

## **TOWN PLANNING BOARD**

### **Minutes of 742<sup>nd</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 24.5.2024**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Daniel K.S. Lau

Vice-chairman

Mr K.W. Leung

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories East,  
Transport Department  
Mr K.L. Wong

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

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Ms Clara K.W. U

Assistant Director/Regional 3,  
Lands Department  
Mr Lawrance S.C. Chan

Deputy Director of Planning/District  
Ms Donna Y.P. Tam

Secretary

**Absent with Apology**

Mr Vincent K.Y. Ho

**In Attendance**

Assistant Director of Planning/Board  
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board  
Mr Rico W.K. Tsang

Town Planner/Town Planning Board  
Mr Timothy T.C. Kau

**Agenda Item 1**

Confirmation of the Draft Minutes of the 741<sup>st</sup> RNTPC Meeting held on 10.5.2024

[Open Meeting]

1. The Secretary reported that subsequent to the circulation of the draft minutes of the 741<sup>st</sup> RNTPC meeting to Members, amendments to paragraph 35 incorporating a Member's comments as shown on the screen were proposed. The Committee agreed that the minutes were confirmed with incorporation of the said amendments.

**Agenda Item 2**

Matter Arising

[Open Meeting]

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

## **Deferral Cases**

### Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

3. The Committee noted that there were 14 cases requesting the Town Planning Board to defer consideration of the applications. Details of those requests for deferral were in **Annex 1**.

#### Deliberation Session

4. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants pending submission of further information, as recommended in the Papers.

## **Renewal Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

5. The Committee noted that there were four cases for renewal of temporary planning approval and the Planning Department had no objection to the applications or considered that the temporary uses could be tolerated for the further periods as applied for. Details of those planning applications, Members' declaration of interests for a case and the Committee's views on the declared interests were in **Annex 2**.

6. Noting that several application sites for temporary uses, including application No.

A/YL-HTF/1174 under Agenda Item 33, involved unauthorised structures subject to lease enforcement action by the Lands Department (LandsD), a Member enquired whether approval of such applications would convey an improper message to the public/applicants that it was not necessary to rectify or regularise breaches of lease conditions and/or meet other government regulations before obtaining planning permission from the Town Planning Board (the Board). In response, the Chairman said that the Board would consider each application based on its individual merits. If a site involved unauthorised structure/building works/development, it would be subject to enforcement actions by relevant authorities under established mechanisms, regardless of whether the site was covered by any valid planning permission. For application No. A/YL-HTF/1174, an advisory clause was recommended to advise the applicant to apply for regularisation of the lease breaches as demanded by LandsD.

#### Deliberation Session

7. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied renewal periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses, if any, as set out in the appendix of the Papers.

### **Cases for Streamlining Arrangement**

#### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

8. The Committee noted that there were 12 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the uses could be tolerated on a temporary basis for the applied periods. Details of those planning applications were in **Annex 3**.

9. For applications No. A/YL-PH/982 and A/YL-PH/983 under Agenda Items 25 and 26 for temporary public vehicle park (excluding container vehicle), a Member enquired how to enforce the approval conditions (a) and (b) regarding the restrictions on the types of vehicle allowed to be parked on the application sites (the Sites). In response, the Chairman said that should the applications be approved, the applicants would be obliged to comply with the approval conditions. If such approval conditions were not complied with during the planning approval period, the planning approvals would be revoked immediately, and the Sites would be subject to enforcement action.

### Deliberation Session

10. A Member noted that the approval condition (a) of applications No. A/YL-PH/982 and A/YL-PH/983 prohibited not only container vehicles but also all vehicles exceeding 5.5 tonnes from entering the Sites. The Member enquired whether consideration should be given to revising the proposed/applied use of the applications to specify the exclusion of vehicles exceeding 5.5 tones to accurately reflect the actual operation for similar applications in the future. The Member also suggested erecting notice/signboard at the Sites to effectively remind the future users of the restriction imposed under the approval condition. In response, the Chairman said that for the proposed/applied use of the applications, the use term 'Public Vehicle Park (Excluding Container Vehicle)' was a standard term currently adopted in the Master Schedule of Notes to Statutory Plans promulgated by the Town Planning Board. It was also an established practice to set out the operational details proposed by the applicant as recommended approval conditions in the Papers. Regarding the erection of notice/signboard, Mr K.L. Wong, Chief Traffic Engineer/New Territories East, Transport Department agreed to the Member's suggestion and said that such requirement could be considered for incorporation into the future short term waivers, if required. To address the Member's concern, the Chairman proposed and Members agreed that an advisory clause regarding the posting of a notice indicating the types of vehicles prohibited from entering the Sites should be added for the two concerned applications.

11. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions stated in the Papers. The

Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers and the following additional advisory clause for applications No. A/YL-PH/982 and A/YL-PH/983:

“to post a notice 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.”

### **Sai Kung and Islands District**

[Ms Kirstie Y.L. Law and Florence Y.S. Lee, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

### **Agenda Item 3**

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

[Open Meeting]

Y/SK-HC/6                      Application for Amendment to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11, To rezone the application site from “Residential (Group D)”, “Residential (Group E)” and area shown as ‘Road’ to “Residential (Group C) 3” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 210 and 244 and Adjoining Government Land, Ho Chung, Sai Kung

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

**Agenda Item 5**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/I-SW/1                      Proposed Temporary Holiday Camp for a Period of 3 Years and  
Associated Excavation of Land in “Green Belt” Zone, Lot 327 (Part) in  
D.D. 308L, San Shek Wan, Lantau Island  
  
(RNTPC Paper No. A/I-SW/1B)

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**Presentation and Question Sessions**

13.                      With the aid of some plans, Ms Kirstie Y.L. Law, STP/SKIs, 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.

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

*Background*

- (a)                      the access to the application site (the Site), and whether there was any fresh water supply to the Site;
- (b)                      noting from the public comments that the utilisation rate of camp sites on Lantau was low, why the Site was chosen for the development of a temporary holiday camp;
- (c)                      whether approval of the application would contravene the planning intention of the subject “Green Belt” (“GB”) zone;
- (d)                      the land status of the beach falling within the “Coastal Protection Area” (“CPA”) zone to the immediate northwest of the Site;



*Archaeological Concerns*

- (e) noting that the Site was situated within the San Shek Wan Site of Archaeological Interest (SAI), whether there were any measures proposed to protect the archaeological deposits if found within the Site;

*Ecological Concerns*

- (f) details of the proposed eco-ponds;
- (g) noting that most of the Site was covered with vegetation while no tree felling was proposed, whether such an arrangement was feasible;
- (h) whether the walking trails within the Site would be hard paved;
- (i) noting that translocation of Romer's Tree Frog was proposed as one of the ecological mitigation measures, where they would be the translocated and whether there was any precedent for translocating such wild species;

*Environmental Concerns*

- (j) since the foul water and solid waste might affect the nearby "CPA" zone (e.g. through soakaway system of the septic tanks), whether the applicant had submitted any relevant technical assessment or proposed any mitigation measures in that regard;
- (k) when the planning permission expired or the operator decided to cease the business, whether the applicant would be required to reinstate the Site to its current condition;

*Concerns on Natural Hazards*

- (l) as the Site was susceptible to natural hazards (e.g. wild fire, typhoon and extreme weather conditions) due to its dense vegetation cover and coastal

location, whether the applicant had submitted any relevant risk assessment and proposed any special arrangements (e.g. no flame cooking within the Site) to minimise such risks; and

*Licensing Requirements*

- (m) should the application be approved, which government department would be responsible for monitoring the future operation of the temporary holiday camp.

15. In response, Ms Kirstie Y.L. Law, STP/SKIs, made the following main points:

*Background*

- (a) there was no vehicular access to the Site. Visitors could access the Site from Tung Chung either on foot via Tung O Ancient Trail (about 1.5 hours) or from Sha Lo Wan Pier to the further northeast of the Site after taking a ferry. Fresh water supply was available at the Site;
- (b) while there was no available information on the utilisation rate of nearby holiday camps, the proposed development at San Shek Wan was in line with the Government's initiatives to encourage low-impact passive leisure and recreational uses on Lantau. According to the Lantau Conservation and Recreation Masterplan in 2022, the San Shek Wan area fell within the themed cluster of the 'Northwest Lantau Eco-Cultural Corridor' (the Corridor). The proposed development could provide supporting facilities to the Corridor;
- (c) the planning intention of the "GB" zone was primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. While there was a general presumption against development within the "GB" zone, the proposed development was in line with the planning intention in terms of providing low-impact recreational outlet.

