

TOWN PLANNING BOARD

Minutes of 691st Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 18.3.2022

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 L.T. Kwok

Mr K.W. Leung

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

Dr Jeanne C.Y. Ng

In Attendance

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

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

Town Planner/Town Planning Board
Ms L.C. Cheung

Opening Remarks

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

Agenda Item 1

Confirmation of the Draft Minutes of the 690th RNTPC Meeting held on 4.3.2022

[Open Meeting]

2. The draft minutes of the 690th RNTPC meeting held on 4.3.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

3. The Secretary reported that in light of the situation of COVID-19, Members agreed before the meeting by circulation to adjourn the consideration of a s.12A application No. Y/YL-NTM/4 under section 12A(20) of the Town Planning Ordinance. The respective applicant/agent of the applicant had been informed of the RNTPC's decision, and another meeting date would be fixed to consider the application.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/YL-MP/6

Application for Amendment to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6, To rezone the application site from “Residential (Group D)” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 104 and Adjoining Government Land, Kam Pok Road, Mai Po, Yuen Long (RNTPC Paper No. Y/YL-MP/6)

4. The Secretary reported that the application site was located in Mai Po. The application was submitted by Capital Chance Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK;
- Mr Peter K.T. Yuen - his relative being an independent non-executive director of SHK; and
- Mr K.W. Leung - owning a property in Mai Po.

5. The Committee noted that the applicant had requested deferment of consideration of the application. As the interests of Miss Winnie W.M. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion. As the interest of Mr Peter K.T. Yuen was indirect and the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that they could stay in the meeting.

6. The Committee noted that the applicant's representative requested on 11.3.2022 deferment of consideration of the application for two months so as to allow more time to address outstanding departmental comments. 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 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-PC/14 Proposed Houses in “Village Type Development” Zone, Lots 194 RP and 197 RP in D.D. Peng Chau and Adjoining Government Land, Peng Chau

(RNTPC Paper No. A/I-PC/14A)

Presentation and Question Sessions

8. With the aid of some plans, 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.

9. Some Members raised the following questions:
- (a) any measures to compensate the proposed tree felling works on the application site (the Site);
 - (b) details of the Level of Service (LOS) assessment submitted by the applicant;
 - (c) whether the current application was for small house development;
 - (d) noting that there was no recognized village in Peng Chau, what the planning intention of the “Village Type Development” (“V”) zone on the Peng Chau Outline Zoning Plan (OZP) was; and
 - (e) what the concerns of the public comments were about the loss of local character.

10. In response, Mr Richard Y.L. Siu, STP/SKIs, made the following main points:
- (a) apart from the trees to be retained and replanted, there was no detailed tree compensation proposal submitted by the applicant. Considering the trees affected were common native species, the Chief Town Planner/Urban Design & Landscape, Planning Department had no in-principle objection to the application from landscape planning perspective and was of the view that no significant adverse impact on existing landscape resources was anticipated;
 - (b) the LOS assessment assessed whether the service level of existing footpaths could be maintained with the pedestrian flow induced by the proposed development. The Commissioner for Transport considered that the LOS of footpaths in association with the proposed development was acceptable and had no comment on the application from traffic engineering point of view;
 - (c) the current application was for houses, and not for Small House or New Territories Exempted House developments;
 - (d) the planning intention of the “V” zone on the Peng Chau OZP was primarily for the provision of land for the retention of the existing village areas; and
 - (e) as shown on Plan A-4 of the Paper, there were some trees and shrubs and some storage of construction materials on the Site. There was no distinctive local character in the area where the Site was located, as claimed in the public comment.

[Dr Venus Y.H. Lun joined the meeting during the question and answer session.]

