

TOWN PLANNING BOARD

Minutes of 689th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 18.2.2022

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

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Dr Hon Y.S. Wong

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

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

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

Assistant Director/Regional 3,
Lands Department
Ms Jane K.C. Choi

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

Secretary

Absent with Apologies

Mr L.T. Kwok

In Attendance

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

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

Assistant Town Planner/Town Planning Board
Mr Jimmy C.H. Lee

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 688th RNTPC Meeting held on 28.1.2022

[Open Meeting]

2. The draft minutes of the 688th RNTPC meeting held on 28.1.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

3. The Secretary reported the following:
 - (a) in light of the situation of COVID-19, Members agreed before the meeting by circulation to adjourn the consideration of two s.12A applications No. Y/SK-SKT/3 and No. Y/YL-LFS/11 under section 12A(20) of the Town Planning Ordinance. The respective applicants/agents of the applicants had been informed of the RNTPC's decision, and another meeting date would be fixed to consider the applications; and
 - (b) a typographical error was spotted on page 86 of the confirmed minutes for the RNTPC meeting held on 14.1.2022. Amendment was required to rectify approval condition (e) for application No. A/YL-TYST/1133. Members noted that the minutes would be amended and a revised approval letter would be issued to the applicant accordingly.

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/ST/49 Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, To rezone the application site from “Residential (Group B)” and “Green Belt” to “Other Specified Uses” annotated “Religious Institution with Columbarium”, Lots 2 & 671 in D.D. 181 in Tai Wai, Sha Tin
(RNTPC Paper No. Y/ST/49)

4. 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).

5. 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.

6. The Committee noted that the applicant’s representative requested on 8.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Sai Kung and Islands District

[Mr Richard Y.L. Siu, 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 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

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

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

9. 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

10. With the aid of a Powerpoint presentation, Mr Richard Y.L. Siu, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

[Miss Winnie W.M. Ng and Dr Conrad T.C. Wong joined the meeting during PlanD’s presentation.]

11. Members had no question on the application.

Deliberation Session

12. 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 18.2.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

“the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

[Mr Ricky W.Y. Yu joined the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-MWF/32 Proposed House (New Territories Exempted House - Small House) in
“Recreation” Zone, Lot No. 308 S.A in D.D.4 MW, Luk Tei Tong
Village, Mui Wo, Lantau
(RNTPC Paper No. A/I-MWF/32)

Presentation and Question Sessions

14. With the aid of a Powerpoint presentation, Mr Richard Y.L. Siu, 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.

15. Members had no question on the application.

Deliberation Session

16. 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 18.2.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

“the submission and implementation of a stormwater drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCE/2 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Public Housing Development in “Residential (Group A)5” Zone, Government Land at Area 109, Tung Chung, Lantau Island
(RNTPC Paper No. A/I-TCE/2)

18. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

Mr Paul Y.K. Au (as Chief Engineer (Works), Home Affairs Department)	- being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;
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- Dr Hon Y.S. Wong - being a member of Funds Management Subcommittee of Finance Committee of HKHA;
- Dr Conrad T.C. Wong - having current business dealings with HKHA;
- Mr K.K. Cheung - his firm having current business dealings with HKHA; and
- Mr L.T. Kwok - his employing organisation was operating social service teams supported by HKHA and openly bid funding from HKHA.

19. The Committee noted that Mr L.T. Kwok had tendered an apology for being unable to attend the meeting and Dr Hon Y.S. Wong had not yet joined the meeting. As the interests of Mr Paul Y.K. Au and Dr Conrad T.C. Wong were direct, the Committee agreed that they 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.

[Mr Paul Y.K. Au and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

20. 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.

21. The Chairman asked about the extent of minor relaxation of plot ratio (PR) restriction under the similar application No. A/I-TCE/1 and the main purpose for the proposed minor relaxation of PR restriction under the current application.

22. In response, Mr Raymond H.F. Au, STP/SKIs, said that under application No. A/I-TCE/1, the PR restriction was relaxed from 6.4 to 6.7 for permitted public housing development and proposed public vehicle park in Area 99. The current application was to increase the domestic PR in accordance with the policy of "Enhancement of the Development Intensity of

Public Housing Sites” (the Policy) for addressing the shortage in public housing supply, as announced by the Chief Executive in Council in December 2018. Under the Policy, the domestic PR of the application site (the Site), which was located in Density Zone 2, was allowed to be increased up to 5.5 as submitted under the current application.