According to the Explanatory Statement of the relevant Outline Zoning Plan, development proposals within the “GB” zone would be considered by the Town Planning Board on individual merits, taking into account the relevant Town Planning Board Guidelines;

- (d) the beach to the immediate northwest of the Site fell entirely on government land;

*Archaeological Concerns*

- (e) according to the Preliminary Review on Archaeological Impact submitted by the applicant, there was no evidence of archaeological deposits or derived artefacts within the Site. Notwithstanding that, approval conditions requiring the submission of an archaeological impact assessment (AIA) and implementation of the mitigation measures identified therein were recommended in accordance with the comments from the Antiquities and Monuments Office of Development Bureau;

*Ecological Concerns*

- (f) according to the applicant, there were several abandoned irrigation ponds within the Site, and they would be converted into eco-ponds by introducing aquatic plant species with ecological interest to improve the ecological value of the ponds;
- (g) as shown on the Layout Plan in Drawing A-1 of the Paper, the proposed layout of the camp site and the locations of the camping tents and proposed facilities were carefully selected to avoid affecting the existing trees within the Site. As such, no tree felling was required for the proposed use. Besides, the camping tents would be installed atop raised wooden platforms to minimise disturbance to the natural environment;
- (h) the walking trails within the Site would be paved by natural materials, e.g. boulders and rock debris;

- (i) according to the applicant, the Romer's Tree Frogs identified at the Site would be translocated to the nearby buffer area. Translocation of Romer's Tree Frog was commonly adopted in various government projects on Lantau, including the development of the Hong Kong International Airport at Chek Lap Kok and Tung Chung New Town Extension (Tung Chung West);

*Environmental Concerns*

- (j) according to the applicant, the septic tanks would be designed and implemented in accordance with the relevant Professional Persons Environmental Consultative Committee Practice Notes, and the residues of the septic tanks would be removed regularly. Visitors would be requested to take away their own solid wastes and workers of the proposed holiday camp would also help clean up the area;
- (k) an approval condition was recommended to require the applicant to reinstate the Site to an amenity area upon expiry of the planning permission;

*Concerns on Natural Hazards*

- (l) no risk assessment on natural hazards was submitted by the applicant. In respect of fire safety, the Fire Services Department had no objection in principle to the application provided that relevant approval conditions on fire service installations and water supplies for firefighting were imposed; and

*Licensing Requirements*

- (m) the applicant was required to apply to the Home Affairs Department (HAD) for a licence under the Hotel and Guesthouse Accommodation Ordinance before operation. Detailed licensing requirements would be imposed by HAD if necessary.

Deliberation Session

16. The Chairman remarked that the proposed development was in line with the Government's initiatives to encourage low-impact passive leisure and recreational uses on Lantau and could better utilise the land resources. Relevant government bureaux/departments had no adverse comment on the application. Should the application be approved, the implementation of the temporary holiday camp would be subject to the licencing requirements by HAD.

17. Members generally supported the application as the proposed development could strike a proper balance between better land utilisation and environmental protection.

18. Two Members opined that as the Site was situated in a hazard-prone location without vehicular access, the future operator of the temporary holiday camp should conduct a risk assessment and prepare an evacuation plan to address the potential natural hazards. Another Member expressed concern on whether the Hotel and Guesthouse Accommodation Ordinance alone could provide adequate guidance/restrictions to protect the natural environment. In response, the Chairman said that in preparing the licence application, the applicant would be required to submit a management plan, which would cover detailed arrangements to cope with adverse weather conditions. In addition to the licensing requirements by HAD, the applicant would also need to comply with other relevant legislation and requirements on environmental and fire safety aspects. Any non-compliance would be subject to enforcement actions by relevant departments.

19. Noting that Members' questions raised during the question and answer session were mainly related to background of the application and details of the proposal, a Member enquired whether the applicant should be invited to attend the meeting to answer Members' enquiries. In response, the Chairman said that the Member's view was noted and would be explored, as appropriate, having regard to the statutory provisions. As per the current practice, should any clarification or further information be required from the applicant, the Committee could decide to defer a decision on the application pending the submission of further information from the applicant.

