

TOWN PLANNING BOARD

Minutes of 687th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 14.1.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. 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
Ms Lily Y.M. Yam

Secretary

Absent with Apologies

Mr Y.S. Wong

Mr L.T. Kwok

Mr Ricky W.Y. Yu

In Attendance

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

Town Planner/Town Planning Board
Ms Andrea W.Y. Yan

Opening Remarks

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

Confirmation of the Draft Minutes of the 686th RNTPC Meeting held on 24.12.2021

[Open Meeting]

2. The draft minutes of the 686th RNTPC meeting held on 24.12.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/I-DB/2 Reconsideration of Application for Amendment to the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4, to rezone the application site from “Other Specified Uses” annotated “Staff Quarters (5)” to “Residential (Group C) 12”, Area 6f, Lot 385 RP and Ext. (Part) in D.D. 352, Discovery Bay, Lantau Island
(RNTPC Paper No. Y/I-DB/2E)

4. The Secretary reported that the application site (the Site) was located in Discovery Bay and the application was submitted by Hong Kong Resort Company Limited (HKRCL) and Ove Arup & Partners Hong Kong Limited (ARUP) and WSP Hong Kong Limited (WSP) were two of the consultants of the applicant. The following Members had declared interests on the item:

- | | | |
|---------------------|---|---|
| Dr Lawrence K.C. Li | - | co-owning a flat with his spouse in Discovery Bay; and |
| Mr K.K. Cheung | - | his firm having current business dealings with HKRCL, ARUP and WSP. |

5. The Committee noted that Dr Lawrence K.C. Li had not yet joined the meeting. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

PlanD

Ms Caroline T.Y. Tang	-	District Planning Officer/Sai Kung and Islands (DPO/SKIs)
Mr Richard Y.L. Siu	-	Senior Town Planner/Sai Kung and Islands (STP/SKIs)
Ms Kennie M.F. Liu	-	Town Planner/Sai Kung and Islands

Applicant's Representatives

HKRCL

Mr H.K. Cheung

Masterplan Limited

Mr Ian Brownlee

7. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

8. With the aid of a PowerPoint presentation, Mr Richard Y.L. Siu, STP/SKIs, briefed Members on the background of the reconsideration of the application, the proposed rezoning of the Site, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Dr Conrad T.C. Wong, Mr Peter K.T. Yuen, Miss Winnie W.M. Ng and Mr Paul Y.K. Au, Chief Engineer (Works), Home Affairs Department, joined the meeting during PlanD's presentation.]

9. The Chairman then invited the applicant's representatives to elaborate on the application. Mr Ian Brownlee, the applicant's representative, made the following main points:

- (a) the background of the application in relation to the Judicial Review (JR) lodged by the applicant on 19.9.2017 against the decision of the Committee was briefly explained. In gist, the Court of First Instance (CFI) allowed the JR and the Court of Appeal (CA) dismissed the Town Planning Board (the

Board)'s appeal and upheld CFI's order of remitting the decision of the Committee to the Board for reconsideration;

- (b) the proposed rezoning was in line with the planning intention of the Discovery Bay development. As stated in paragraph 7.2 of the Explanatory Statement (ES) of the approved Discovery Bay Outline Zoning Plan No. S/I-DB/4 (the OZP), the OZP provided for a planned total population of about 25,000 persons for the Discovery Bay development. It also set out the requirements in considering any further increase in population, which were to consider in the context of the general planning intention for the area and detailed feasibility investigations on infrastructure and environmental capacities. The applicant had followed the requirements in the ES and applied to the Committee for rezoning the Site from "Other Specified Uses" annotated "Staff Quarters" ("OU(Staff Quarters)") to residential use and increasing the population by about 1,190 persons;
- (c) the proposed development helped achieve the Government's initiative in increasing and expediting housing land supply to optimise land resources for residential development. The Secretary for Development supported the application provided that there were no adverse departmental comments and no insurmountable problems to the area;
- (d) staff quarters were no longer needed in Discovery Bay with the convenient road accesses to North Lantau and the current MTR Tung Chung line. The application was to develop a vacant site for residential development with a scale similar to the adjacent residential development such as Parkvale Village; and
- (e) the applicant agreed with PlanD's assessments set out in paragraph 12 of the Paper and the Site could be rezoned to "Residential (Group C)12" ("R(C)12") with a maximum gross floor area (GFA) of 21,600m² and a maximum building height (BH) of 18 storeys (128mPD including roof-top structure) on the OZP.

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

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

- (a) whether there was any change to the major development parameters of the proposal since the Committee's consideration of the application in 2017;
- (b) noting that some of the public comments raised concerns on the public access to the existing hiking trail within the Site, whether such areas would be affected by the proposed development; and
- (c) details of the three further information (FI) submissions made by the applicant for the reconsideration of the application.

12. In response, Ms Caroline T.Y. Tang, DPO/SKIs, made the following main points:

- (a) there was no change to the major development parameters for the proposal since the Committee's last consideration of the application, i.e. the application involved a site area of about 7,623m² for provision of 476 flats (1,190 persons) in two residential blocks with a plot ratio of about 2.83 and maximum GFA of about 21,600m² and maximum BH of 18 storeys (128mPD including rooftop structure). It should also be noted that the latest Discovery Bay Master Plan No. MP7.0E covering an additional domestic GFA of about 124,000m² in a "R(C)2" zone was approved by the Lands Department in 2021;
- (b) as shown on Plan FZ-3 of the Paper, a portion of an existing hiking trail was within the Site. According to the applicant's submission, public access to the hiking trail through the Site would be maintained; and
- (c) the first FI submitted by the applicant was to clarify that there was no change to the major development parameters under the application. The second FI provided responses to departmental comments, indicating that the alignment

of sewer main and water mains and the proposed slope upgrading/modification and natural terrain hazard mitigation works would be subject to further approval by relevant government departments during the detailed design and general building plan submission stages and that the residential development, namely IL PICCO which was not shown in the visual materials/photomontages, was distant and did not affect the immediate visual context of the Site and thus the previous submissions were still relevant. The third FI was to clarify that public access to the existing hiking trail through the Site would be maintained.

13. Noting that some opposing comments raised concern that the applicant was not the sole owner of the Site and the applicant had no right to convert the access road in the adjacent Parkvale Village for use by the proposed development, two Members asked whether such comments were valid. In response, Mr H.K. Cheung, the applicant's representative, said that the private land in Discovery Bay, except those areas within the 'Village Retained Areas', was owned by the applicant. The Site was excluded from the 'Village Retained Area' of the adjacent Parkvale Village. Regarding the use of the access road, according to the Sub-Deed of Mutual Covenant for Parkvale Village, the access road was a 'City Common Road', which could be used by all the owners of undivided shares of the lot governing Discovery Bay, including the applicant and the future residents of the proposed development.