23. In response to a Member’s question on the PR restrictions of surrounding sites, Mr Raymond H.F. Au, STP/SKIs, explained that the “Residential (Group A)” site in Area 100 to the south of the Site and closer to the future MTR Tung Chung East Station was subject to a higher PR restriction of 6.9 while the PR restrictions of the “Residential (Group B)” sites for private residential development to the north of the Site ranged from 3.5 to 3.9.

Deliberation Session

24. The Chairman remarked that the application for minor relaxation of PR in accordance with the Policy would allow provision of additional public housing units, and relevant government departments had no objection to/no adverse comment on the proposed development on technical aspects.

25. 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 18.2.2026, 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.

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

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCTC/61 Proposed House (New Territories Exempted House - Small House) in
 “Green Belt” Zone, Lot 2567 in D.D. 3 TC, Ha Ling Pei Village, Tung
 Chung, Lantau Island

 (RNTPC Paper No. A/I-TCTC/61)

Presentation and Question Sessions

27. Mr Raymond H.F. Au, STP/SKIs, drew Member’s attention that there was a typographical error in paragraph 12.2 of the Paper and clarified that the latest estimate of land available within the concerned “Village Type Development” zone should be ‘about 3.44 ha (or equivalent to about 137 Small House sites)’ instead of ‘about 3.46 ha (or equivalent to about 138 Small House sites)’. With the aid of some plans, he then 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.

28. Members had no question on the application.

Deliberation Session

29. 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 “Green Belt” (“GB”) zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to preserve the existing topography and natural vegetation at the fringe of the new town 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;

- (b) land is still available within the “Village Type Development” (“V”) zone of Sheung Ling Pei, Ha Ling Pei, Wong Ka Wai and Lung Tseng Tau 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; and
- (c) the proposed development does not comply with the TPB Guidelines No. 10 for Application for Development within “GB” zone under section 16 of the Town Planning Ordinance and 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.”

Agenda Item 8

Section 16 Application

[Open Meeting]

A/SK-HC/332 Proposed Hotel (Guesthouse) Ancillary to a Permitted Place of Recreation, Sports or Culture (Recreation Centre) in “Recreation” Zone, Lot 115 (Part) in D.D. 247, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/332A)

30. The Committee noted that the applicant’s representative requested on 8.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. 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 make submissions in response to departmental comments.

31. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a

shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the 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 Items 9 and 10

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/334 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" Zone, Lots 481 S.G ss.1 and 481 S.H in D.D. 244, Ho
Chung, Sai Kung

A/SK-HC/335 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" Zone, Lots 481 S.F ss.3 and 481 S.G ss.2 in D.D. 244, Ho
Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/334 and 335)

32. 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

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

[Dr Conrad T.C. Wong rejoined the meeting during PlanD's presentation.]

34. Members had no question on the applications.

Deliberation Session

35. 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 18.2.2026, 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.

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

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/268 Temporary Private Swimming Pool and Garden for a Period of 3 Years
in “Green Belt” Zone, Lot 1122 & Ext. (Part) in D.D. 217 and Adjoining
Government Land, House B5, Habitat, Pak Sha Wan, Sai Kung
(RNTPC Paper No. A/SK-PK/268A)

Presentation and Question Sessions

37. With the aid of some plans, Ms Jane W.L. Kwan, STP/SKIs, 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 (PlanD) considered that the temporary use could be tolerated for a period of three years.

38. A Member observed that 60% of the application site (the Site) was located on Government Land (GL) and asked about the rent payable by the applicant to the Government.

39. In response, Ms Jane K.C. Choi, Assistant Director/Regional 3, Lands Department (LandsD), stated that the GL within the Site was previously covered by a Short Term Tenancy (STT) for private garden and swimming pool. The STT was terminated in 2010 due to the change of ownership of the concerned property, i.e. House B5 of Habitat. Regarding the rent payable by the applicant for the GL, the actual amount would be determined by LandsD in accordance with the established mechanism and based on the site location and other case specific considerations.

Deliberation Session

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following condition :

“the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

[The Chairman thanked Mr Richard Y.L. Siu, 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.]