Deliberation Session

11. The Chairman recapitulated for Members' consideration that the planning intention of the subject "V" zone was for provision of land for the retention of the existing village areas, and that was different from other "V" zones for Small House development of recognised villages. The current application was proposed for houses and not for Small Houses. According to the Notes of the OZP, 'House' (other than New Territories Exempted House) was a Column 2 use within the "V" zone and required planning permission from the Town Planning Board. Should the application be approved, implementation of the proposed scheme would be subject to land exchange and building plan approvals. Members noted that the proposed use and development intensity were generally compatible with the surrounding village area and the planning intention of the "V" zone.

12. A Member raised concern on the lack of tree compensatory proposal for the proposed development. In response, the Chairman suggested and the meeting agreed that an advisory clause should be added to advise the applicant to carry out compensatory planting. Such concern could also be dealt with in the subsequent land exchange stage as appropriate.

13. 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 18.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the design and provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (b) the submission of sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (c) in relation to (b) above, the implementation of a sewerage connection proposal identified therein to the satisfaction of the Director of Drainage Services or of the TPB; and

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

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

“to provide tree planting in the proposed development to compensate for felling of existing trees on the application site.”

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/337 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 552 S.A in D.D. 244, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/337)

Presentation and Question Sessions

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

16. Members had no question on the application.

Deliberation Session

17. 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 18.3.2026, 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.

18. 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 and Ms Jane W.L. Kwan, STP/SKIs, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Sha Tin, Tai Po and North District

[Mr Kevin K.W. Lau, 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 Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-YTT/2 Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) and Ancillary Vehicle Park for a Period of 3 Years in "Residential (Group D)" and "Government, Institution or Community" Zones, Lot 70 (Part) in D.D. 27 and adjoining Government Land, Yim Tin Tsai, Tai Po
(RNTPC Paper No. A/NE-YTT/2)

Presentation and Question Sessions

19. With the aid of some plans, Mr Kevin K.W. Lau, 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.

20. Members had no question on the application.

Deliberation Session

21. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.3.2025 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 planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.9.2022;
- (b) in relation to (a) 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 18.12.2022;
- (c) 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 18.9.2022;
- (d) in relation to (c) 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 18.12.2022;
and
- (e) if any of the above planning condition (a), (b), (c) or (d) 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.”

22. 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]

A/NE-SSH/139 Proposed Access Road for Government, Institution and Community uses at the adjoining “Government, Institution or Community” zone and associated Filling and Excavation of Land in “Green Belt” Zone, Lots 325 S.A (Part), 325 S.B (Part), 325 S.C (Part), 496 (Part), 497 (Part) in D.D. 209 and Adjoining Government Land, Sai Keng, Shap Sz Heung
(RNTPC Paper No. A/NE-SSH/139B)

23. The Secretary reported that the application was submitted by Light Time Investments Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). Llewelyn-Davies Hong Kong Limited (LD), Archiplus International (HK) Limited (Archiplus), AECOM Asia Company Limited (AECOM) and Ove Arup & Partners Hong Kong Limited (ARUP) were four of the consultants of the applicant. The following Members had declared interests on the item:

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK;
- Mr Peter K.T. Yuen - his relative being an independent non-executive director of SHK;
- Mr K.K. Cheung - his firm having current business dealings with Archiplus, AECOM and ARUP;

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

Mr Ricky W.Y. Yu - having past business dealings with LD.

24. The Committee noted that the applicant had requested deferment of consideration of the application. As the interests of Miss Winnie W.M. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion. As the interest of Mr Peter K.T. Yuen was indirect and Messrs K.K. Cheung and Ricky W.Y. Yu and Dr C.H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting.

25. The Committee noted that the applicant's representative requested on 28.2.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address Transport Department's technical comments on the Traffic Impact Assessment. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/745 Temporary Warehouse (Storage of Grain, Cooking Oil and Grocery) for a Period of 3 Years in “Agriculture” Zone, Lots 626 (Part), 627 (Part), 629 (Part), 630 (Part), 631 (Part), 632, 634 (Part) in D.D. 23 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/745)

Presentation and Question Sessions

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/746 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone and area shown as ‘Road’, Lot 715 RP (Part) in D.D. 28, Tai Mei Tuk, Tai Po
(RNTPC Paper No. A/NE-TK/746)

Presentation and Question Sessions

30. 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.

