withdrawn by the applicant.

Agenda Item 6

Section 16 Application

[Open Meeting]

A/SK-PL/1 Proposed Field Study/Education/Visitor Centre in “Agriculture” Zone, Various Lots in D.D. 368, Pak Lap, Sai Kung
(RNTPC Paper No. A/SK-PL/1B)

30. The Committee noted that the applicant’s representative requested on 8.4.2022 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.

31. 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 7

Section 16 Application

[Open Meeting]

A/SLC/170 Proposed Temporary Shop and Services for a Period of 6 Years in
“Village Type Development” Zone, Lots 66 (Part), 67, 68, 69 and 72
(Part) in D.D. 316 and Adjoining Government land, Pui O, Lantau
Island

(RNTPC Paper No. A/SLC/170A)

32. The Committee noted that the applicant’s representative requested on 11.4.2022 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.

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

Sha Tin, Tai Po and North District

[Mr Tim T.Y. Fung, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/207 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” Zone, Lots 360AB (Part), 360C S.A (Part), 360C RP (Part), 360D S.A (Part), 360D RP (Part), 360E (Part) in D.D. 87, Kong Nga Po, Sheung Shui
(RNTPC Paper No. A/NE-FTA/207A)

Presentation and Question Sessions

34. 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.

35. In response to a Member’s question on foul water treatment, Mr Tim T.Y. Fung, STP/STN, said that the applicant had not submitted any detailed drainage proposal. He indicated that in some similar applications, septic tank would be used to collect the animal’s waste and a professional company would be engaged to pump out the animal’s waste on a regular basis (e.g. every week). The Drainage Services Department (DSD) advised that the application site was located in an area where no public sewer connection was available and approval conditions for the submission of a drainage proposal and provision of drainage facilities were recommended to be imposed. The details of the drainage proposal and its implementation would be submitted for DSD’s approval for discharge of the relevant approval conditions.

Deliberation Session

36. A Member commented that the waste generated by the dog kennel needed to be carefully handled by relevant departments to avoid creating negative drainage/sewage impacts. Members noted that the applicant would be required to apply for a Boarding Establishment Licence from the Agriculture, Fisheries and Conservation Department if the proposed use provided food and accommodation for animals in return for a fee paid by the owner. In addition, relevant approval conditions requiring the submission and implementation of drainage proposal were recommended to be imposed. The applicant was also advised to follow the latest “Code of Practice on Handling of the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Director of Environmental Protection to minimize the potential environmental impacts on the surrounding areas.

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed structures on the site, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on the site, as proposed by the applicant, at any time during the planning approval period;
- (d) the 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 22.10.2022;
- (e) in relation to (d) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.1.2023;

- (f) the submission of a proposal for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.10.2022;
- (g) in relation to (f) above, the implementation of the proposal for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.1.2023;
- (h) 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
- (i) if any of the above planning condition (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/688 Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years in “Open Storage” Zone, Lots 1255 RP (Part), 1256 (Part) and 1257 RP (Part) in D.D. 79, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/688A)

Presentation and Question Sessions

39. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and

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

40. Members had no question on the application.

Deliberation Session

41. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 22.4.2027 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. on Mondays to Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) 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 22.10.2022;
- (d) in relation to (c) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.1.2023;
- (e) the submission of a proposal for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.10.2022;
- (f) in relation to (e) above, the implementation of the proposal for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire

Services or of the TPB by 22.1.2023;

- (g) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 22.1.2023;
- (h) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-TKLN/43 Proposed Temporary Shop and Services for a Period of 5 Years in
“Recreation” Zone, Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma
Hang Road, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/43)

43. The Committee noted that the applicant’s representative requested on 8.4.2022 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.

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

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

Agenda Item 11

Section 16 Application

[Open Meeting]

A/NE-WKS/17 Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years and Filling of Land in "Green Belt" Zone, Lots 1265 RP and 1267 in D.D. 79 and Adjoining Government Land, Ng Chow Road, Ping Che
(RNTPC Paper No. A/NE-WKS/17)

45. The Committee noted that the applicant's representative requested on 8.4.2022 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.

46. 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.

[The Chairman thanked Mr Tim T.Y. Fung, STP/STN, for his attendance to answer Members' enquiries. He left 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), Ms S.H. Lam, 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 12

Section 16 Application

[Open Meeting]

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

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

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

49. The Committee noted that the applicant's representative requested on 7.4.2022 deferment of consideration of the application for two months so as to allow more time to update the Sewerage Impact Assessment and prepare a new assessment on potential construction traffic impact in response to departmental comments. It was the fourth time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information including revised traffic impact assessment and revised

sewerage impact assessment to address departmental comments.