[Mr K.W. Leung joined the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Items 12 and 13

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1004 Shop and Services (Real Estate Agency and Retail Shop) in “Industrial” Zone, Unit C5 (Portion), G/F, Block 1, Kin Ho Industrial Building, 14-24 Au Pui Wan Street, Fo Tan, Sha Tin
(RNTPC Paper No. A/ST/1004)

A/ST/1005 Proposed Shop and Services (Convenience Store) in “Industrial” Zone, G/F (Minor Portion) of Canteen Hall, Block 2, Kin Ho Industrial Building, 14-24 Au Pui Wan Street, Fo Tan, Sha Tin
(RNTPC Paper No. A/ST/1005)

42. The Committee agreed that as the two s.16 applications for applied/proposed shop and services uses were similar in nature and the application sites were located in different blocks of the same industrial building and within the same “Industrial” zone, they could be considered together.

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 applications, the applied/proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications on a temporary basis for a period of five years.

44. Members had no question on the applications.

Deliberation Session

45. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 5 years until 18.2.2027 on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

Application No. A/ST/1004

- “(a) the submission and implementation of the fire safety measures within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.8.2022; and
- (b) if the above planning condition 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/ST/1005

- (a) “the submission and implementation of the fire safety measures to the satisfaction of the Director of Fire Services or of the TPB before operation of the use; and
- (b) if the above planning condition is not complied with before the operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

46. The Committee also agreed to advise the applicants to note the advisory clauses as set out at Appendix IV and Appendix III of the respective Papers.

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/741 Temporary Public Vehicle Park (Private Cars Only) for a Period of 3
Years in “Recreation” Zone, Lot 1610 RP in D.D. 17, Lo Tsz Tin
Village, Tai Po
(RNTPC Paper No. A/NE-TK/741)

Presentation and Question Sessions

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

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 18.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle 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 car as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.8.2022;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.11.2022;
- (e) the submission of a proposal for fire service installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.8.2022;
- (f) in relation to (e) above, the implementation of the proposal for fire service

installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.11.2022;

- (g) 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
- (h) if any of the above planning condition (c), (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.”

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/210 Proposed Temporary Vehicle Repair Workshop for Private Car for a Period of 3 Years in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lot 143 (Part) in D.D. 52 and Adjoining Government Land, Sheung Shui
(RNTPC Paper No. A/NE-FTA/210)

Presentation and Question Sessions

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

52. Members had no question on the application.

Deliberation Session

53. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 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 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 18.8.2022;
- (b) in relation to (a) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.11.2022;
- (c) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.8.2022;
- (d) in relation to (c) above, the provision of water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.11.2022;
- (e) the implementation of the traffic management measures within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 18.11.2022; and
- (f) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Items 16 and 17

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/744 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.A in D.D.83, Tung Kok Wai, Lung Yeuk Tau, Fanling

A/NE-LYT/745 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.B in D.D.83, Tung Kok Wai, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/744C and 745C)

55. 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” and “Village Type Development” zones, they could be considered together.

Presentation and Question Sessions

56. With the aid of some plans, Mr Tim T.Y. Fung, 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.

57. Members had no question on the applications.

Deliberation Session

58. 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 18.2.2026, 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 condition :

“the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

Agenda Item 18

Section 16 Application

[Open Meeting]

A/NE-LYT/755 Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/755)

60. The Committee noted that the applicant’s representative requested on 26.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

[The Chairman thanked Ms Hannah H.N. Yick, Mr Tony Y.C. Wu and Mr Tim T.Y. Fung, STPs/STN, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/83 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential Development in “Residential (Group A) 2” Zone, Area 24, Kwu Tung North New Development Area
(RNTPC Paper No. A/KTN/83)

62. The application site (the Site) was located in Kwu Tung North New Development Area (KTN NDA) and the application was submitted by the Hong Kong Housing Society (HKHS). DLN Architects Limited (DLN) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Ivan M.K. Chung - being an ex-officio member of the Supervisory
(Chairman) Board of HKHS;
(as the Director of
Planning)

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

Dr Lawrence K.C. Li - being a member of HKHS;

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

Dr C.H. Hau - owning a property in Kwu Tung North.

63. As the interests of Mr Ivan M.K. Chung (the Chairman) and Dr Conrad T.C. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item. As Mr K.K. Cheung and Dr Lawrence K.C. Li had no involvement in the application and the property owned by Dr C.H. Hau had no direct view of the Site, the Committee agreed that they could stay in the meeting. Mr Stephen L.H. Liu, the Vice-chairman, took over the chairmanship of the meeting at this point.