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

temporary basis for a period of 3 years until 24.5.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

## **Agenda Item 6**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TLS/63            Temporary Private Garden for a Period of 3 Years in “Village Type Development” Zone and area shown as ‘Road’, Government Land adjoining Lot 1143 in D.D. 253, Tseng Lan Shue, Sai Kung  
(RNTPC Paper No. A/SK-TLS/63)

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### **Presentation and Question Sessions**

21.            With the aid of some plans, Ms Florence Y.S. Lee, STP/SKIs, briefed Members on the background of the application, the applied use, departmental 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.

22.            Members had no question on the application.

### **Deliberation Session**

23.            In response to a Member’s question on how to calculate the chargeable fee for applications seeking regularisation of unlawful occupation of government land, Mr Lawrance S.C. Chan, Assistant Director/Regional 3, Lands Department (LandsD) said that for cases of unlawful occupation commencing on or after 28.3.2017, LandsD would not accept any regularisation applications and the occupiers should cease occupying the land concerned. As for unlawful occupation of government land already commenced before the aforementioned date, if the occupier submitted an application for regularisation, the rent charged might cover the whole period of occupation of government land by the applicant, starting from the date of first occupation depending on individual circumstances of each case,

e.g. availability of information. Ms Florence Y.S. Lee, STP/SKIs, supplemented that the application site was covered by a valid planning permission until 28.5.2024 and a short term tenancy No. SX2639 for the purpose of private garden.

24. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.5.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

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

[Mr Kimson P.H. Chiu and Ms Lucille L.S. Leung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

#### **Agenda Item 17**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/366      Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years in "Commercial/Residential" Zone, Lot 3278 RP in D.D. 104, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/366)

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25. The Secretary reported that the application site (the 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 Site, the Committee agreed that he could stay in the meeting.

### Presentation and Question Sessions

26. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental 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.

27. The Vice-chairman noted that only one private car would be allowed to be serviced at the repair workshop area at the same time and queried the feasibility of such an operation. In response, Mr Kimson P.H. Chiu, STP/FSYLE, said that according to the applicant, the proposed arrangement was subject to the applicant's staffing and operational considerations, and an advanced booking would be required for the repair service.

### Deliberation Session

28. Noting the applicant's claim that no heavy goods vehicles were allowed to enter the Site, a Member was concerned whether the imposition of the current set of recommended approval conditions would suffice to safeguard the implementation of the proposed arrangement. The meeting noted that an approval condition specifying that only private cars were allowed to enter/exit the Site was recommended. Such approval condition was generally consistent with that imposed in other similar applications in the area. The Secretary explained that under the current practice, the approval condition in respect of the restriction on the type of vehicles entering the Site would be imposed typically for the applications in areas with specific road constraints or traffic concerns. Should the application be approved, the approval with conditions given would be subject to the terms of the application agreed by the Committee. Any deviation from the terms of the approved application or non-compliance with the approval conditions would be subject to revocation of the planning permission.

29. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.5.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.



**Agenda Item 18**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/535      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1228 S.B in D.D. 100, Chan Uk Po, Tsiu  
Keng, Sheung Shui  
(RNTPC Paper No. A/NE-KTS/535)

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**Presentation and Question Sessions**

30.            With the aid of some plans, Ms Lucille L.S. Leung, STP/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.

31.            Some Members raised the following questions:

- (a)      noting that the applicant was not an indigenous villager of Tsiu Keng, whether there was any prerequisite for a Small House grant applicant and why the applicant did not consider applying for Small House grant in his own village;
- (b)      whether it was common to have ‘cross-village’ Small House applications in the Sheung Shui area, and whether they would trigger objections from local villagers; and
- (c)      noting that the application site (the Site) was the subject of two previously approved applications for the same Small House use, why the proposed Small House development had not yet commenced.

32.            In response, Ms Lucille L.S. Leung, STP/FSYLE and Mr Lawrance S.C. Chan, Assistant Director/Regional 3, Lands Department (LandsD) made the following main points:

- (a)      for a Small House grant application in a village made by an indigenous

villager from another village within the same 'Heung' (the 'Sheung Shui Heung' as the case was), i.e. a 'cross-village' application, such application might still be processed. While the applicant did not provide any reason why a Small House application could not be made in his own village, he was the sole 'current land owner' of the Site under the subject planning application;

- (b) there were a number of planning applications involving 'cross-village' Small House developments in the Sheung Shui area, and in some cases, the local villagers had lodged objections to those planning applications/Small House grant applications. In that connection, LandsD had an established mechanism to handle objections from the local villagers in processing the Small House grant applications; and
- (c) from the information provided by DLO, the Small House grant application at the Site was still under processing by LandsD.