50. 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 eight 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 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/84 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in "Residential (Group A) 2" Zone and area shown as 'Road', Area 19, Kwu Tung North New Development Area
(RNTPC Paper No. A/KTN/84)

51. The Secretary reported that the application site (the Site) was located in Kwu Tung North and the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

Mr Paul K.T. Au (<i>as Chief Engineer (Works), Home Affairs Department</i>)	-	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;
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- Dr Conrad T.C. Wong - having current business dealings with HKHA;
- Mr L.T. Kwok - his employing organisation was operating a social service team supported by HKHA and had openly bid funding from HKHA; and
- Dr C.H. Hau - owning a property in Kwu Tung North.

52. The Committee noted that Mr L.T. Kwok 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 Mr Paul K.T. Au was direct, the Committee agreed that he should leave the meeting temporarily for the item. As the property owned by Dr C.H. Hau had no direct view of the Site, the Committee agreed that he could stay in the meeting.

[Mr Paul K.T. Au left the meeting temporarily at this point.]

Presentation and Question Sessions

53. With the aid of a PowerPoint presentation, Ms S.H. Lam, STP/FSYLE, briefed Members on the background of the application, the proposed minor relaxation of plot ratio (PR) and building height (BH) restrictions, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

54. Mr K.L. Wong declared an interest as he was a Member and an ex-employee of the Hong Kong Housing Society (HKHS) which had discussion with Housing Department (the executive arm of HKHA) on housing development issues and had housing development in Kwu Tung North. As Mr Wong's interest was indirect, the Committee agreed that he could stay in the meeting.

55. Some Members raised the following questions:

- (a) the difference between the current proposal and the scheme under the previously approved application No. A/KTN/54, in terms of PR and number of flats;

- (b) the potential to further increase the PR for maximizing the flat production on the Site;
- (c) noting that a planning application (No. A/KTN/83) in Area 24 had proposed underground carpark, the reasons why above ground car park was proposed in the subject application;
- (d) the overall BH profile and the design concept of the Kwu Tung North New Development Area (KTN NDA); and
- (e) referring to the photomontage in Drawing A-8 showing high-rise buildings on both sides of Town Plaza, what the visual experience would be for people in the Town Plaza.

56. In response, Ms S.H. Lam, STP/FSYLE, made the following main points:

- (a) compared with the previously approved scheme under application No. A/KTN/54, the current proposal had additional 513 units and increased overall PR from 6 to 6.25 (+4%). The current proposal had domestic PR of 5.6 and non-domestic PR of 0.65 while the previously approved scheme had domestic PR of 5.07 and non-domestic PR of 0.93;
- (b) although the Government's policies encouraged an increase of up to 30% of the original PR, the public housing project at the Site was already in a very advanced stage and any major changes in PR and BH would delay the implementation programme. Besides, there were site constraints for development of the Site (i.e. a Dongjiang water works reserve at the northwest and provision of a public wet market site at the south-eastern corner). The Civil Engineering and Development Department (CEDD) was also conducting a study for intensification of the housing sites in the remaining phase of the KTN NDA for better land utilisation. Given the planned infrastructural capacities, environmental and other technical constraints and taking into account the intensification proposal for the

Remaining Phase, the proposed PR for the Site had already achieved optimum development of the NDA;

- (c) having considered the construction cost and extra time needed for excavation for underground carpark, HKHA proposed the current scheme of designing above ground carpark on the Site. The development at Area 24 was the subject of a planning application No. A/KTN/83 which was submitted by a different project proponent (i.e. HKHS) and was approved on 18.2.2022. HKHS might have different criteria in its design process and decided to provide underground carpark;
- (d) with reference to Plan A-1, the Site was located at the south-western part of the KTN NDA and abutted the Town Plaza to its south. The BH profile of the KTN NDA had taller BHs in the west and lower BHs in the east, which respected the existing topography (with the highest level at Fung Kong Shan located at the northwest and lower level at Long Valley Nature Park located at the southeast). The centre of the KTN NDA would be a linear Town Plaza integrated with the proposed MTR station. A public transport interchange would be provided at the land lot located to the southeast of the Site near the proposed MTR station. There would be planned high-rise developments in the vicinity e.g. the public and private housing developments to the south subject to BH restriction of 120mPD to 135mPD, public housing developments to the east and north subject to BH restrictions of 115mPD and 135mPD respectively. The proposed relaxed BHs (151mPD in the western part and 146mPD in the eastern part) would still be in keeping with the stepped BH profile descending from the west to the east of the NDA; and
- (e) the viewpoint of Drawing A-8 was from planned Road P1 which was higher than the level of the Town Plaza. When viewed from the Town Plaza level, the taller buildings with the minor relaxation of PR and BH restrictions would not cause major adverse visual impact to the users of the Town Plaza as compared with the approved scheme. The views of the users of the Town Plaza from ground level would mainly be framed by activities at the Town Plaza and the terraced podiums along the Town Plaza. The Town Plaza was 100m-wide and the terraced podium would be subject

to a maximum BH of 5m and a 10m-wide set back at first floor level which would together allow a wide and spacious vista.