[The Chairman and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

64. With the aid of a Powerpoint presentation, Ms S.H. Lam, 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 (PlanD) had no objection to the application.

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

- (a) what the visual impacts were and the relevant mitigation measures;
- (b) whether a taller and less bulky building design had been considered to reduce the visual impact;
- (c) why the building heights (BH) of sites to the north were taller than those proposed on the Site;
- (d) the possibility of further relaxing the plot ratio (PR) and BH restrictions of the Site to better utilise land resources; and
- (e) clarification of the relevance of the rehousing concerns as stated in the public comments.

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

- (a) the proposed development might lead to slightly adverse visual impact as a larger building bulk would be resulted from the increased PR but with no increase in BH. Mitigation measures mainly included the adoption of building facades in a natural colour tone to enhance visual integration of the building blocks with the surrounding environment, and provision of podium greenery and vertical greenery to soften the building mass when viewed from a distance;
- (b) Having considered various factors, the applicant decided to adopt the current development parameters under the proposed scheme;
- (c) under the previously approved planning application No. A/KTN/54 which covered eight public housing sites including the subject site, the PR restriction of two sites located to the north of the Site had been relaxed from 5 to 6 (+20%) and the BH restriction of these two sites had also been relaxed to 145mPD and 140mPD respectively; however, under that application, the PR restriction of the Site was only relaxed from 5 to 5.1 (+2%) and relaxation of the BH restriction of 135mPD stipulated on the Outline Zoning Plan had not been sought. The BH of the proposed development under the current application remained as 135mPD;
- (d) the Government had explored with the applicant on whether a higher PR could be adopted for the Site, however the applicant considered that pursuing the current proposal, which was already at a relatively advanced stage of design and technical assessments, would be more appropriate in view of the tight programme for the dedicated rehousing estate (DRE) at the Site to be completed by end 2027. Also, the building disposition of the proposed development was constrained by the underground tunnel of East Rail Line and the associated railway protection zone traversing the northwestern portion of the Site; and
- (e) the proposed development was for a DRE to provide rehousing units for eligible affected households of the Government's development clearance exercise. Concerns raised in the public comments were mainly related to

the general rehousing policy and in particular, the rent affordability of units in the DRE. The commenters did not raise objection to the proposed minor relaxation of PR restriction.

67. A Member said that the Committee had been adopting a generally positive approach in considering similar planning applications involving minor relaxation of PR and/or BH restriction(s) for public housing developments in recent years with a view to facilitating better utilisation of land resources to increase public housing supply. Another Member noted that the Site was located in close proximity to the future railway station and considered it could bring greater benefit to the society if the development potential could be further increased. The Vice-chairman asked PlanD to convey the Member's view to the applicant.

68. In response, Ms S.H. Lam, STP/FSYLE, said that whilst Members' view to maximise land resources to increase public housing supply was noted, the currently proposed development intensity for KTN NDA would make optimum use of the planned infrastructural capacities for the NDA.

69. The Vice-chairman concluded that the proposed development had sought for a moderate extent of relaxation of PR restriction, and it had struck a balance between intensification of development, infrastructural capacities and a tight development programme.

[Dr Hon Y.S. Wong joined the meeting during the question and answer sessions.]

Deliberation Session

70. 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 18.2.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

[The Chairman rejoined the meeting and resumed chairmanship at this point.]

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FLN/28 Proposed Minor Relaxation of Plot Ratio, Building Height and Non-building Area Restrictions for Permitted Public Housing Development in “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (1)” Zone, Government Land at Area 15 East, Fanling North New Development Area
(RNTPC Paper No. A/FLN/28)

72. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

- | | |
|--|---|
| Mr Paul Y.K. Au
<i>(as Chief Engineer
(Works),
Home Affairs
Department)</i> | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Dr Hon Y.S. Wong | - being a member of Funds Management Subcommittee of Finance Committee of HKHA; |
| Dr Conrad T.C. Wong | - having current business dealings with HKHA; |
| Mr K.K. Cheung | - his firm having current business dealings with HKHA; and |

- Mr L.T. Kwok - his employing organisation was operating social service teams supported by HKHA and openly bid funding from HKHA.

