

**Relevant extracts of the Town Planning Board Guidelines for  
Designation of “Other Specified Uses” Annotated “Rural Use” (“OU(RU)”) Zone  
and Application for Development within “OU(RU)” Zone under Section 16 of the  
Town Planning Ordinance  
(TPB PG-No. 38)**

**Main Planning Criteria for Assessing Planning Applications**

1. Application for development within “OU(RU)” zone would need to demonstrate that the proposed development is in line with the planning intention of the zone and will not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings and will not overstrain the capacity of existing and planned infrastructure such as transport, drainage, sewerage and water supply in the area. Each development proposal will be assessed on its individual merits, with particular reference to its sustainability in ecological, environmental and infrastructural terms.
2. The following are criteria for assessing planning application in “OU(RU)” zone.

*Development Intensity*

- (a) The scale, intensity and built form of the proposed development should be compatible with the existing uses in the vicinity of the site, the general setting of the surrounding areas and the rural landscape and rural character, and should not adversely affect natural landscape.

*Location and Land Use Compatibility*

- (b) Any proposed developments expected to generate substantial traffic or rely on other supporting Government, institution or community (GIC) facilities in the vicinity, such as residential use, should generally be located in areas close to the new towns or major roads to take advantage of the existing/planned infrastructure in these areas.

*Landscape and Overall Project Design*

- (c) The design and layout of any proposed development should be compatible and should blend in well with the surrounding areas, and the rural landscape and rural character. The proposed development should not involve extensive site formation and extensive clearance of existing natural vegetation. It should not cause adverse landscape or visual impact on the surrounding areas.

*Ecology*

- (d) If a proposed development encroaches onto the boundary of, or is located in the vicinity of sites/areas which may have ecological value worthy of conservation or preservation, prior consultation with the Agriculture, Fisheries and Conservation Department should be made.

Cultural Heritage

- (e) The Antiquities and Monuments Office should be consulted if a proposed development encroaches onto the boundary of, or is located in the vicinity of sites/areas having possible archaeological/ historical interests worthy of conservation or preservation.

Environment

- (f) The proposed development should not cause unacceptable environmental impacts and should not be susceptible to adverse environmental effects from pollution sources unless adequate mitigating measures are provided.

Transport

- (g) Notwithstanding the locational consideration set out in paragraph (b) above, Traffic Impact Assessment (TIA) may be required to be carried out to demonstrate that traffic volume generated, particularly those from recreational or tourism uses, does not exceed the capacity of the local road network, or that proposed mitigation measures such as junction improvements are practical and effective. If recreational or tourism uses are proposed, impact assessment should be carried out for vehicular traffic and pedestrian flow on local road network during weekends and public holidays. Adequate parking and loading/unloading facilities should be provided within the development to meet the traffic demands during peak hours. Advice from the Transport Department should be sought regarding the traffic implications of the proposed development.

Drainage

- (h) Application for planning permission for development should demonstrate that the proposed development would not cause adverse drainage impact on the upstream, adjacent and downstream areas. In particular, for development within flood-prone areas or causing unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development, planning applications should include a drainage impact assessment (DIA) and include necessary flood mitigation measures where appropriate to demonstrate that the proposed development would not adversely affect drainage or aggravate flooding in the area.

Sewerage

- (i) Waste water should be properly collected and disposed of by connecting to public sewers leading to Government treatment plants. However, many areas of the rural New Territories are not served by public foul sewers. In these circumstances, an applicant may need to provide his own sewage treatment facilities to treat the sewage to acceptable standards for direct discharge into the receiving waters. Alternatively, an applicant may construct new sewer connecting his proposed development with Government sewerage facilities subject to the agreement by Environmental Protection Department and in consultation with Drainage Services Department regarding the connection point.

Water Supply

- (j) Water Supplies Department (WSD) should be consulted on whether water supply will be

available in close proximity to the development sites. If necessary, the applicant may be requested to extend his private water mains to the nearest Government water mains for connection and to sort out the land matters associated with the main laying in private lots. For developments within the rural areas close to the water gathering ground or within the water gathering ground, WSD should be consulted on the potential impacts of the proposed developments on the water gathering grounds.

Provision of "Government, Institution or Community" Facilities

- (k) The projected demand for GIC facilities and open space arising from the proposed development should generally be met by the existing/planned provision in the district. Depending on the planning circumstances, the applicant may need to propose measures to address the shortfall in order to avoid overstraining the provision of GIC, open space and recreational facilities within the same district. For details of the provision of such facilities in the district, advice from Planning Department may be sought.

Planning Gain

- (l) The applicant will be required to demonstrate that the proposed development will not adversely affect the local community and, if applicable, demonstrate that it will bring planning gain to the community.