33. In response to a Member's enquiry on the more cautious approach in considering applications for Small House development formally adopted by the Town Planning Board since August 2015, Ms Lucille L.S. Leung, STP/FSYLE, said that as compared with the previous practice, under the more cautious approach, in considering if there was a general shortage of land in meeting the demand for Small House development, more weighting would be put on the number of outstanding Small House applications being processed by LandsD and less weight would be given to the 10-year Small House demand forecast by the Indigenous Inhabitant Representative which was difficult to be verified. The Chairman supplemented that for the current application, the outstanding Small House applications for Tsiu Keng and the 10-year Small House demand forecast for Tsiu Keng were 36 and 160 respectively.

#### Deliberation Session

34. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 24.5.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

### **Tuen Mun and Yuen Long West District**

[Ms Carol K.L. Kan and Mr Alexander W.Y. Mak, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Ajyum Distinction Chan and Ms Jessie M.H. Kwok, Town Planners/Tuen Mun and Yuen Long West (TPs/TMYLW), were invited to the meeting at this point.]

### **Agenda Item 30**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/316	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development and Social Welfare Facilities in "Residential (Group A) 1" Zone, Government Land along Shap Pat Heung Road, Yuen Long (RNTPC Paper No. A/YL/316A)
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35. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA), and Mr Paul Y.K. Au had declared an interest on the item for being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA. As the interest of Mr Paul Y.K. Au was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

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

Presentation and Question Sessions

36. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, 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.

37. Some Members raised the following questions:

- (a) noting that a maximum domestic plot ratio (PR) for residential sites in the Northern Metropolis could be increased to 6.5 where technically feasible under the 2022 Policy Address as quoted in paragraph 4.2 of the Paper, whether any planning application to the Town Planning Board (the Board) would be required for a development proposal in line with the Government's policy initiatives in terms of development intensities and if so, the assessment criteria of the Board in considering such applications;
- (b) noting the public concern on the traffic capacity of Yuen Long South area, whether the applicant had provided any response or proposed any traffic mitigation measure in that regard;
- (c) in respect of the public concern on air ventilation impact, whether the applicant had submitted an air ventilation assessment (AVA) in support of the application. Since the application site (the Site) was in close proximity to an existing residential development (i.e. Park Signature), whether 'canyon effect' between the two developments was anticipated; and
- (d) whether the proposed development would provide any planning gain/design merit to the community, in particular the use of renewable energy (e.g. installation of solar panels).

38. In response, Ms Carol K.L. Kan, STP/TMYLW and Mr Ajyum Distinction Chan, TP/TMYLW, made the following main points:

- (a) according to the Notes of the relevant Outline Zoning Plan (OZP), the Site was subject to a maximum domestic PR of 5 and a maximum building height (BH) of 25 storeys. Based on individual merits of a development proposal, minor relaxation of PR and BH restrictions might be considered by the Board on application under section 16 of the Town Planning Ordinance (TPO). As such, even if the proposed development was in line with the Government's policy initiatives, a planning application under section 16 of the TPO would be required for proposed minor relaxation of the PR and/or BH restrictions under the OZP. The Board would consider such applications based on individual merits, including the technical feasibility of the development proposals;
- (b) according to the traffic and transport impact assessment submitted by the applicant, there would be no insurmountable traffic impact arising from the proposed development and there were no improvement works proposed under the subject public housing development. Nevertheless, a number of traffic mitigation measures would be implemented under the Yuen Long South Development project, including road widening/junction improvement works along Kung Um Road and Shap Pat Heung Road;
- (c) while an AVA was not required for the proposed development in accordance with the Technical Circular No. 1/06 on AVAs, the proposed development would not affect any existing major wind corridor in the area. Besides, the proposed development and Park Signature would be separated by an internal road within Park Signature. To minimise the potential impacts on Park Signature, a setback of the residential blocks would be provided within the Site as buffer from the residential blocks of Park Signature and a landscape garden was proposed atop the podium of the proposed development; and
- (d) while no renewable energy initiative was proposed by the applicant at the current stage, two social welfare facilities, i.e. a centre for one team of Home Care Services for Frail Elderly Persons and a 70-place Halfway

House, would be provided within the Site to serve the local community of Yuen Long area.