73. The Committee noted that Mr L.T. Kwok had tendered an apology for being unable to attend the meeting and Dr Conrad T.C. Wong had already left the meeting temporarily. As the interests of Mr Paul Y.K. Au and Dr Hon Y.S. Wong were direct, the Committee agreed that they 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.

[Mr Paul Y.K. Au left the meeting temporarily and Dr Hon Y.S. Wong left the meeting at this point.]

Presentation and Question Sessions

74. With the aid of a Powerpoint presentation, Mr Patrick M.Y. Fung, 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.

75. A Member appreciated the dedication of additional plot ratio (PR) for the provision of social welfare facilities and opined that the applicant should explore to further increase the PR by 30% in accordance with the Government's policy of increasing domestic PR of sites for increasing public housing supply, as it could bring greater benefit to the society.

76. In response to the same Member's concern, Mr Patrick M.Y. Fung, STP/FSYLE, responded that the proposed relaxation of PR and building height (BH) restrictions was mainly to accommodate the additional ancillary parking spaces in accordance with the latest planning standards and the provision of additional social welfare facilities. In order to accommodate these additional facilities, the proposed BHs under the public housing scheme were 128mPD (for the eastern portion) and 137mPD (for the western portion) which were taller than the BHs of planned developments in the vicinity that were mainly at not more than 110mPD. The proposed public transport interchange at ground level with higher floor-to-floor height requirement had also contributed to a bulkier built form. Taking into account all relevant factors, the applicant considered that the proposed parameters were suitable for the Site.

77. The same Member, whilst noting that the applicant had sought relaxation of the BH restrictions, enquired why the ancillary car parks were proposed above ground in the podiums instead of in the basement of the proposed development. Mr Patrick M.Y. Fung, STP/FSYLE, responded that according to HKHA's recent practice, HKHA would provide ancillary car park within podium instead of basement floors, which would reduce both the construction period and construction costs of public housing developments. The Member opined that if the adoption of basement car park could help accommodate additional housing units above ground, the economic and time costs associated with basement construction might be worth considering.

Deliberation Session

78. 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 18.2.2026, 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 water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (b) the design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB.”

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

[Miss Winnie W.M. Ng left the meeting and Mr Paul K.Y. Au rejoined the meeting at this point.]

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/812 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1020 (Part) in D.D. 109, Yuen Long
(RNTPC Paper No. A/YL-KTN/812)

Presentation and Question Sessions

80. 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.

81. Members had no question on the application.

Deliberation Session

82. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 18.2.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.8.2022;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.11.2022;

- (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 18.8.2022;
- (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 18.11.2022;
- (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.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/YL-KTN/813 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1204 and 1208 (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/813)

84. The Committee noted that the applicant’s representative requested on 11.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. 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 Items 23 and 24

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/814 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 1222 S.A (Part) and 1224 S.B in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

A/YL-KTN/815 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 1223 S.A (Part), 1224 S.A, 1226 S.A, 1226 S.B and 1227 S.A (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/814 and 815)

86. The Committee agreed that as the two s.16 applications for proposed temporary animal boarding establishment and filling of land 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

87. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed

Members on the background of the applications, 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 applications.

88. Members had no question on the applications.

Deliberation Session

89. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 5 years until 18.2.2027 on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permission was subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed structure on the site from 6:00 p.m. to 9:00 a.m. and up to 5 dogs with dog masks are allowed for outdoor activities at the same time during operation hours, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (d) the 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 18.8.2022;
- (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 18.11.2022;

- (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 18.8.2022;
- (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 18.11.2022;
- (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.”

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/816 Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Filling of Land in “Village Type Development” and “Agriculture” Zones, Lots 15 S.A, 15 S.B, 15 S.C, 15 S.D and 15 S.E in D.D. 109, Yuen Long
(RNTPC Paper No. A/YL-KTN/816)

Presentation and Question Sessions

91. 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 application could be tolerated for a period of three years.

[Dr Conrad T.C. Wong rejoined the meeting during PlanD's presentation.]

92. Members had no question on the application.

Deliberation Session

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 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 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 18.8.2022;

- (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 18.11.2022;
- (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 Drainage Services or of the TPB by 18.8.2022;
- (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 18.11.2022;
- (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.”