14. In response to a Member's question on the road safety issue arising from the increase in heavy/construction vehicles during the construction stage of the proposed development, Mr H.K. Cheung, the applicant's representative, said that the applicant would undertake appropriate/required traffic arrangements and road safety measures during the construction stage.

15. In response to a Member's question on whether the applicant had the intention to redevelop the other five sites zoned "OU(Staff Quarters)" on the OZP for residential use, Mr H.K. Cheung, the applicant's representative, said that there were existing staff quarters at some of the "OU(Staff Quarters)" zones. As for the one at the hill top, the applicant had no intention to redevelop it for residential use. The remaining one at Area 10b, was a back-of-house area for loading/unloading activities and garages. There was no plan at this juncture to propose rezoning of the site at Area 10b for residential use due to some technical issues which had yet

to be resolved. Mr Ian Brownlee, the applicant's representative, supplemented that as stated in paragraph 7 of the ES of the OZP, any further increase in the population in Discovery Bay would have to follow the requirements therein and would be considered by the Committee on a case-by-case basis through the existing development control mechanism.

16. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for reconsideration 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 for attending the meeting. They left the meeting at this point.

Deliberation Session

17. The Chairman recapitulated that the hearing was for reconsideration of the application by the Committee following the order of CFI and CA on the JR. The Committee should consider the application taking into account the relevant planning considerations such as land use compatibility and technical feasibility, etc. It was also noted from the applicant that there was currently no plan to develop the remaining five sites zoned "OU(Staff Quarters)" for residential use. Should the Committee decide to agree/partially agree to the application, the relevant proposed amendments to the OZP would be submitted to the Committee for approval prior to gazetting under the Town Planning Ordinance and subject to the procedures under the statutory plan-making process.

18. The Committee noted that subsequent s.16 planning application for residential development was not required should the current application for rezoning to "R(C)12" zone be agreed by the Committee.

19. A Member opined that the applicant should note and address the comments from the Chief Town Planner/Urban Design and Landscape, PlanD (paragraph 10.1.7(c) of the Paper) on the proposed tree preservation and compensatory plantings during implementation of the project, and suggested that the tree issue might be looked into during the OZP amendment stage.

20. A Member did not support the application as it was not in line with the planning

intention of “OU(Staff Quarters)” zone which was designated for the provision of staff quarters to serve the Discovery Bay development. Other Members agreed with PlanD’s assessments in the Paper and had no objection to the application mainly on the considerations that the proposed development was generally in line with the planning intention of Discovery Bay which was intended for a holiday resort and low-density residential development, not incompatible with the surrounding development uses, and the applicant had submitted technical assessments to demonstrate the technical feasibility of the proposed development. Members also noted the applicant’s indication that there was currently no plan to develop the other sites zoned “OU(Staff Quarters)” for residential use.

21. After deliberation, the Committee decided to agree to the application for rezoning the Site to “Residential Group (C)12” with stipulation of a maximum domestic GFA of 21,600m² and a maximum BH of 18 storeys (128mPD including roof-top structure). Amendments to the OZP would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

Agenda Item 4

Section 16 Application

[Open Meeting]

A/SK-CWBN/67 Proposed Public Utility Installation (Pole with Transformer and Underground Cables) and Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 238, Hang Hau Wing Lung Road, Clear Water Bay, Sai Kung
(RNTPC Paper No. A/SK-CWBN/67A)

22. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP) which was a subsidiary of CLP Holdings Limited, and Kum Shing (K.F.) Construction Company Limited (KS) was one of the consultants of the applicant. The following Members had declared interests on the item:

Dr Jeanne C.Y. Ng - being the director of the CLP Research Institute of CLP Holdings Limited;

- Dr Conrad T.C. Wong - having current business dealings with CLP;
- Mr K.K. Cheung - his firm having current business dealings with CLP and KS; and
- Mr Ricky W.Y. Yu - being a member of CLP customer consultative group.

23. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

24. The Committee noted that the applicant's representative requested on 7.1.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments and for arrangement of a meeting with the local villagers and objectors to address the public concerns and seek consent on the proposed installation. It was the second time that the applicant requested deferment of the application. Since the last deferment, efforts had been made by the applicant to liaise with the local villagers and objectors and site visit was conducted to address departmental comments.

25. 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.

[Mr Raymond H.F. Au and Ms Jane W.L. Kwan, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCTC/59 Proposed Flat in “Residential (Group B) 3” Zone and area shown as ‘Road’, Lots 1766 RP, 1768 (Part), 1770 (Part), 1771 RP (Part), 1774 (Part) in D.D.3 TC and Adjoining Government Land, Tung Chung, Lantau Island
(RNTPC Paper No. A/I-TCTC/59A)

Presentation and Question Sessions

26. With the aid of a Powerpoint presentation, Mr Raymond H.F. Au, STP/SKIs, 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.

27. Some Members raised the following questions:

- (a) noting that the applicant had not submitted an ecological impact assessment, whether the proposed development would have any potential impact on the natural resources;
- (b) whether there was any landscape buffer between the proposed building blocks and the nullah to the west of the application site (the Site); and
- (c) noting that the Site comprised about 51% of government land (GL), whether there was any previously approved land exchange applications for sites

involving such high proportion of GL and what the considerations of the government were in assessing such proposals.

28. In response, Mr Raymond H.F. Au, STP/SKIs made the following main points:
- (a) the Director of Agriculture, Fisheries and Conservation had no adverse comment on the application from nature conservation perspective as the Site was located on development-related zonings (i.e. “Residential (Group B)3” (“R(B)3”) zone and an area shown as ‘Road’) and mostly paved with some common tree species. The Site fell within the development area in Tung Chung West (TCW) under the Tung Chung New Town Extension (TCNTE) project, the potential ecological impacts of which had been assessed in the approved Environmental Impact Assessment (EIA) of the TCNTE Study under the EIA Ordinance. The EIA confirmed that Tung Chung Stream (TCS), which was distant from the Site, was of ecological importance and appropriate mitigation measures were recommended to minimise the potential impacts on the TCS;
 - (b) according to the applicant’s submission (Drawing A-9 of the Paper), there would be a landscaping area, edge planting, private gardens and a promenade between the proposed building blocks and the nullah to serve as a buffer; and
 - (c) there was no available information at hand regarding the previously approved land exchange applications which involved more than 50% of GL. The Site comprised about 51% of GL which fell mainly within the “R(B)” zone. Should the application be approved by the Committee, the applicant would need to apply to the Lands Department (LandsD) for a land exchange application, which would be considered by LandsD based on the established criteria.
29. Ms Jane K.C. Choi, Assistant Director/Regional 3, LandsD, supplemented that the general criteria for consideration of land exchange applications involving unallocated GL would include, whether the GL involved was incapable of separate alienation for development and whether it had any foreseeable public use, etc. The GL in the Site was in a relatively long

and narrow configuration and government would decide at the land exchange stage on whether it was suitable to include it into the Site.