### Deliberation Session

39. The Chairman remarked that the proposed minor relaxation of PR restriction was in line with the Government's policy to increase development intensities with additional gross floor area set aside for social welfare facilities in public housing developments. Taking into account relevant considerations including site constraints, the applicant also proposed minor relaxation of the BH restriction to accommodate the increased development intensities. The applicant had submitted relevant technical assessments to demonstrate that the proposed development would not induce significant adverse impacts on the surrounding area, and relevant government departments had no adverse comment on the proposed development. A Member considered that with the proposed minor relaxation of BH, the proposed residential blocks would become less bulky with wider building separation, which would enhance the surrounding environment without compromising flat production.

40. Another Member opined that it would be helpful if an AVA had been conducted as its finding could facilitate a better understanding of the air ventilation impact of the proposed development. The same Member suggested that landscape treatment, including vertical greening along the building façade of the proposed development fronting Park Signature, should be provided to enhance the visual amenities for the local residents. In that regard, the Chairman proposed and Members agreed that an advisory clause should be added to recommend the provision of landscape treatment along the building façade at the southern boundary of the Site at the detailed design stage.

41. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 24.5.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper and the following additional advisory clause:

“the applicant should consider providing landscape treatment along the building

façade at the southern boundary of the application site to enhance the visual amenities for the local residents at the detailed design stage.”

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

### **Agenda Item 31**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TSW/82                      Proposed Place of Entertainment (Amusement Game Centre) in  
“Residential (Group B)” Zone, Shop No. 1-2, G/F, Kingswood Richly  
Plaza Phase II, 1 Tin Wu Road, Tin Shui Wai  
(RNTPC Paper No. A/TSW/82)

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

42.            With the aid of some plans, Ms Jessie M.H. Kwok, TP/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.

43.            In response to a Member’s observation on the objecting public comments that the proposed use did not comply with ‘Amusement Game Centre Licence – Guidelines for Granting a Licence’ issued by the Home Affairs Department (HAD), Mr Alexander W.Y. Mak, STP/TMYLW, said that the applicant would be required to apply to HAD for the Amusement Game Centre Licence, should the application be approved. The granting of such licence would be considered by HAD in accordance with the relevant guidelines and based on individual merits.

#### **Deliberation Session**

44.            After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 24.5.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

**Agenda Item 40**

**Any Other Business**

[Open meeting]

45. There being no other business, the meeting was closed at 4:30 p.m.



**Minutes of 742<sup>nd</sup> Rural and New Town Planning Committee  
(held on 24.5.2024)**

**Deferral Cases**

Requests for Deferment by Applicant for Two Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
4	Y/TM-LTYYY/11	1 <sup>st</sup>
8	A/SLC/184	1 <sup>st</sup>
9	A/NE-FTA/239	2 <sup>nd</sup> <sup>^</sup>
10	A/NE-FTA/244	1 <sup>st</sup>
14	A/NE-TKL/747	2 <sup>nd</sup> <sup>^</sup>
15	A/NE-TKLN/79	2 <sup>nd</sup> <sup>^</sup>
16	A/YL-NSW/326	1 <sup>st</sup>
19	A/YL-KTN/981	2 <sup>nd</sup> <sup>^</sup>
24	A/YL-PH/981	2 <sup>nd</sup> <sup>^</sup>
29	A/HSK/513	1 <sup>st</sup>
32	A/YL-HTF/1173	1 <sup>st</sup>
36	A/YL-TT/643	1 <sup>st</sup>
38	A/YL-TT/645	1 <sup>st</sup>
39	A/TM-LTYYY/467	2 <sup>nd</sup> <sup>^</sup>
<b>Note:</b>		
<i><sup>^</sup> The 2<sup>nd</sup> Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.</i>		

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/742\\_rntpc\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/742_rntpc_agenda.html) for details of the planning applications.