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

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/904 Temporary Private Club for a Period of 3 Years in “Village Type Development” Zone, Lots 316 S.B ss.2 S.A (Part) and 316 S.B ss.3 S.A (Part) in D.D. 111, Sheung Che, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/904)

Presentation and Question Sessions

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

96. In response to the Chairman’s question, Mr Wallace W.K. Tang, STP/FSYLE, confirmed that the applicant, Sheung Ha Che Sports Association, was registered under the Societies Ordinance (Cap. 151).

Deliberation Session

97. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (b) the submission of a 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 Town Planning Board by 18.5.2022;

- (c) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director

of Fire Services or of the Town Planning Board by 18.8.2022;

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

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

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/905 Proposed Temporary Recycling Materials Collection Centre (Vehicle Parts) and Workshop with Ancillary Office for a Period of 3 Years in “Residential (Group D)” Zone, Lot 102 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/905)

Presentation and Question Sessions

99. 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.

100. Members had no question on the application.

Deliberation Session

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no material breaking, burning, melting, washing and cleaning activities are allowed in the site, as proposed by the applicant, during the planning approval period;
- (b) all material dismantling activities will be carried out in the enclosed Structure A on the site, as proposed by the applicant, during the planning approval period;
- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.8.2022;
- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.11.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.8.2022;
- (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 18.11.2022;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/604 Proposed Temporary Eating Place for a Period of 5 Years in “Village Type Development” Zone, Lots 153 (Part) and 154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/604A)

Presentation and Question Sessions

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

104. Members had no question on the application.

Deliberation Session

105. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 10:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no vehicle is allowed to queue back to or reverse onto/from the site at all times during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.8.2022;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Service or of the TPB by 18.11.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 18.8.2022;
- (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 Director of Fire Services or of the TPB by 18.11.2022;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/608 Proposed Temporary Public Vehicle Park for Private Car and Ancillary Shop and Services for a Period of 3 Years and associated Excavation of Land in “Village Type Development” Zone, Lot 282 in D.D. 105, Tsing Lung Tsuen, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/608)

Presentation and Question Sessions

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

108. Members had no question on the application.

Deliberation Session

109. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle other than private cars as defined in the Road Traffic Ordinance is allowed to enter/be parked on the site at all times during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (d) no workshop activity shall be carried out at the site, as proposed by the applicant, at all times during the planning approval period;
- (e) 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 18.8.2022;
- (f) in relation to (e) 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 18.11.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a 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 18.8.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.11.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-ST/609 Proposed Public Utility Installation (LV Cable Laying) and associated Filling and Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 96, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/609)

111. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP), which was a subsidiary of CLP Holdings Limited. The following Members had declared interests on the item:

- Dr Jeanne C.Y. Ng - being the Director-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
- Mr Ricky W.Y. Yu - being a member of CLP Customer Consultative Group.

112. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that could stay in the meeting but should refrain from participating in the discussion. As the interest of Mr Ricky W.Y. Yu was indirect and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

113. The Committee noted that the applicant’s representative requested on 8.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

114. After deliberation, the Committee decided to defer a decision on the application as

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

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-ST/610 Proposed Minor Relaxation of Building Height Restriction for a Permitted Rural Committee Office and associated Excavation of Land in "Village Type Development" Zone, Government Land in D.D. 102, Castle Peak Road - San Tin, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/610)

115. The Committee noted that the applicant's representative requested on 4.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-ST/611 Proposed Temporary Warehouse for a Period of 3 Years and associated Filling of Land in “Green Belt” Zone, Lots 247 (Part), 248, 276 S.B RP, 277 S.B RP, 279 S.B RP (Part), 282 S.B RP, 283 S.B RP, 284, 285, 289, 293, 321 RP, 322, 323, 324, 325 RP and 329 RP in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/611)

117. The Committee noted that the applicant’s representative requested on 9.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

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

Tuen Mun and Yuen Long West District

[Mr Simon P.H. Chan and Mr Steven Y.H. Siu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Ronald C.H. Chan, Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/354 Proposed Temporary Public Vehicle Park (excluding container vehicles) for a Period of 5 Years in “Village Type Development” Zone, Lots 2076 S.A, 2076 S.B, 2076 S.C, 2076 S.D, 2076 S.E, 2076 S.F (Part) and 2076 RP (Part) in D.D.124, Tin Sam, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/354)

Presentation and Question Sessions

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

120. Noting that there were three Small House applications within the application site (the Site) under processing by Lands Department (LandsD), a Member asked about the normal processing time of such Small House applications, and whether approval of the proposed use for a period of five years would have implications if those Small House applications were approved within the approval period of the current application. Another Member asked whether it was necessary to make it clear that approval of the temporary use should not adversely affect development of the Small Houses if the Small House applications were approved by LandsD.