31. Members had no question on the application.

Deliberation Session

32. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.3.2025 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 planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.9.2022;
- (b) in relation to (a) 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 18.12.2022;

- (c) the submission of proposals 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 18.9.2022;
- (d) in relation to (c) above, the implementation of the proposals 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 18.12.2022; and
- (e) if any of the above planning condition (a), (b), (c) or (d) 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.”

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

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-LYT/760 Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years in “Village Type Development” Zone, Taxlord Lot 1766 RP (Part) in D.D. 83, Tsz Tong Tsuen, Lung Yeuk Tau, Fanling
(RNTPC Paper No. 2/22)

34. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

35. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-STK/22 Proposed Temporary Eating Place with Ancillary Vehicle Parking for a Period of 5 Years in “Recreation(1)” Zone, Lots 360 RP (Part), 392 S.A, 394 S.A (Part), 394 S.B ss.1 (Part) and 394 S.B RP (Part) in D.D. 41 and adjoining Government Land, Sha Tau Kok
(RNTPC Paper No. A/NE-STK/22A)

Presentation and Question Sessions

36. 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.

37. In response to a Member’s question, Mr Tim T.Y. Fung, STP/STN, said that according to the applicant, the proposed eating place would provide a total of nine tables serving a maximum of 40 customers.

Deliberation Session

38. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 18.3.2027 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 18.9.2022;
- (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 18.12.2022;
- (c) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.9.2022;
- (d) in relation to (c) above, the implementation of the proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.12.2022;
- (e) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 18.9.2022;
- (f) in relation to (e) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 18.12.2022;
- (g) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 18.12.2022;
and
- (h) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/695 Proposed Temporary Open Storage and Warehouse for Storage of Timber and Wooden Parts for a Period of 3 Years in “Agriculture” Zone, Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/695)

40. The Secretary reported that the application site was located in Ta Kwu Ling and Dr Conrad T.C. Wong had declared an interest on the item for being the director of a company which owned a piece of land in Ta Kwu Ling.

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

Presentation and Question Sessions

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

43. Members had no question on the application.

Deliberation Session

44. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 7:00 a.m. from Mondays to Saturdays, as proposed by the applicants, is allowed at the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicants, is allowed at 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 18.9.2022;
- (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 18.12.2022;
- (e) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.4.2022;
- (f) the submission of a proposal for 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 18.9.2022;
- (g) in relation to (f) above, the implementation of the proposal for 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 18.12.2022;
- (h) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr Kevin K. W Lau, 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

[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 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/761 Proposed Residential Development (Houses) in “Residential (Group C) 2” and “Residential (Group D)” Zones, Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-KTN/761D)

Presentation and Question Sessions

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

47. Two Members raised the following questions:

- (a) locations of the government land involved and whether all the land along the stream course to the north of the application site (the Site) was included in the proposed scheme; and
- (b) whether the previously approved application (No. A/YL-KTN/676) was for New Territories Exempted House (NTEH) development and whether the then applicant was an indigenous villager.

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

- (a) as shown on Plan A-2 of the Paper, the 908m² of government land within the Site were located along the northern and south-western site boundaries. To avoid causing adverse environmental impacts on the stream course to the north of the Site, a minor strip of land along the northern boundary of the Site had been set back from the stream course to provide a buffer; and
- (b) the previously approved application was for the construction of seven NTEHs. There was no information on whether the then applicant was an indigenous villager. The applicant indicated that the land grant application for NTEH development by non-indigenous villagers would not be processed by Lands Department (LandsD), hence the current application for proposed houses was submitted.