[Dr Lawrence K.C. Li joined the meeting during the question and answer session.]

Deliberation Session

30. The Committee noted that the areas located along the western periphery of the Site (coloured grey in Drawing A-9 of the Paper) were private gardens and the Head of Sustainable Lantau Office (SLO), Civil Engineering and Development Department had been consulted and no comment was raised on the proposed landscape treatments along the nullah.

31. While indicating no objection to the application, a Member expressed that the proposed landscape treatments should be improved so as to help take forward SLO's initiative to develop urban biodiversity through enhancing and connecting more green and blue corridors in TCNTE. The Chairman suggested that an advisory clause could be added to request the applicant to consult SLO on ways to improve the proposed landscape treatments to better complement the abutting nullah in terms of enhancing urban biodiversity. The meeting agreed. Other Members had no objection to the application.

32. 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 14.1.2026, 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 conditions :

- “(a) the design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission of a revised Drainage Impact Assessment and implementation of the flood mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB;

- (c) the submission of a Water Supply Impact Assessment and the provision of water supply facilities identified therein to the satisfaction of the Director of Water Supplies or of the TPB; and
- (d) the provision of fire service installations and a water supplies proposal for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

“to consult the Sustainable Lantau Office of the Civil Engineering and Development Department on ways to improve the proposed landscape treatments along the western periphery of the application site to better complement the adjacent nullah in terms of enhancing urban biodiversity.”

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-SKT/28 Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction in “Comprehensive Development Area (1)” Zone, Various Lots and Adjoining Government Land in D.D. 221, Sha Ha, Sai Kung
(RNTPC Paper No. A/SK-SKT/28A)

34. The Secretary reported that Boxwin Limited, which was a subsidiary of New World Development Co. Ltd. (NWD), was one of the applicants and Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicants. The following Members had declared interests on the item:

Dr C.H. Hau - being an employee of the University of Hong Kong (HKU), and K11 Concept Limited of NWD had been sponsoring his student learning

projects in HKU since 2009;

- Mr K.K. Cheung - his firm having current business dealings with NWD and Arup; and
- Mr Ricky W.Y. Yu - being the Director and Chief Executive Officer of Light Be which had received donations from Chow Tai Fook Charity Foundation (related to NWD).

35. The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting. As the interests of Dr C.H. Hau was indirect and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

36. With the aid a Powerpoint presentation, Ms Jane W.L. Kwan, STP/SKIs, 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.

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

37. Some Members raised the following questions:
- (a) what the antiquities in the Sha Ha Archaeological Site of Interest (SHASI) were;
 - (b) whether raising the ground levels of the proposed development by 2m to 6m from the original profile was sufficient for preservation of the underground antiquities;
 - (c) noting that the proposed emergency vehicular access (EVA) partly fell within the non-excavation area (NEA), whether the EVA would be affected by any

future excavation that might be conducted by the Antiquities and Monuments Office (AMO); and

- (d) noting that, as requested by the Transport Department (TD) and recommended to be imposed as an approval condition, there should be no population intake before the completion of the road work under the Hiram's Highway Improvement Stage 2 (HH2) project, what the programme of HH2 project was.

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

- (a) the antiquities in SHASI were attributed to the Neolithic and Bronze Periods. Before the construction of Wai Man Road along the eastern boundary of the application site (the Site), a large-scale rescue excavation was carried out to conserve the underground antiquities. A NEA had also been designated for 'in-situ' preservation of the unexcavated antiquities within the Site;
- (b) according to the applicant's submission, the 2m to 6m depth of filling was an estimate and the depth required for filling might be reduced further to suit the needs for landscape design and internal pedestrian circulation. As such, an approval condition on the submission of a revised engineering proposal for the NEA for AMO's agreement was recommended and that would need to be complied with prior to the commencement of the construction works;
- (c) although AMO had requested the right-of-access to enter the NEA to conduct site inspections and excavations as and when necessary in pre-construction, construction and post-construction/operational phases, as the underground antiquities within the NEA were intended for 'in-situ' preservation, AMO would unlikely carry out excavation works except under emergency circumstances. In the event that a rescue excavation was required within the NEA, AMO would work out, in consultation with the future residents, the arrangements for the EVA; and
- (d) the HH2 project had been authorised in October 2021. The detailed design

was targeted to commence in the first half of 2022 and the programme for completion of the HH2 project was currently under review. The proposed development was anticipated to be completed by 2028 and the applicants indicated that they were willing to commit that no population intake of the proposed development would take place before completion of the HH2 project.

Deliberation Session

39. The Chairman said that to avoid further traffic impacts on the already heavily congested roads in Sai Kung, TD had recommended and similar approval condition requiring no population intake before the completion of road improvement works had been previously imposed for other similar developments in Sai Kung.

40. While indicating no objection to the application, a Member said that the dominant tree species in the 350 existing trees proposed to be felled should be compensated. The Member also appreciated the applicant's initiative to propose a 15m wide Green Buffer Zone (GBZ) for tree buffer planting along the entire application site boundary and opined that heavy standard size trees for buffer planting should be provided for better screening effect. With regard to the Member's views, the Chairman said that an approval condition on the submission and implementation of a revised landscape master plan (LMP) was recommended in the Paper, and the details of the compensatory planting and the GBZ could be dealt with at the LMP submission stage. A Member indicated support and other Members had no objection to the application.