121. In response, Mr Simon P.H. Chan, STP/TMYLW, said that the processing time of Small House applications would depend on specific circumstances of each case. The Site had

been sub-divided into several portions, i.e. Lots 2076 S.A to S.F and 2076 RP in D.D. 124 to facilitate Small House development on each of those portions separately in future. During the lead time before the Small House applications were approved, the concerned land could be utilised to provide public parking facilities to meet any such demand in the area. If the concerned Small House applications were approved by LandsD, it was expected that the proposed temporary public vehicle park use would cease operation when the land owner decided to proceed with the Small House developments. Since the applicant was not a land owner, a relevant advisory clause reminding the applicant to resolve any land issues relating to the proposed development with the concerned land owner(s) was proposed, should the planning application be approved.

Deliberation Session

122. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 18.2.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid license under the Road Traffic Ordinance is allowed to be parked/stored on the site during the planning approval period;
- (b) no light, medium and heavy goods vehicle, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.8.2022;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.11.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.8.2022;
- (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 18.11.2022;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

123. The Committee also agreed to advise the applicant 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/HSK/355 Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years in “Residential (Group A) 3”, “Residential (Group A) 4”, “Government, Institution or Community”, “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/355)

Presentation and Question Sessions

124. 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.

125. In response to a Member's question about the type of materials to be stored within the application site (the Site) and the reason why the Environmental Protection Department (EPD) did not support the application, Mr Simon P.H. Chan, STP/TMYLW, explained that the applicant proposed to store construction machinery and materials, scrap metal and used electrical/electronic appliances on the Site. The EPD did not support the application because there were sensitive users (i.e. residential dwellings) in close proximity to the site and along the Ping Ha Road, and the operations involved use of heavy vehicles. Environmental nuisance was expected. Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Strategic Assessment), EPD, supplemented that according to the "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites", the EPD in general would not support open storage uses located within 100m from the nearest residential building due to nuisance involving the use of heavy vehicles. For the subject application, the closest residential dwelling was about 60m away.

Deliberation Session

126. The Chairman remarked that should the application be approved, approval conditions restricting the operation hours and days were recommended to address the concerns on environmental nuisance.

127. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 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) the existing trees and landscape planting on the site shall be maintained at all times during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.5.2022;
- (f) 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 1.4.2022;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.8.2022;
- (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 18.11.2022;
- (i) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 35

Section 16 Application

[Open Meeting]

A/HSK/356 Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years in “Residential (Group A) 3”, “Residential (Group A) 4”, “Government, Institution or Community”, “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/356)

129. The Committee noted that the applicant’s representative requested on 25.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1127 Proposed Filling of Land for Permitted Agriculture Use (Mushroom Farm) and Ancillary Office in “Coastal Protection Area” Zone, Lot 595 RP (Part) in D.D.128 and Adjoining Government Land, Deep Bay Road, Yuen Long
(RNTPC Paper No. A/YL-HTF/1127)

Presentation and Question Sessions

131. With the aid of some plans, Mr Ronald C.H. Chan, TP/TMYLW, briefed Members on the background of the application, the proposed use and filling of land, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

132. Noting from Plans A-4a and 4b that there were some structures on the application site (the Site), the Chairman asked whether the Site was subject to any enforcement action against unauthorised development.

133. In response, Mr Ronald C.H. Chan, TP/TMYLW, said that the structures within the Site were unauthorised building works. Enforcement action was also taken by the Central Enforcement and Prosecution Section, PlanD against unauthorised development of storage use (including deposit of containers) at the Site. On 19.10.2021, Enforcement Notice (EN) was served, and the unauthorised development continued upon the expiry of EN on 19.12.2021. Follow-up actions would be taken against the concerned unauthorised development.

Deliberation Session

134. A Member said that developments in “Coastal Protection Area” zone were subject to stringent control and the Committee had previously rejected similar applications with lesser extent of land filling. The Member agreed with PlanD’s recommendation that the current application, with the proposed filling of 56% of the Site which was excessive, should be rejected.