57. A Member, who was involved in the development project under application No. A/KTN/83, explained that underground carpark was proposed in the housing development due to specific design considerations. In general, underground carpark required higher construction cost and longer time for excavation and higher maintenance fee, and might not be environmental friendly due to the mechanical ventilation of the underground carpark.

[Dr Jeanne C.Y. Ng left the meeting during the question session.]

Deliberation Session

58. Two Members indicated support to the application which would provide more flats at the Site and considered that the development potential of sites in the NDA especially those at prime location near the MTR station should be optimized. One of them also indicated that different project proponents might consider adopting similar car parking design in the public housing projects. The Chairman recapitulated that CEDD was conducting a study to investigate the remaining phase of the KTN NDA for better land utilisation taking the infrastructural capacities, environmental and other technical constraints into account. Members generally supported the application.

59. 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 22.4.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

“the design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB.”

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

[Paul K.T. Au rejoined the meeting at this point.]

Agenda Item 14

Section 16 Application

[Open Meeting]

A/YL-SK/325 Renewal of Planning Approval for Temporary “Camping Ground for Meditation Use” for a Period of 3 Years in “Conservation Area” Zone, Lots 1556 (Part) and 1558 in D.D.114, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/325)

61. The Committee noted that the application was for renewal of a planning approval and the Planning Department had no objection to the application for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.4.2022 until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no new fixture or structure is allowed to be placed/built on the site during the planning approval period;

- (b) no trees within the site are allowed to be interfered with by any means, felled or topped at any time during the planning approval period;

- (c) no open burning, as proposed by the applicant, is allowed on the site at any time during the planning approval period;

- (d) no chemicals, including fertilizers and pesticides, are allowed to be used or stored on the site at any time during the planning approval period;

- (e) no public announcement system, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site 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) if any of the above planning condition (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 15

Section 16 Application

[Open Meeting]

A/YL-KTN/828 Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years in “Agriculture” Zone, Lots 4 (Part), 5 S.AP and 5 S.BA in D.D. 110, Tai Kong Po, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/828)

64. The Committee noted that the application was for renewal of a planning approval and the Planning Department had no objection to the application for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

65. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 25.6.2022 until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the site, as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system, portable loud speaker, or any form of audio amplification system is allowed to be used 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 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 25.9.2022;
- (f) the existing fire services installations and equipment implemented on the site shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (a), (b), (c), (d) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if the above planning condition (e) is not complied with by the specified

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

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/912 Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles) for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/912A)

Presentation and Question Sessions

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

68. Members had no question on the application.

Deliberation Session

69. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 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 storage/sales of vehicle parts and no repairing, dismantling, cleansing, paint-spraying or other workshop activities, as proposed by the applicant, shall be carried out on the site at any time during the planning approval period;
- (c) 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;
- (d) the implementation of the accepted 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 22.10.2022;
- (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 revised landscape proposal within 3 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 22.7.2022;
- (g) the implementation of the revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 22.10.2022;
- (h) the provision of fire extinguisher(s) within 6 weeks with a valid fire certificate (FS 251) from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.6.2022;
- (i) 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 22.10.2022;
- (j) if any of the above planning condition (a), (b), (c) or (e) is not complied

with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/911 Temporary Office for a Period of 3 years in “Open Storage” Zone, Lots 1576 (Part) and 1584 S.A ss.2 (Part) in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/911)

Presentation and Question Sessions

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

72. Members had no question on the application.

Deliberation Session

73. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 on the terms of the application as

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

- “(a) the implementation of the accepted 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 22.10.2022;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) 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 22.10.2022;
- (d) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (a) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

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

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/912 Proposed Temporary Private Car Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land in “Village Type Development” Zone, Lot 2794 (Part) in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/912)

Presentation and Question Sessions

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

76. Members had no question on the application.

Deliberation Session

77. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;

- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at all times during the planning approval period;
- (d) 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 22.10.2022;
- (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 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.10.2022;
- (g) if the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (d) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/913 Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Open Storage”, “Agriculture” and “Industrial (Group D)” Zones, Government Land near Kam Tai Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-PH/913)

Presentation and Question Sessions

79. With the aid of a PowerPoint presentation, Mr Anthony K.O. Luk, DPO/FSYLE, 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.