41. 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 14.1.2026, 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 conditions :

- “(a) the submission and the implementation of a revised Master Layout Plan to take into account conditions (e) to (n) below, to the satisfaction of the Director of Planning or of the TPB;

- (b) no population intake of the proposed development shall take place before the completion of the Hiram's Highway Improvement Stage 2 project;
- (c) the implementation of traffic improvement measures proposed in the traffic impact assessment at the cost of the applicants to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission of a public transport review prior to population intake of the proposed development to the satisfaction of Commissioner for Transport or of the TPB;
- (e) the design and provision of the vehicular access, pedestrian access to Tai Mong Tsai Road, public and ancillary car parking, loading/unloading facilities and lay-by(s) to the satisfaction of the Commissioner for Transport or of the TPB;
- (f) the re-provisioning of the existing footpath along Wai Man Road to the satisfaction of the Director of Highways or of the TPB;
- (g) the submission of a revised engineering proposal regarding the preservation and maintenance of the non-excavation area to the satisfaction of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office or of the TPB;
- (h) the submission and implementation of a revised landscape master plan to the satisfaction of the Director of Planning or of the TPB;
- (i) the submission of a revised noise impact assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (j) the submission of a land contamination assessment and the implementation of remediation measures identified therein prior to the development of the

site to the satisfaction of the Director of Environmental Protection or of the TPB;

- (k) the submission of a quantitative risk assessment related to the high pressure town gas pipeline in the vicinity of the site and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB;
- (l) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB;
- (m) the design and provision of refuse collection point(s) to the satisfaction of the Director of Food and Environmental Hygiene or of the TPB; and
- (n) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.”

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

[The Chairman thanked Mr Raymond H.F. Au and Ms Jane W.L. Kwan, STPs/SKIs, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/988 Proposed Office, Eating Place (Canteen) and Shop and Services in
 “Industrial (1)” Zone, No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha
 Tin

 (RNTPC Paper No. A/ST/988D)

Presentation and Question Sessions

43. With the aid of some plans, Ms Hannah H.N. Yick, 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.

44. Members had no question on the application.

Deliberation Session

45. 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 14.1.2026, 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 conditions :

- “(a) the design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;

- (b) the submission of a sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB;

- (c) in relation to approval condition (b) above, the implementation of the sewerage upgrading/connection works identified in the sewerage impact

assessment to the satisfaction of the Director of Drainage Services or of the TPB;

- (d) the submission of a land contamination assessment and implementation of the remediation measures identified therein prior to the commencement of development at the site to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the submission of a water supply impact assessment and the implementation of the connection works to the satisfaction of the Director of Water Supplies or of the TPB; and
- (f) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/702 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of Land in “Village Type Development” and “Agriculture” Zones, Lots 1125 (Part) and 1132 RP (Part) in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/702)

Presentation and Question Sessions

47. With the aid of some plans, Ms Kathy C.L. Chan, 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 considered that the proposed temporary use could be tolerated for a period of three

years.

48. Members had no question on the application.

Deliberation Session

49. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 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 licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time 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 at any time during the planning approval period;
- (c) no vehicle inspection, maintenance, repairing and washing activities shall be carried out at the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 14.7.2022;
- (f) 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 14.7.2022;
- (g) in relation to (f) 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 14.10.2022;

- (h) the submission of a proposal on grease trap and petrol interceptor within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 14.7.2022;
- (i) in relation to (h) above, the implementation of the proposal on grease trap and petrol interceptor within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 14.10.2022;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.10.2022;
- (l) 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
- (m) if any of the above planning condition (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 9

Section 16 Application

[Open Meeting]

A/TP/680 Proposed House (New Territories Exempted House - Small House) in
“Green Belt” Zone, Government Land in D.D. 26, Ha Tei Ha Village,
Shuen Wan, Tai Po

(RNTPC Paper No. A/TP/680)

51. The Committee noted that the applicant requested on 6.1.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the comments from the Agriculture, Fisheries and Conservation Department and Planning Department. It was the first time that the applicant requested deferment of the application.

52. 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 10

Section 16 Application

[Open Meeting]

A/NE-STK/22 Proposed Temporary Eating Place with Ancillary Vehicle Parking for a
Period of 5 Years in “Recreation (1)” Zone, Lots 360 RP (Part), 392 S.A,
394 S.A (Part), 394 S.B ss.1 (Part) and 394 S.B RP (Part) in D.D. 41 and
Adjoining Government Land, Sha Tau Kok

(RNTPC Paper No. A/NE-STK/22)

53. The Committee noted that the applicant's representative requested on 31.12.2021 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

54. 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-TKL/682 Temporary Warehouse with Ancillary Workshop for a Period of 3 Years in "Open Storage" Zone and area shown as 'Road', Lots 885 and 1552 S.A ss.3 (Part) in D.D. 77 and Adjoining Government Land, Ping Che (RNTPC Paper No. A/NE-TKL/682A)

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

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

57. The Committee noted that the applicant's representative requested on 4.1.2022

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

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/690 Proposed Temporary Open Storage of Construction Machineries with Ancillary Site Office for a Period of 3 Years in "Agriculture" Zone, Lot 1115 (Part) in D.D. 82, Ping Che
(RNTPC Paper No. A/NE-TKL/690)

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

60. As the piece of land owned by Dr Conrad T.C. Wong's firm had no direct view of the application site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

62. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas.”

Agenda Item 13

Section 16 Application

[Open Meeting]

A/NE-TKLN/42 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/42)

64. The Committee noted that the applicant’s representative requested on 23.12.2021

deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

65. 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 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/602 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" Zone, Lot 1065 S.A in D.D. 7 and Adjoining Government
Land, Wai Tau, Tai Po
(RNTPC Paper No. A/NE-KLH/602)

Presentation and Question Sessions

66. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

67. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape impact on the surrounding area; and
- (c) land is still available within the “Village Type Development” (“V”) zone of Wai Tau Tsuen which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.”

Agenda Items 15 and 16

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/157 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1511 S.F in D.D. 91, Kai Leng, Sheung Shui

A/NE-PK/158 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1512 S.B in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper Nos. A/NE-PK/157 and 158)

69. The Committee agreed that as the two s.16 applications for proposed house (New

Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

70. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the applications, the proposed developments departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the applications.

71. Members had no question on the applications.

Deliberation Session

72. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 14.1.2026, and after the said date, the permissions should cease to have effect unless before the said date, the developments permitted were commenced or the permissions were renewed. Each of the permissions was subject to the following conditions :

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

73. The Committee also agreed to advise the applicants to note the advisory clauses as set out at Appendix VII of the Papers.

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/711 Proposed Temporary Car Park (Private Cars Only) for a Period of 3 Years in “Agriculture” Zone, Lot 725 RP (Part) in D.D. 29 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/711A)

Presentation and Question Sessions

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

75. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate in the submission that the proposed development would not result in adverse landscape impact on the area.”

Agenda Items 18 and 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/737 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 644 S.O, 646 S.H RP, 646 S.L, 646 S.M ss.2 and 654 S.AA in D.D. 15 and Adjoining Government land, Shan Liu, Tai Po
(RNTPC Paper No. A/NE-TK/737)

A/NE-TK/738 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Green Belt” Zones, Lots 654 S.T ss.1 RP, 654 S.T ss.3 RP, 654 S.T ss.4, 654 S.U ss.3 RP, 654 S.U ss.4 S.A and 654 S.U RP in D.D. 15 and Adjoining Government Land, Shan Liu, Tai Po
(RNTPC Paper No. A/NE-TK/738)

77. The Committee agreed that as the two s.16 applications for proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

78. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications.