**Minutes of 742<sup>nd</sup> Rural and New Town Planning Committee  
(held on 24.5.2024)**

**Renewal Cases**

(a) Applications for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
23	A/YL-KTS/995	Temporary Open Storage and Warehouse (Construction Machinery and Construction Materials) in “Residential (Group D)” Zone, Lot 496 S.B RP in D.D. 109, Shek Kong Airfield Road, Kam Tin, Yuen Long	29.5.2024 – 28.5.2027
33	A/YL-HTF/1174	Temporary Open Storage of Construction Materials in “Residential (Group D)” Zone, Lots 140 (Part), 141 (Part), 142 (Part), 143 (Part) and 144 S.B (Part) in D.D. 128, Ha Tsuen, Yuen Long	29.5.2024 – 28.5.2027
37	A/YL-TT/644	Temporary Private Swimming Pool in “Village Type Development” Zone, Lots 3314 S.A and 3314 RP in D.D. 120, Sham Chung Tsuen, Yuen Long	18.7.2024 – 17.7.2027

(b) Application for renewal of temporary approval for 5 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
7	A/TKO/129	Temporary Massage Establishment (Spa Facility) in “Residential (Group A) 6” Zone, Retail No. 5, G/F and B2/F, Alto Residences, 29 Tong Yin Street, Tseung Kwan O	20.7.2024 – 19.7.2029

**Declaration of Interests**

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
7	The application site was located in Tseung Kwan O.	<ul style="list-style-type: none"> <li>- Dr C.M. Cheng for owning a property in Tseung Kwan O</li> <li>- Mr Ryan M.K. Ip for his spouse owning a property in Tseung Kwan O</li> </ul>

As the properties owned by Dr C.M. Cheng and Mr Ryan M.K. Ip's spouse had no direct view of the application site, the Committee agreed that they could stay in the meeting.

**Minutes of 742<sup>nd</sup> Rural and New Town Planning Committee  
(held on 24.5.2024)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 24.5.2027

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
11	A/NE-HLH/68	Temporary Open Storage and Warehouse of Construction Machinery and Construction Materials in “Agriculture” Zone, Lots 171 (Part), 172 (Part), 176 (Part) and 177 (Part) in D.D. 87, Ta Kwu Ling
12	A/NE-LYT/816	Proposed Temporary Warehouse and Open Storage of Construction Materials in “Agriculture” Zone, Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling
13	A/NE-MUP/200	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” Zone, Lot 138 RP in D.D. 46 and Adjoining Government Land, Sha Tau Kok
20	A/YL-KTN/1007	Temporary Animal Boarding Establishment with Ancillary Facilities and Filling of Land in “Agriculture” Zone, Lots 201 (Part) and 208 in D.D. 110, Tsat Sing Kong, Kam Tin, Yuen Long
22	A/YL-KTS/991	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Filling of Land in “Agriculture” Zone, Lot 1595 (Part) in D.D.113, Ma On Kong, Kam Tin, Yuen Long
25	A/YL-PH/982	Temporary Public Vehicle Park (Excluding Container Vehicle) and Filling of Land in “Village Type Development” Zone, Lots 80 S.A (Part), 80 S.B (Part), 80 S.C and 80 RP (Part) in D.D. 111, Shui Kan Shek, Pat Heung, Yuen Long
26	A/YL-PH/983	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Filling of Land in “Village Type Development” Zone, Lot 1685 (Part) in D.D. 111, Pat Heung, Yuen Long
27	A/YL-PH/1003	Proposed Temporary Private Vehicle Park and Filling of Land in “Village Type Development” Zone, Lot 741 (Part) in D.D. 111, Pat Heung, Yuen Long
28	A/HSK/501	Temporary Logistics Centre in “Open Space”, “Residential (Group B)2” and “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
34	A/YL-HTF/1175	Proposed Temporary Open Storage of Construction Materials in “Residential (Group D)” Zone, Lot 186 (Part) in D.D. 128, Ha Tsuen, Yuen Long
35	A/YL-TT/642	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Filling of Land in “Agriculture” Zone, Lot 1302 RP (Part) in D.D. 118, Tai Shu Ha Road West, Yuen Long

(b) Application approved on a temporary basis for a period of 5 years until 24.5.2029

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
21	A/YL-KTN/1009	Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities in “Comprehensive Development Area” Zone, Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, San Tin, Yuen Long