80. In response to a Member’s enquiry on the approval period, Mr Anthony K.O. Luk, DPO/FSYLE, explained that according to the Notes of the rural Outline Zoning Plans (OZPs), there was a provision under the covering Notes for planning application for temporary use or development not exceeding a period of three years, notwithstanding that the use or development was not provided for in terms of the OZPs. If the application was approved, the applicant had a period of three years to develop and use the application site for the proposed temporary development from the date of the planning approval. Should the applicant want to continue the temporary development, he might apply for a renewal of the planning permission, and favourable considerations would normally be given to the renewal application of the same applied development when all the previous approval conditions had been complied with and there was no change in planning circumstances.

Deliberation Session

81. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 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 provision of public transport layby and the corresponding stacking area within the site for public transport services after commencement of the development at all times during the planning approval period;
- (c) the submission of an updated noise impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.1.2023;
- (d) in relation to (c) above, the implementation of the noise mitigation measures identified therein within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.4.2023;
- (e) the submission of a 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 22.1.2023;
- (f) in relation to (e) above, the implementation of the drainage proposal identified therein within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.4.2023;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a contamination assessment plan and remediation action plan (if necessary) within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.1.2023;
- (i) in relation to (h) above, the implementation of the remedial actions prior to

commencement of construction for the contaminated areas of the development within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.4.2023;

- (j) the submission of an updated sewerage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services or of the TPB by 22.1.2023;
- (k) the submission of a revised air quality impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.1.2023;
- (l) the submission of a proposal for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.1.2023;
- (m) in relation to (l) above, the implementation of the proposal for water supplies for fire-fighting and fire service installations within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.4.2023;
- (n) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed for the temporary hobby farm on the site during the planning approval period;
- (o) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used at the temporary hobby farm on the site at any time during the planning approval period;
- (p) if any of the above planning condition (a), (b), (g), (n) or (o) 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

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

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

[Professor John C.Y. Ng left the meeting at this point.]

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/308 Proposed Temporary Car Testing Centre for a Period of 3 Years in “Commercial/Residential” and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zones, Lot 3250 S.B ss.45 (Part) in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/308C)

83. 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. 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

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

85. In response to a Member's enquiry about some public comments concerning damage to road surface of Fairview Park Boulevard caused by additional traffic from the car testing centre and bearer of the repair costs, Ms Christine C.M. Cheung, STP/FSYLE, replied that the owner of the application site had signed a deed of grant with the registered owner of the Fairview Park Boulevard for a right of way with payment of maintenance fee for the use of Fairview Park Boulevard as shown in Attachment 2 of Appendix Ia of the Paper.

Deliberation Session

86. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:30 p.m. and 8:30 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle other than private car and 1.9-tonne minivan is allowed to enter/park at the site at all times during the planning approval period;
- (d) no car manufacturing, vehicle maintenance, workshop activity or car beauty or similar services and storage of dangerous goods are allowed on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of a report on the implementation of the environmental mitigation measures as submitted in the Noise Impact Assessment and Air Quality Impact Assessment by the applicant within 6 months from the date of planning approval to the satisfaction of the Director of Environmental

Protection or of the TPB by 22.10.2022;

- (g) 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 22.10.2022;
- (h) in relation to (g) 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 22.1.2023;
- (i) in relation to (h) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.10.2022;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months to the satisfaction of the Director of Fire Services or of the TPB by 22.1.2023;
- (l) if any of the above planning condition (a), (b), (c), (d), (e) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (f), (g), (h), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 21

Section 16 Application

[Open Meeting]

A/YL-MP/325 Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years in “Open Space” Zone, Lots 11 (Part) and 12 (Part) in D.D. 101, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/325)

88. 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. 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.

89. 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 the Paper.

Deliberation Session

90. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 22.4.2022 to 21.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation of the sales office for real estate between 8:30 p.m. and 9:30 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation of the sales office for furniture and furniture showrooms between 6:00 p.m. and 9:30 a.m. from Mondays to Saturdays, and whole day on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) no vehicle other than private car is allowed to access the site at all times during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (e) the maintenance of the boundary fencing within the site at all times during the planning approval period;
- (f) the existing fire services installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (g) the submission of photographic records 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 22.7.2022;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) 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
- (j) if the above planning condition (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.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/YL-NTM/436 Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years in “Village Type Development” Zone, Lot 2158 RP in D.D. 104, Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/436)

92. 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 the Paper.