Deliberation Session

49. The Chairman remarked that in considering the current application for residential development (houses), the proposed development parameters, land use compatibility, technical feasibility and comments from government departments and the public should be taken into account. Should the application be approved, the applicant needed to apply to LandsD for land exchange to implement the proposal.

50. 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 18.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the submission and implementation of a run-in/out proposal at Kam Tin Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB;
- (b) the submission of a consolidated traffic impact assessment to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the design and provision of vehicular access to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the design and provision of car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission of an updated noise impact assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (f) the submission of a revised air quality impact assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the submission and implementation of the drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (h) the design and provision of water supply for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/785 Proposed Public Utility Installation (Solar Energy System) and Filling of Land in “Agriculture” Zone, Lots 1758, 1759, 1760, 1761, 1763 RP (Part), 1766 RP (Part) and 1767 RP (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/785B)

52. The Secretary reported that the application was submitted by Bright Strong Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win;

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

Mr Peter K.T. Yuen - his relative being an independent non-executive director of SHK.

53. As the interests of Miss Winnie W.M. Ng 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 the interest of Mr Peter K.T. Yuen was indirect, the Committee agreed that he could stay in the meeting.

[Miss Winnie W.N. Ng and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

54. 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.

55. In response to a Member's questions, Mr Wallace W.K. Tang, STP/FSYLE, said that there was no information on the area to be covered by the solar panels. However, as shown in Drawing No. A-1 of the Paper, the application site would be largely covered by the solar panels. According to the applicant, the solar panel installations would be tilted at a maximum height of about 1.5 meter above ground and with gaps between the panels, which allowed sunlight penetration to the plants below.

Deliberation Session

56. 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 18.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the submission of a revised drainage impact assessment and implementation of the drainage proposal(s) identified therein to the satisfaction of the Director of Drainage Services or of the TPB; and
- (b) the design and provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

57. 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]

A/YL-KTN/792 Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 3 Years in “Residential (Group D)” Zone, Lots 629 S.Q, 630 S.B ss15 and 653 S.B RP (Part) in D.D.110, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/792A)

58. The Committee noted that the applicant’s representative requested on 10.3.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the outstanding departmental comments. It was the second time that the applicant requested deferment of the application.

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

Agenda Item 16

Section 16 Application

[Open Meeting]

A/YL-KTN/822 Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1499 (Part) and 1504 RP in D.D. 107, Yuen Long
(RNTPC Paper No. 2/22)

60. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

61. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 17

Section 16 Application

[Open Meeting]

A/YL-KTS/912 Proposed Temporary Open Storage of Vehicles for Sale (including New and Used Vehicles) for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. 2/22)

62. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background

information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

63. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 18

Section 16 Application

[Open Meeting]

A/YL-PH/893 Temporary Dog Training Ground, Dogs and Cats Boarding Establishment and Dog Swimming and Recreational Centre for a Period of 3 Years in “Residential (Group D)” Zone, Lots 121 (Part), 122, 123 (Part), 124 (Part), 125 (Part), 127 (Part) and 128 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung
(RNTPC Paper No. 2/22)

64. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

65. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 19

Section 16 Application

[Open Meeting]

A/YL-MP/325 Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years in “Open Space” Zone, Lots 11 (Part) and 12 (Part) in D.D. 101, Mai Po, Yuen Long
(RNTPC Paper No. 2/22)

66. The Secretary reported that the application site was located in Mai Po and Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po. As the property of Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

67. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

68. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 20

Section 16 Application

[Open Meeting]

A/YL-NSW/292 Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts / Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place in “Undetermined” and “Government, Institution or Community” Zones, Lots 879, 880 S.A ss.1, 880 S.B ss.1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and Adjoining Government Land, Au Tau, Nam Sang Wai, Yuen Long
(RNTPC Paper No. 2/22)

69. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

70. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 21

Section 16 Application

[Open Meeting]