79. Members had no question on the applications.

Deliberation Session

80. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 14.1.2026, and after the said date, the permissions should cease to have

effect unless before the said date, the developments permitted were commenced or the permissions were renewed. Each of the permissions was subject to the following conditions :

- “(a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (b) the connection of the foul water drainage system to the public sewers to the satisfaction of the Director of Water Supplies or of the TPB; and
- (c) the provision of protective measures to ensure no pollution or siltation occurs to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB.”

81. The Committee also agreed to advise each of the applicants to note the advisory clauses as set out at Appendix VI of the Papers.

[The Chairman thanked Ms Hannah H.N. Yick, Ms Kathy C.L. Chan, Mr Tim T.Y. Fung and Mr Tony Y.C. Wu, STPs/STN, for their attendance to answer Members' enquiries. They 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), Mr Patrick M.Y. Fung and Mr Wallace W.K. Tang, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 20

Section 16 Application

[Open Meeting]

A/FSS/286 Religious Institution and Columbarium (within a Religious Institution)
in “Green Belt” Zone, Government Land in D.D. 51, Wong Kong Shan,
Fanling
(RNTPC Paper No. A/FSS/286)

82. The Secretary reported that the application was for columbarium use and Mr K.K. Cheung had declared an interest on the item for his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB).

83. The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Mr K.K. Cheung in relation of PCLB was indirect, the Committee agreed that he could stay in the meeting.

84. The Committee noted that the applicant requested on 24.12.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the comments from the Food and Environmental Hygiene Department. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/322 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 361 S.B RP (Part) in D.D. 112, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/322)

Presentation and Question Sessions

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

87. Members had no question on the application.

Deliberation Session

88. Members noted that last previous application for the same use submitted by the same applicant was rejected by the Committee on 24.9.2021.

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

“the site is in close proximity to the Shek Kong Barracks. Approval of the application may result in security concerns.”

Agenda Item 22

Section 16 Application

[Open Meeting]

A/NE-KTS/504 Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Shroff for a Period of 3 Years in “Residential (Group D)” Zone, Lots 407 S.A ss.2 S.C (Part), 407 S.A ss.2 RP (Part) and 407 S.B ss.1 (Part) in D.D.94, Hang Tau Village, Kwu Tung South, Sheung Shui (RNTPC Paper No. A/NE-KTS/504A)

90. The Secretary reported that the application site was located in Kwu Tung South and in the vicinity of the Hong Kong Jockey Club Beas River Country Club (HKJC) and Hong Kong Golf Club (HKGC). The following Members had declared interests on the item:

- Mr Stephen L.H. Liu - being an ordinary member of HKJC;
(the Vice-chairman)
- Miss Winnie W.M. Ng - being an ordinary member of HKJC;
- Dr Lawrence K.C. Li - being a voting member of HKJC and a member of HKGC;
- Mr K.K. Cheung - being an ordinary member of HKJC;
- Dr Conrad T.C. Wong - being an ordinary member of HKJC;
- Dr C.H. Hau - had applied for funding from the HKJC Charities Trust for his project;
- Mr Phillip S.L. Kan - being an ordinary member of HKJC;
- Mr L.T. Kwok - HKJC Charities Trust had sponsored some of his projects before; and

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

91. The Committee noted that the applicant had requested deferment of consideration of the application, Mr L.T. Kwok had tendered an apology for being unable to attend the meeting and Miss Winnie W.M. Ng had already left the meeting. As the interests declared by other Members in relation to HKJC and HKGC were indirect, the Committee agreed that they could stay in the meeting.

92. The Committee noted that the applicant's representative requested on 28.12.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental and public comments.

93. 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 23

Section 16 Application

[Open Meeting]

A/YL-KTN/780 Temporary Warehouse (Storage of Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years in “Comprehensive Development Area” and “Other Specified Uses” annotated “Railway Reserve” Zones, Various Lots in D.D. 104 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/780)

94. The Committee noted that the applicant requested on 3.1.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the comments of the Fire Services Department. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-KTN/788 Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of 3 Years in “Comprehensive Development Area” Zone, Lot 3307 RP (part), 3308 RP (part), 3312 RP and 3313 RP in D.D.104, San Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/788)

96. The Committee noted that the applicant’s representative requested on 7.1.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the comments of the Lands Department, Transport Department and the Urban Design and Landscape Unit of Planning Department. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/791 Proposed Residential Development ('Flat' and 'House' Uses) in
"Residential (Group E)1" Zone, Lot 2206 in D.D. 109, Kam Tai Road,
Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/791A)

98. The Secretary reported that the application was submitted by Delight World Limited, which was a subsidiary of CK Hutchison Holdings Limited (CKHH). The following Members had declared interests on the item:

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

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

99. As the interest Dr Conrad T.C. Wong was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

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

Presentation and Question Sessions

100. With the aid of a Powerpoint presentation, Mr Wallace W.K. Tang, 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.

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

(a) clarification of the uses of the basement level as shown in Drawing A-2 of

the Paper;

- (b) as compared with the last approved application No. A/YL-KTN/567, the reason for the reduction in site area (-422m²) under the current application; and
- (c) noting that the 50m setback area along the western boundary was to provide a buffer from the wetland in the abutting “Conservation Area (1)” (“CA(1)”) zone and the applicant had proposed to provide some recreational facilities such as courtyard garden, hobby farm and children’s play area therein, whether the recreational facilities could be relocated outside the setback area.

102. In response, Mr Wallace W.K. Tang, STP/FSYLE, made the following main points:

- (a) the basement level was designed mainly for car parking spaces, loading/unloading bays and clubhouse uses;
- (b) the land grant covering the application site (the Site) had recently been approved by the Lands Department. The reduction of the site area under the current application was to reflect the site area under the approved land grant; and
- (c) an approval condition requiring the applicant to provide a buffer area from the “CA(1)” zone along the western boundary of the Site to the satisfaction of the Agriculture, Fisheries and Conservation Department was recommended to be imposed. The detailed design of the buffer area could be further refined at that stage.

Deliberation Session

103. A Member pointed out that the proposed buffer plantings were mostly deciduous trees and its function to serve as a visual barrier would be less effective during winters. Hence, the relevant government department should take into account the tree species in assessing the planting proposal for the buffer area.