Deliberation Session

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 22.4.2022 to 21.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the swimming pool should not be open to members of the public;

- (b) the drainage facilities implemented on the site should be maintained at all times during the planning approval period;

- (c) the submission of a condition record of the existing drainage facilities 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 22.7.2022;

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

- (e) if the above planning condition (c) is not complied with by the specified

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

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/437 Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) for a Period of 3 Years in “Open Storage” Zone, Lots 2790 (Part), 2798 RP (Part), 2799 (Part), 2800, 2801 and Adjoining Government Land in D.D. 102, Kwu Tung Road, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/437)

Presentation and Question Sessions

95. With the aid of some plans, Ms Christine C.M. Cheung, 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 had no objection to the application.

96. Members had no question on the application.

Deliberation Session

97. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 7:00 a.m. on Mondays to Saturdays, as proposed by the applicant, is allowed on the site during the planning

approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (d) no cutting, dismantling, cleaning, repairing, compacting and workshop activity, including container repair and vehicle repair, is allowed on the site during the planning approval period;
- (e) the existing fencing on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.7.2022;
- (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 22.10.2022;
- (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 22.1.2023;
- (i) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (f), (g) or (h) is not complied with by

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

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

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

Tuen Mun and Yuen Long West District

[Mr Simon P.H. Chan, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-TT/535 Proposed Temporary Place of Recreation, Sports or Culture (Training and Community Event Centre) for a Period of 3 Years in “Village Type Development” Zone, Government Land in D.D. 116 (Former Wing On School), Tai Shu Ha Road West, Tai Tong
(RNTPC Paper No. A/YL-TT/535A)

99. The Committee noted that the applicant requested on 28.3.2022 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.

100. 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, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Agenda Item 25

Section 16 Application

[Open Meeting]

A/YL-PS/657 Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lots 390 (Part), 392 (Part), 403 RP (Part) and 404 (Part) in D.D.122 and Adjoining Government Land, Sheung Cheung Wai, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/657)

101. The Committee noted that the application was for renewal of a planning approval and the Planning Department had no objection to the application for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

102. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 18.5.2022 to 17.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site, as proposed by the applicant, at all times during

the planning approval period;

- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.8.2022;
- (f) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if the above planning condition (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL/289 Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) and Proposed House Use with Conservation Proposal in “Government, Institution or Community (1)” Zone, Lots 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120 and Adjoining Government Land, Tai Kei Leng, Yuen Long

104. Members noted that consideration of the application had been re-scheduled.

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/338 Temporary Logistics Centre for a Period of 3 Years in “Open Space”, “Residential (Group B) 2”, “Government, Institution or Community” Zones and area shown as ‘Road’, Various Lots in D.D. 128 and D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/HSK/338A)

Presentation and Question Sessions

105. 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.

106. Members had no question on the application.

Deliberation Session

107. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no recycling, cleaning, repairing, dismantling work nor other workshop activities, 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 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 22.7.2022;
- (f) the implementation of the accepted fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.10.2022;
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (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.”

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/352 Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land in “Village Type Development” Zone, Lots 136 RP (Part) and 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long
(RNTPC Paper No. A/HSK/352A)

Presentation and Question Sessions

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

110. Members had no question on the application.

Deliberation Session

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid license under the Road Traffic Ordinance is allowed to be parked/stored on the site, as proposed by the applicant, during the planning approval period;

- (b) only private cars, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, 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 22.10.2022;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.1.2023;
- (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 22.10.2022;
- (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 22.1.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/HSK/365 Renewal of Planning Approval for Temporary Open Storage of Metal Ware for a Period of 3 Years in “Open Space” and “Government, Institution or Community” Zones, Lots 43 (Part), 192 S.A ss.1 (Part), 192 S.A RP (Part), 192 S.B ss.1 (Part) and 192 S.B RP (Part) in D.D.128 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/365)

113. 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 the Paper.

Deliberation Session

114. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 1.6.2022 to 31.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. to 7:00 a.m. is allowed on the site, as proposed by the applicant, during the planning approval period;

- (b) no operation on Sundays and public holidays is allowed on the site, as proposed by the applicant, during the planning approval period;

- (c) no cutting, cleaning, melting, dismantling and workshop activity is allowed on the site, as proposed by the applicant, during the planning approval period;

- (d) the existing drainage facilities on the site should be maintained at all times during the planning approval period;

- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.9.2022;
- (f) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2022;
- (g) 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 1.12.2022;
- (h) in relation to (g) 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 1.3.2023;
- (i) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

115. 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 Simon P.H. Chan, STP/TMYLW, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Agenda Item 30

Any Other Business

116. There being no other business, the meeting was closed at 6:05 p.m..