A/YL-NSW/295 Proposed Temporary Shop and Services for a Period of 3 Years in
“Other Specified Uses” annotated “Comprehensive Development to
include Wetland Restoration Area” Zone, Lot 3250 S.B ss.46 (Part) in
D.D. 104, Nam Sang Wai, Yuen Long
(RNTPC Paper No. 2/22)

71. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

72. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 22

Section 16 Application

[Open Meeting]

A/YL-NTM/435 Proposed Temporary Animal Boarding Establishment (Dog Breeding)
for a Period of 3 Years in “Recreation” Zone, Lot 607 S.A (Part) in
D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen
Long
(RNTPC Paper No. A/YL-NTM/435)

73. The Committee noted that the applicant’s representative requested on 3.3.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

74. 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 23

Section 16 Application

[Open Meeting]

A/YL-NTM/436 Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years in “Village Type Development” Zone, Lot 2158 RP in D.D. 104, Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long (RNTPC Paper No. 2/22)

75. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

76. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-ST/603 Proposed Public Utility Installation (Telecom Ducting Laying) and Associated Filling and Excavation of Land in “Conservation Area”, “Government, Institution or Community”, “Green Belt” and “Undetermined” Zones, Government Land in D.D. 96 and D.D. 99, Lok Ma Chau Road, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/603A)

77. The Secretary reported that the application was submitted by China Telecom Global Limited (CTGL). Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with CTGL. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

78. The Committee noted that the applicant requested on 24.2.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comment. It was the second time that the applicant requested deferment of the application.

79. 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.

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/614 Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 56 RP, 165 RP, 166 RP and 167 S.B RP in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/614)

Presentation and Question Sessions

80. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the applied temporary use could be tolerated for a period of three years.

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 3 years until 18.3.2025 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 licences issued under the Road Traffic Ordinance is allowed to be parked/stored on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) 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;

- (d) no operation between 6:00 p.m. and 11:00 a.m. on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (e) the implementation of the proposed drainage facilities and submission of photographic records of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.6.2022;
- (f) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.6.2022;
- (g) in relation to (f) above, the provision of the 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 18.9.2022;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr 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), were invited to the meeting at this point.]

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/358 Proposed Temporary Hardware Processing Workshop with Ancillary Office for a Period of 3 Years in “Other Specified Uses” annotated “Enterprise and Technology Park” Zone and area shown as ‘Road’, Lots 1373 (Part), 1375 (Part), 1376 (Part), 1377 (Part) and 1378 (Part) in D.D.124, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/358)

Presentation and Question Sessions

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

85. In response to a Member’s question, Mr Simon P.H. Chan, STP/TMYLW, said that the application site (the Site) and an area abutting its south-east as shown on Plan A-2 of the Paper were previously subject to enforcement action against unauthorized storage and workshop uses. The concerned area was not included in the Site.

Deliberation Session

86. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activities is allowed on the uncovered areas of the site, as proposed by the applicant, 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 18.9.2022;
- (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 18.12.2022;
- (f) 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 18.9.2022;
- (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 18.12.2022;

- (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.”

87. 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]

A/HSK/359 Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years with Filling of Land in “Village Type Development” Zone, Lots 1111 (Part), 1112 (Part), 1113 RP (Part), 1116 RP (Part) and 1117 S.A in D.D.125, Ha Tsuen, Yuen Long
(RNTPC Paper No. 2/22)

88. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

89. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 28

Section 16 Application

[Open Meeting]

A/HSK/360 Proposed Temporary Open Storage of Construction Materials and Logistics Centre for a Period of 3 Years in “Open Space” Zone, Lot 766 (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. 2/22)

90. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

91. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 29

Section 16 Application

[Open Meeting]

A/HSK/361 Proposed Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years in “Open Space”, “Government, Institution or Community”, “Residential (Group B)2” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. 2/22)

92. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background

information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

93. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL/276 Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) in “Government, Institution or Community (1)” and “Government, Institution or Community (5)” Zones, Lot 1846 RP in D.D. 120 and adjoining Government Land, Ma Tin Pok, Yuen Long (RNTPC Paper No. A/YL/276B)

94. The Committee noted that the applicant’s representative requested on 1.3.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

applicant that two months were allowed for preparation of the submission of further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-HTF/1130 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 and 228 (Part) in D.D. 128, Lau Fau Shan, Yuen Long
(RNTPC Paper No. 2/22)

96. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

97. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-HTF/1131 Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 230 and 581 (Part) in D.D.128, Lau Fau Shan, Yuen Long
(RNTPC Paper No. 2/22)

98. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

99. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-PS/655 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Land Filling in “Green Belt” Zone, Lots 887 RP (Part) and 887 S.A RP (Part) in D.D.122, Yuen Long
(RNTPC Paper No. 2/22)

100. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments

were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

101. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 34

Section 16 Application

[Open Meeting]

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

102. The Committee noted that the applicant’s representative requested on 3.3.2022 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the third time that the applicant requested deferment of the application.

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

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

105. Members had no question on the application.

Deliberation Session

106. The Committee noted that under normal circumstances, the compliance period for submission and implementation of technical proposals would be 6 months and 9 months respectively from the date of the planning approval. As a previous application (No. A/YL-TT/445) covering largely the same application site submitted by the current applicant for the same use was revoked due to non-compliance with the time-limited approval condition on implementation of run-in/out proposal, both the submission and implementation time limits under the current application were recommended to be shortened by 3 months with a view to closely monitoring the progress of compliance.

107. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) only private cars, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the existing trees within the site shall be maintained at all times during the planning approval period;
- (d) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the implementation of the accepted run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 18.9.2022;
- (f) the submission of a revised drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.6.2022;
- (g) in relation to (f) above, the implementation of the 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 18.9.2022;
- (h) in relation to (g) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (i) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.9.2022;

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

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

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

109. 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.

110. Members had no question on the application.

Deliberation Session

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.9.2022;
- (b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (c) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.9.2022;
- (d) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (a) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

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

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1148 Proposed Temporary Shop and Services for a Period of 3 Years and Excavation of Land in “Village Type Development(1)” Zone, Lot 1654 S.A (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1148)

Presentation and Question Sessions

113. 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.

114. Members had no question on the application.

Deliberation Session

115. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 18.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.12.2022;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the 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 18.9.2022;

- (d) in relation to (c) 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 18.12.2022;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (c) or (d) 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.

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-TYST/1149 Temporary Open Storage and Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years in “Residential (Group A) 3”, “Open Space” Zones and area shown as ‘Road’, Lots 2387 RP (Part), 2388 (Part), 2412 (Part) and 2413 (Part) in D.D. 120, Yuen Long
(RNTPC Paper No. 2/22)

117. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

118. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-TYST/1150 Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lot 488 in D.D. 119 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. 2/22)

119. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

120. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 40

Section 16 Application

[Open Meeting]

A/YL-TYST/1151 Renewal of Planning Approval for Temporary Open Storage of Construction Machinery with Ancillary Site Office for a Period of 3 Years in “Open Space” Zone and area shown as ‘Road’, Lots 2361 (Part), 2362 (Part), 2363 (Part), 2364 (Part), 2365 (Part), 2366 RP (Part), 2370, 2371, 2372 (Part) and 2374 (Part) in D.D. 120 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. 2/22)

121. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

122. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 41

Section 16 Application

[Open Meeting]

A/YL-TYST/1152 Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lots 1255 (Part), 1256 (Part), 1258 (Part) and 1259 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. 2/22)

123. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

124. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

[The Chairman thanked Mr Simon P.H. Chan and Mr Steven Y.H. Siu, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 42

Any Other Business

125. There being no other business, the meeting was closed at 3:40 p.m..