104. 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 14.1.2026, 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 conditions :

- “(a) the provision of buffer area from the “Conservation Area (1)” (“CA(1)”) zone to the west of the site to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (b) the submission of a proposal to prevent or mitigate off-site impacts to the “CA(1)” zone to the west of the site and implementation of the preventive/mitigation measures to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (c) the submission of a consolidated Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the design and provision of vehicular access and car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport and or of the TPB;
- (e) the submission and implementation of a run-in/out proposal to/from Kam Tai Road to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB;
- (f) the submission of an updated noise impact assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the submission of an updated sewerage impact assessment for connection to the public sewers and implementation of the sewerage improvement measures identified therein to the satisfaction of the Director of

Environmental Protection and the Director of Drainage Services or of the TPB;

- (h) the submission of an updated drainage impact assessment and implementation of the drainage proposal identified therein to the satisfaction of the Director of Drainage Services or of the TPB;
- (i) the submission and implementation of a landscape proposal for the proposed development to the satisfaction of the Director of Planning or of the TPB;
and
- (j) the design and provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-KTN/802 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1397 (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/802)

106. The Committee noted that the applicant requested on 7.1.2022 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.

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

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

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/803 Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lot 36 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/803)

Presentation and Question Sessions

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

109. Members had no question on the application.

Deliberation Session

110. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 14.1.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) 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;

- (b) 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;
- (c) 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;
- (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 14.7.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (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 14.10.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/804 Proposed Temporary Cold Storage for a Period of 3 Years in “Industrial (Group D)” and “Other Specified Uses” annotated “Railway Reserve” Zones, Various Lots in D.D. 107, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/804)

Presentation and Question Sessions

112. 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 temporary use could be tolerated for a period of three years.

113. Members had no question on the application.

Deliberation Session

114. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no dismantling, maintenance, repairing, cleansing, paint spraying and other

workshop activities shall be carried out 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) the existing boundary fencing on the site shall be maintained at all times 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 14.7.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (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 14.10.2022;
- (i) if any of the above planning condition (a), (b), (c), or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/914 Proposed Temporary Shop and Services (Real Estate Agency & Convenience Store) and Eating Place for a Period of 5 Years in “Village Type Development” Zone, Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/914)

Presentation and Question Sessions

116. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the applied use but in accordance with the Town Planning Board Guidelines No. 15A, a shorter approval period of three years, instead of the five years sought, was recommended to retain planning control and cater for changing circumstances.

117. Members had no question on the application.

Deliberation Session

118. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 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 implementation of the accepted 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 14.10.2022;
- (c) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.10.2022;
- (f) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-MP/322 Renewal of Planning Approval for Temporary Agricultural Use (Farming) for a Period of 3 Years in “Conservation Area” Zone, Lot 47 RP (Part) in D.D. 101, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/322)

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

121. 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.

122. 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 planning considerations and assessments set out in paragraph 12 of the Paper.

Deliberation Session

123. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.2.2022 until 1.2.2025 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 access the site during the planning approval period;

- (b) no farming activity shall be undertaken outside the proposed farming area at the northern part of the site covering the existing watercourse at all times during the planning approval period;

- (c) no paving of land on the site shall be undertaken at all times during the planning approval period;

- (d) 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 2.8.2022;
- (e) in relation to (e) 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 2.11.2022;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or the TPB by 2.5.2022.
- (h) if the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (d), (e) 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.”

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

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/431 Proposed Temporary Transitional Housing and Ancillary Facilities for a Period of 3 Years in “Residential (Group C)” Zone, Various Lots in D.D. 105 and adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/431)

125. The Secretary reported that the application was submitted by Evangelical Lutheran Church Social Service – Hong Kong (ELCSS) and Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with ELCSS.

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

Presentation and Question Sessions

127. With the aid of a Powerpoint presentation, Mr Anthony K.O. Luk, DPO/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

128. Two Members raised the following questions:

- (a) noting that a similar application (No. A/YL-NTM/432) in the vicinity of the application site (the Site) was also submitted for the Committee’s consideration at the same meeting, whether the cumulative impacts in terms of various technical aspects and provision of Government, institution and community (GIC) facilities had been taken into account; and
- (b) what the proposed public transportation services were as the Site was located in a remote location currently with limited public transport services.

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

- (a) a traffic impact assessment (TIA) each was submitted by the applicant under the current application and the similar application No. A/YL-NTM/432. The TIAs had taken into account the cumulative traffic impacts arising from both proposed transitional housing developments. In terms of environmental impacts, an on-site tertiary sewage treatment plant would be provided in each of the application sites to treat their own sewage. Some facilities to serve the basic needs of the residents, such as convenience store and laundry services, were proposed in each of the developments. As for provision of GIC facilities, there were sufficient school places in the Yuen Long area to cater for the increase in the number of school-age children from the two proposed transitional housing developments; and

- (b) the Site was served by public transport services in walking distance with a number of existing bus and green minibus (GMB) routes along San Tam Road and Castle Park Road – Mai Po, providing connections to Sheung Shui, Yuen Long Town Centre and other Yuen Long areas. The applicant also proposed to enhance the public transport services by strengthening the frequency of some of the existing bus and GMB services or providing shuttle bus services to/from Kam Sheung Road MTR Station to cater for the additional public transport demand from the proposed development. The detailed arrangement of public transport services enhancement would be subject to further review with the relevant operators and government departments.

130. A Member said that future residents of the transitional housing would rely on public transport services for their daily commuting and it was very important that the relevant government departments and the applicant should enhance the public transport services in a timely manner to serve the future residents.

Deliberation Session

131. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as

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

- “(a) the submission of a Archaeological Watching Brief for the construction works within the Mai Po Site of Archaeological Interest with recommendation and implementation of the appropriate mitigation measures within 9 months from the date of planning approval to the satisfaction of the Antiquities and Monuments Office or of the TPB by 14.10.2022;
- (b) The submission of a documentary justification to substantiate whether there is any land contamination issue for the site within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 14.10.2022;
- (c) in relation to (b) above, the implementation of appropriate land decontamination works, where appropriate, prior to the commencement of construction works or development of the site, to the satisfaction of the Director of Environmental Protection or of the TPB;
- (d) the submission of a noise impact assessment (NIA) within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 14.10.2022;
- (e) in relation to (d) above, the implementation of the mitigation measures identified in the NIA within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 14.1.2023;
- (f) the submission of a run-in/out proposal at San Tam Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 14.10.2022;
- (g) in relation to (f) above, the implementation of the run-in/out proposal at San Tam Road within 12 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport

or of the TPB by 14.1.2023;