**Previous Application covering the Application Site**

**Approved Application**

	<b>Application No.</b>	<b>Proposed Use(s)/ Development(s)</b>	<b>Date of Consideration (RNTPC)</b>	<b>Approval Condition(s)</b>
1	A/YL-TT/414	Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years	8.12.2017 (revoked on 8.9.2019)	(1) to (9)

**Approval Condition(s):**

- (1) No operation between 9:00 p.m. and 9:00 a.m.
- (2) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer is allowed to be parked/stored on or enter/exit the application site (the Site).
- (3) No vehicle is allowed to queue back to or reverse onto/from public road.
- (4) Submission and implementation of a tree preservation and landscape proposal.
- (5) Submission and implementation of the revised drainage proposal.
- (6) Maintenance of implemented drainage facilities.
- (7) Submission and implementation of a fire service installations proposal.
- (8) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (9) Reinstatement of the Site to an amenity area upon expiry of planning permission.

**Similar Applications within the Same  
“Other Specified Uses” annotated “Rural Use” (“OU(RU)”) Zone on the OZP**

**Approved Applications**

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC)	Approval Condition(s)
1	A/YL-TT/362	Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years	6.11.2015 (revoked on 6.12.2017)	(1), (2), (3), (5), (6), (8), (9), (10), (12), (13), (14)
2	A/YL-TT/400	Proposed Temporary Shop and Services (Retail Shop for Pet Food) for a Period of 3 Years	28.4.2017	(1), (2), (5), (8), (9), (10), (12), (13), (14)
3	A/YL-TT/408	Proposed Temporary Shop and Services (Retail Shop for Pet Food) for a Period of 3 Years	11.8.2017 (revoked on 11.11.2019)	(1), (2), (5), (9), (10), (12), (13), (14)
4	A/YL-TT/466#	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 3 Years	31.5.2019	(1), (2), (4), (5), (7), (10), (12), (13)
5	A/YL-TT/470	Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years	1.11.2019	(1), (2), (5), (10), (11), (12), (13)
6	A/YL-TT/494	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	12.6.2020	(1), (2), (5), (11), (13), (15), (16), (17)
7	A/YL-TT/495	Proposed Temporary Shop and Services for a Period of 3 Years	15.5.2020	(1), (2), (5), (11), (12), (13), (16)

# Straddles the adjoining “Open Storage” zone

**Approval Condition(s):**

- (1) No operation during specific time limit is allowed on the application site (the Site).
- (2) No medium and heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer is allowed to be parked/stored on or enter/exit the Site.
- (3) No open storage activities are allowed on the Site.
- (4) No vehicle repairing, car washing or any other workshop activities are allowed on the Site.
- (5) No vehicle is allowed to queue back to or reverse onto/from public road.
- (6) The provision of a waterworks reserve within 1.5m from the centerline of the affected water mains within the Site.
- (7) The submission and implementation of a run in/out proposal
- (8) The provision of boundary fencing on the Site.
- (9) The submission and implementation of landscape and/or tree preservation proposal.
- (10) The submission and implementation of (revised) drainage proposal, as well as maintenance of implemented drainage facilities.
- (11) All existing trees within the Site shall be maintained.

- (12) The submission and implementation of water supplies for firefighting and/or a fire service installations (FSIs) proposal.
- (13) Revocation of planning approval if conditions not complied with by a given date/at any time during the approval period.
- (14) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (15) Maintenance of the existing boundary fencing.
- (16) Maintenance of the existing drainage facilities and submission of a condition record of the existing drainage facilities on the Site.
- (17) Maintenance of the existing FSIs.

**Advisory Clauses**

- (a) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. storage use) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot Nos. 1005 S.B and 1019 in D.D. 118 within the Site are covered by Short Term Waiver (STW) No. 4914 to permit structures erected thereon for the purpose of ‘Temporary Shop and Services (Grocery Store)’. The STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by her department;
- (e) to note the comments of the Commissioner for Transport that the land status of the road/path/track leading to the Site from Tai Shu Ha Road East shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tai Shu Ha Road East;
- (g) to note the comments of the Director of Environmental Protection that the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites” issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding area;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that continuous planting strip(s) of minimum 1m width and minimum soil provision of 1.2m depth shall be provided for healthy tree growth. Precautious measures (i.e. kerbs) at a minimum distance of 1m away from the planting strip(s) for tree protection

should be provided. Demarcation of boundary fence should be clearly illustrated on the proposed landscape and tree preservation plan and layout plan;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the drainage facilities on site should be implemented in accordance with the agreed drainage proposal. You are required to rectify the drainage system if they are found to be inadequate or ineffective during operation. You should also be liable for and should indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas. DLO/YL should be consulted and consent from relevant lot owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;
- (j) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Regarding the submitted FSIs proposal (**Drawing A-5** in this RNTPC Paper), you should clarify whether there is access for emergency vehicles being provided to reach 30m travel distance from all the enclosed structure(s); and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Detail checking under the BO will be carried out at building plan submission stage.