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

- “(a) the proposed filling of land is not in line with the planning intention of the “Coastal Protection Area” zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) the applicant fails to demonstrate that the proposed filling of land would not have adverse landscape impact.”

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1128 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” Zone, Lot 375 RP in D.D.128 and Adjoining Government Land, Ngau Hom Shek, Yuen Long
(RNTPC Paper No. A/YL-HTF/1128)

Presentation and Question Sessions

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

137. Members had no question on the application.

Deliberation Session

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

temporary basis for a period of 3 years until 18.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) all animals shall be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system, as proposed by the applicant, between 7:00 pm and 9:00 am during the planning approval period;
- (b) no whistle, public announcement system, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the provision of boundary fencing at the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 18.8.2022;
- (d) 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 18.8.2022;
- (e) in relation to (d) above, the implementation of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.11.2022;
- (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 18.8.2022;
- (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 18.11.2022;

- (i) if any of the above planning condition (a), (b) 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 (c), (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.”

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-LFS/420 Proposed Temporary Shop and Services (Shop for Selling Hardware Accessories) for a Period of 3 Years in “Recreation” Zone, Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/420)

140. The Committee noted that the applicant’s representative requested on 21.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

would be granted unless under very special circumstances.

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-TT/539 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lot 1298 RP (Part) in D.D. 117 and
Adjoining Government Land, Tai Tong Shan Road, Tai Tong, Yuen
Long
(RNTPC Paper No. A/YL-TT/539)

142. The Committee noted that the applicant’s representative requested on 8.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/540 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) and 1631 S.C (Part) in D.D. 119, Yuen Long
 (RNTPC Paper No. A/YL-TT/540)

Presentation and Question Sessions

144. 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.

145. Members had no question on the application.

Deliberation Session

146. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 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 tractor/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 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 18.8.2022;
- (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 proposal for water supply for firefighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.8.2022;
- (e) in relation to (d) above, the implementation of the proposal for water supply for firefighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.11.2022;
- (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.”

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

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1141 Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lots 1117 (Part), 1118 S.A (Part), 1118 S.B (Part) and 1118 S.C (Part) in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TYST/1141)

Presentation and Question Sessions

148. 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 three years.

149. Members had no question on the application.

Deliberation Session

150. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.2.2025 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 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 18.8.2022;
- (b) in relation to (a) 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 18.11.2022;
- (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 18.8.2022;
- (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 18.11.2022;
- (f) if the above planning condition (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 (a), (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.”

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

Agenda Item 42

Section 16 Application

[Open Meeting]

A/YL-TYST/1142 Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Site Office for a Period of 3 Years in “Undetermined” Zone, Lot 1064 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1142)

152. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

153. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 13.4.2022 to 12.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing boundary fencing on the site shall be maintained at all times 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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2022;
- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (e) if any of the above planning condition (a), (b) 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
- (f) if the above planning condition (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 43

Section 16 Application

[Open Meeting]

A/YL-TYST/1143 Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 3” Zone, Government Land in D.D. 124, Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/YL-TYST/1143)

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

Deliberation Session

156. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.3.2022 to 22.3.2025 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 drainage proposal within 6 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 23.9.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 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 23.12.2022;
- (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 existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (e) if any of the above planning condition (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
- (f) if any of the above planning condition (a) or (b) 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.”

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

Agenda Item 44

Section 16 Application

[Open Meeting]

A/YL-TYST/1144 Renewal of Planning Approval for Temporary Open Storage of Construction Machinery for a Period of 3 Years in “Undetermined” Zone, Lots 1231 S.A ss. 1 (Part) and 1231 S.B RP (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1144)

158. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

159. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.3.2022 to 1.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:00 p.m. and 9:30 a.m., as proposed by the applicants, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicants, is allowed on the site 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 Temporary Traffic Arrangement within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 2.6.2022;
- (e) the existing drainage facilities on the site shall be maintained at all times

during the planning approval period;

- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 2.6.2022;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

160. 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 Mr Simon P.H. Chan and Mr Steven Y.H. Siu, STPs/TMYLW, and Mr Ronald C.H. Chan, TP/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 45

Any Other Business

161. There being no other business, the meeting was closed at 4:35 p.m..