- (h) the submission of a 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 14.10.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.1.2023;
- (j) 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 14.10.2022;
- (k) in relation to (j) above, the implementation of the drainage proposal within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.1.2023;
- (l) in relation to (k) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (m) if the above planning condition (l) 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
- (n) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/432 Proposed Temporary Transitional Housing Development and Ancillary Facilities for a Period of 3 Years with Filling of Pond and Excavation of Land in “Residential (Group D)” Zone, Various Lots in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/432)

133. The Secretary reported that AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Dr C.H. Hau - having past business dealings with AECOM;
and

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

134. As Dr C.H. Hau and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

135. With the aid of a Powerpoint presentation, Mr Anthony K.O. Luk, DPO/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

136. A Member enquired on the reason why the proposed compensatory planting could not meet the Government’s requirement of 1:1 ratio in terms of quantity (i.e. 37 trees to be felled and about 22 new trees to be planted). The Member expressed concern about the insufficient compensatory planting as the reduced number of trees on the application site (the Site) would become the baseline for tree compensation in any future permanent developments. The applicant should be requested to improve the compensatory planting proposal. In

response, Mr Anthony K.O. Luk, DPO/FSYLE, said that the applicant had explained that the proposed use was temporary in nature and the compensatory trees might need to be felled when the site was used for other permanent uses in future. Also, the majority of the Site would be occupied by building blocks and ancillary facilities, and there was limited space for tree planting and sustainable tree growth. Having said that, the relevant government departments would liaise with the applicant at the detailed design stage to increase the number of compensatory planting as far as possible.

Deliberation Session

137. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a noise impact assessment (NIA) within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 14.10.2022;
- (b) in relation to (a) above, the implementation of the mitigation measures identified in the NIA within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 14.1.2023;
- (c) the submission of a run-in/out proposal at Chun Shin Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 14.10.2022;
- (d) in relation to (c) above, the implementation of the run-in/out proposal at Chun Shin Road within 12 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 14.1.2023;
- (e) the submission of a 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 14.10.2022;

- (f) in relation to (e) above, the implementation of the fire service installations proposal within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.1.2023;
- (g) the submission of a drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (h) in relation to (g) above, the implementation of the drainage proposal within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.1.2023;
- (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) if the above planning condition (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
- (k) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr Anthony K.O. Luk, DPO/FSYLE, Mr Patrick M.Y. Fung and Mr Wallace W.K. Tang, STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/572 Shop and Services and Wholesale Trade in “Other Specified Uses” annotated “Business” Zone, Workshop Unit 10A (Portion), G/F, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun
(RNTPC Paper No. A/TM/572)

Presentation and Question Sessions

139. With the aid of some plans, Ms Janet K.K. Cheung, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

140. Members had no question on the application.

Deliberation Session

141. 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 was subject to the following conditions :

- “(a) the submission and implementation of fire service installations and a equipment proposal for the application premises within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services

or of the TPB by 14.7.2022; and

- (b) if the above planning condition (a) 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.”

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/416 Temporary Open Storage of Containers, Metal Wares, Construction and Industrial Equipment and Machineries for a Period of 3 Years and Filling of Land in “Residential (Group E)” and “Green Belt” Zones, Lot 1696 in D.D.129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/416)

Presentation and Question Sessions

143. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

144. Members had no question on the application.

Deliberation Session

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

“(a) the applied development is not in line with the planning intentions of the

“Residential (Group E)” and “Green Belt” (“GB”) zones, which are primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board; and for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets respectively. There is also a general presumption against development within the “GB” zone. There is no strong planning justification in the submission for a departure from the planning intention; and

- (b) the applied development is not in line with the Town Planning Board (TPB) Guidelines on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13F) and ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the applicant fails to demonstrate that the applied development would not have significant adverse traffic, environmental, landscape and geotechnical impacts on the surrounding areas.”

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/417 Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land in “Green Belt” and “Village Type Development” Zones, Lots 2661 S.W ss.1, 2661 S.W RP, 2662 S.F, 2662 S.G (Part), 2662 S.H ss.1, 2662 S.H RP, 2662 S.I ss.1, 2663 S.G, 2663 S.H, 2663 S.I, 2663 S.J, 2663 S.L, 2663 S.M ss.1, 2663 RP (Part), 2664, 2665 (Part) and 2672 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Yuen Long
(RNTPC Paper No. A/YL-LFS/417)

Presentation and Question Sessions

146. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members

on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

147. Members had no question on the application.

Deliberation Session

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

- “(a) the applied development is not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) the applied development is not in line with the Town Planning Board (TPB) Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the applied development is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the applied development would not have significant adverse landscape impact on the surrounding area.”

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/343 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 650 RP (Part) in D.D.125 and Adjoining Government Land, Sik Kong Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/343)

149. 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 planning considerations and assessments set out in paragraph 12 of the Paper.

Deliberation Session

150. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.1.2022 until 22.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the existing trees and landscape planting on the site shall be maintained at all times during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 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 23.4.2022;

- (e) 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 23.7.2022;
- (f) in relation to (e) 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 23.10.2022;
- (g) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/344 Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years in “Government, Institution or Community” and “Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” Zones, Lots 6 S.C (part) and 7 (part) in D.D.125, Fung Kong Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/344)

Presentation and Question Sessions

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

153. Members had no question on the application.

Deliberation Session

154. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 6:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activities, including vehicle dismantling, maintenance, repairing, cleaning or paint spraying, are allowed in the open area of the site 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 14.7.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (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 14.10.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[Dr Lawrence K.C. Li and Mr Philip S.L. Kan left the meeting at this point.]

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/345	Temporary Logistics Centre for a Period of 3 Years in “Government, Institution or Community” Zone and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long (RNTPC Paper No. A/HSK/345)
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Presentation and Question Sessions

156. 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.

157. Members had no question on the application.

Deliberation Session

158. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 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 workshop activities, as proposed by the applicant, is allowed on the site 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 the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2022;
- (f) the submission of a fire service installations proposal within 3 months from the date of the planning approval to the satisfaction of Director of Fire Services or of the TPB by 14.4.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of Director of Fire Services or of the TPB by 14.7.2022;

- (h) 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
- (i) if any of the above planning condition (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.”

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

Agenda Items 39 and 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/346 Temporary Open Storage of Recycling Materials with Ancillary Workshop and Site Office for a Period of 3 Years in “Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” and “Other Specified Uses” annotated “Petrol Filling Station” Zones, Lots 447 RP (Part), 450 (Part), 451 (Part), 452 RP (Part), 453 (Part), 454 RP, 455 RP and 458 S.A RP (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen
(RNTPC Paper No. A/HSK/346)

A/HSK/348 Proposed Temporary Open Storage of Recycling Materials and Containers with Ancillary Workshop and Site Office for a Period of 3 Years in “Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” zone, “Other Specified Uses” annotated “Logistics Facility” zone and area shown as 'Road', Various Lots in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/348)

160. The Committee agreed that as the two s.16 applications for temporary open storage

of recycling materials were similar in nature and the application sites were located in close proximity to each other, they could be considered together.

Presentation and Question Sessions

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

162. Members had no question on the applications.

Deliberation Session

163. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

Application No. A/HSK/346

- “(a) no washing, melting and burning of plastic wastes, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2022;
- (c) in relation to (b) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.7.2022;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (e) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2022;
- (f) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.4.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (h) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (b), (c), (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.”

Application No. A/HSK/348

- “(a) no operation from 6:00 p.m. to 9:00 a.m. and from 2:00 p.m. to 6:00 p.m. on Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no shredding, pulverizing, melting or burning activity, as proposed by the applicant, is allowed on the site during the planning approval period;
- (d) the submission of environmental mitigation measures proposals, including

but not limited to the air pollution control measures for processing and/or stockpiling of aluminium waste, and treatment facilities for wastewater arising from washing, cleaning, and/or processing of aluminium waste, within 3 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 14.4.2022;

- (e) in relation to (d) above, the implementation of the environmental mitigation measures within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 14.7.2022;
- (f) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2022;
- (g) in relation to (f) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.7.2022;
- (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) the provision of fire extinguisher(s) within 6 weeks from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2022;
- (j) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.4.2022;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;

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

164. The Committee also agreed to advise the applicants to note the advisory clauses as set out at Appendix VI and VII of the respective Papers.

Agenda Item 41

Section 16 Application

[Open Meeting]

A/YL-TT/524 Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years in “Village Type Development” Zone, Lot 1213 (Part) in D.D. 117, Tai Tong Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TT/524A)

165. The Committee noted that the applicant’s representative requested on 7.1.2022 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. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

deferment and a total of four months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/532 Proposed Temporary Shop and Services for a Period of 3 Years in
“Government, Institution or Community (1)” Zone, Lots 1631 S.B ss.1
(Part), 1631 S.C (Part) and 1631 S.D (Part) in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TT/532)

Presentation and Question Sessions

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

168. Members had no question on the application.

Deliberation Session

169. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) only private cars and light goods vehicles, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- “(b) the 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 14.7.2022;

- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a water supply for firefighting and 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 14.7.2022;
- (e) in relation to (d) above, the implementation of the water supply for firefighting and 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 14.10.2022;
- (f) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 43

Section 16 Application

[Open Meeting]

A/YL-TT/533 Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lots 4891 RP (Part), 4892 RP (Part), 4893 (Part) and 4894 (Part) in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long
(RNTPC Paper No. A/YL-TT/533)

171. The Committee noted that the applicant requested on 31.12.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

172. 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 44

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1127 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1” and “Residential (Group D)” Zones, Lots 1020 (Part), 1021 (Part) and 1024 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1127)

Presentation and Question Sessions

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

174. Members had no question on the application.

Deliberation Session

175. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2022;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the

satisfaction of the Director of Fire Services or of the TPB by 14.10.2022;

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

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

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1128 Temporary Open Storage of Construction Materials and Machinery, Vehicle Spare Parts and Scrap Vehicle for a Period of 3 Years in “Village Type Development”, “Village Type Development(1)” and “Open Space” Zones, Lots 1433 S.A (Part), 1433 S.B, 1433 S.C (Part), 1433 S.D (Part), 1433 RP (Part), 1434 RP (Part), 1438 S.A RP (Part), 1438 S.B RP (Part), 1438 S.D (Part), 1438 S.E (Part), 1438 S.F, 1438 S.G, 1438 S.H (Part) and 1438 RP (Part) in D.D.119 and Lot 1658 S.C (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1128)

Presentation and Question Sessions

177. With the aid of some plans, Mr Steven Y.H. Siu, 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.

178. Members had no question on the application.

Deliberation Session

179. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) no storage, handling or loading/unloading of used electrical appliances, computer/electronic parts, cathode-ray tubes or any other types of electronic waste, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2022;
- (e) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2022;
- (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 14.7.2022;
- (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 14.10.2022;

- (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.”

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

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1129 Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 378 S.C in D.D. 121, Tai Tao Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1129)

Presentation and Question Sessions

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

182. Members had no question on the application.

Deliberation Session

183. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 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) 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 14.7.2022;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.10.2022;
- (f) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1130 Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Residential (Group A) 3”, “Government, Institution or Community (1)” Zones and area shown as ‘Road’, Lots 1516, 1517 (Part) and 1518 in D.D. 119, Kung Um Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1130)

Presentation and Question Sessions

185. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of 3 years.

186. Members had no question on the application.

Deliberation Session

187. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicle, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.7.2022;

- (c) in relation to (b) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.10.2022;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 48

Section 16 Application

[Open Meeting]

A/YL-TYST/1131 Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Open Space” Zone, Lots 1493 S.A (Part), 1494 S.A (Part) and 1494 RP (Part) in D.D. 119, Kung Um Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1131)

189. The Committee noted that the applicant’s representative requested on 5.1.2022 deferment of consideration of the application for two months so as to allow more time to prepare a fire service installations proposal. It was the first time that the applicant requested deferment of the application.

190. 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 49

Section 16 Application

[Open Meeting]

A/YL-TYST/1132 Proposed Temporary Social Welfare Facility (Residential Care Home for the Elderly) for a Period of 10 Years and Excavation of Land in “Village Type Development” Zone, Government Land in D.D. 120, Lam Hau Tsuen, Yuen Long (Former Wa Fung School)
(RNTPC Paper No. A/YL-TYST/1132)

191. The Secretary reported that Mott MacDonlad Hong Kong Limited (MMHK) was one of the consultants of the applicant and Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with MMHK.

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

193. The Committee noted that the applicant's representative requested on 31.12.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

194. 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 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1133 Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years in "Undetermined" Zone, Lot 1195 in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TYST/1133)

195. 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 planning considerations and assessments set out in paragraph 12 of the Paper.

Deliberation Session

196. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 19.1.2022 until 18.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 4:00 p.m. and 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 19.4.2022;
- (e) 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 23.2.2022;
- (f) the implementation of the accepted 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 19.7.2022;

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

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

[The Chairman thanked Ms Janet K.K. Cheung, Ms Bonnie K.C. Lee, Mr Simon P.H. Chan and Mr Steven Y.H. Siu, STP/TMYLW, for their attendance to answer Members' enquiries. They left the meeting at this point.]

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Any Other Business

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