

TOWN PLANNING BOARD

Minutes of 697th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 10.6.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Mr K.W. Leung

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr K.L. 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

Miss Winnie W.M. Ng

Mr L.T. Kwok

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

In Attendance

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

Chief Town Planner/Town Planning Board
Miss Josephine Y.M. Lo

Town Planner/Town Planning Board
Mr Gary T.L. Lam

Agenda Item 1

Confirmation of the Draft Minutes of the 695th RNTPC Meeting held on 20.5.2022

[Open Meeting]

1. The draft minutes of the 695th RNTPC meeting held on 20.5.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/ST/54 Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, To rezone the application site from “Green Belt” and “Government, Institution or Community” to “Residential (Group B) 4” Amend the Notes of the zone applicable to the site, Lots 379 and 380 RP in D.D. 186, Tung Lo Wan Hill Road, Sha Tin
(RNTPC Paper No. Y/ST/54A)

3. The Secretary reported that the application site (the Site) was located in Sha Tin. Professor John C.Y. Ng had declared an interest on the item for owning a flat in Sha Tin.

4. The Committee noted that the applicant had requested deferment of consideration of the application. As the flat owned by Professor John C.Y. Ng had no direct view of the Site, the Committee agreed that he could stay in the meeting.

5. The Secretary reported that the applicant’s representative requested on 26.5.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address comments from relevant departments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had made pre-submissions including revised development schemes with changes in layout and site boundary to seek departmental comments.

6. 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 submission of the 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.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/FSS/18 Application for Amendment to the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/25, To rezone the application site from “Village Type Development” to “Residential (Group A) 12” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 51 and Adjoining Government Land, Fanling
(RNTPC Paper No. Y/FSS/18C)

Presentation and Question Sessions

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

PlanD

- | | | |
|---------------------|---|---|
| Mr Anthony K.O. Luk | - | District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE) |
| Ms Lily H. Lau | - | Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE) |

Applicants' Representatives

Win Million International Limited

Mr Zip Lo

Llewelyn-Davies Hong Kong Limited

Mr Dickson Hui

Mr Man Ho

Mr Jacky Kong

LWK & Partners (HK) Limited

Mr CM Chan

MVA Asia Limited

Mr Alan Pun

Ms Louisa Tsang

Ramboll Hong Kong Limited

Mr Billy Fan

Scenic Landscape Studio Limited

Mr Christopher Foot

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

9. With the aid of a PowerPoint presentation, Ms Lily H. Lau, TP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

10. The Chairman then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Man Ho, the applicants' representative, made the following main points:

- (a) the proposed development was well compatible with the existing and committed planning context. The Site was strategically situated between the existing Fanling/Sheung Shui New Town and the planned Fanling North New Development Area (FLN NDA), and was surrounded by existing and planned high-density residential developments, including the newly completed Fan Garden Junior Police Officers Married Quarters and the planned public/private housing developments in Area 17 to the south of the Site. There were existing developments to the east of the Site with plot ratio (PR) ranging from 5.1 to 5.7 and building height (BH) ranging from 92 to 130mPD; planned residential developments in the FLN NDA to the north of the Site with PR ranging from 5 to 6 and BH ranging from 110 to 115mPD; and the completed and planned developments to the south of the Site with PR ranging from 6 to 7 and BH ranging from 110 to 170mPD;
- (b) the Site was currently used as a public vehicle park (PVP) and was subject to two previously approved s.16 applications which were both proposed for low-density private residential development. The approved applications confirmed that the Site was suitable for residential development and the applicants considered that the development potential could be further optimised in order to maximise the use of scarce land resources;
- (c) the proposed development comprised five residential blocks with a domestic PR of 5 and BH of 110mPD, and a non-domestic PR of 0.18 for a proposed 120-place privately operated residential care home for the elderly (RCHE);
- (d) the proposed development would provide about 1,638 flats with various planning gains. In addition to the proposed RCHE, the applicant also agreed to incorporate a neighbourhood elderly centre (NEC) in consultation with the Social Welfare Department. The social welfare facilities could alleviate the shortage of elderly facilities in the district. The proposed PVP with 100 car parking spaces could help addressing the parking demand in the area. Building setbacks from Ma Sik Road and Fan Ling Lau Road and building separations between residential towers were proposed to allow better air ventilation; and

- (e) relevant technical assessments had been undertaken which concluded that the proposed development would not cause any insurmountable problems and relevant government departments had no objection to or adverse comment on the application.

11. As the presentations of PlanD's representative and the applicants' representative were completed, the Chairman invited questions from Members.

Ling Hill Village Expansion Area (VEA)

12. A Member raised question on the background and current status of the Ling Hill VEA. In response, Mr Anthony K.O. Luk, DPO/FSYLE, drew Members' attention to paragraph 8.1.1 of the Paper and said that the Ling Hill VEA was designated to allow expansion of the nearby three recognised villages (Fanling Wai, Fen Leng Lau and So Kwun Po) and the Site was part of the Ling Hill VEA and zoned "Village Type Development" ("V"). However, the Ling Hill VEA was not implemented by the Government. In 1999, in view of the review of Small House policy, the Government decided to suspend the implementation of designated VEA projects for which the related public works had not commenced at that time. The Ling Hill VEA was one of the projects so suspended. Subsequently, the Development Bureau (DEVB) agreed with Heung Yee Kuk (HYK) that private land within some other VEA projects could be "unfrozen" for other developments and would follow up with HYK on "unfreezing" private land within the Ling Hill VEA, amongst others, for development. If the application was approved, the applicants would have to apply to the Lands Department for a land exchange to implement the proposed development.

Encroachment of Third Party Lots

13. The Chairman and some Members raised the following questions:
- (a) whether the proposed scheme could still be implemented and technically feasible if the applicant could not acquire the third party lots within the Site;
 - (b) the existing access of the third party lots, and whether "right-of-way" would be provided and stipulated in the lease conditions to allow free access for the third party lots upon development of the current proposal;

- (c) whether there were examples with third party lots falling within a rezoning application site and whether the third party lots would also be rezoned if the application was approved; and
- (d) whether the proposed development would pose structural threats to the surrounding domestic structures and create nuisances to nearby residents in view of the public comments raised by the owners of the third party lots.

14. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that if the Site was rezoned to "Residential (Group A)" ("R(A)") with the third party lots within the Site not acquired by the applicants, the proposed PR of 5 could still be implemented as substantiated by the technical assessments submitted by the applicants. Meanwhile, except for one of the third party lots which was too small for independent development, the other three third party lots could be developed independently as the applicants had reserved an access road at the fringe of the Site to serve these lots. It was not uncommon for rezoning application in the New Territories where some third party lots could not be acquired by the applicants. It was noted that the applicants of the subject application would continue to acquire the remaining lots within the Site. If the application was approved, the whole site, including the third party lots, would be rezoned to "R(A)" zone and the third party lots could be developed independently as demonstrated by the applicants. Mr Man Ho, the applicants' representative, supplemented that there was an example of a residential development in Yuen Long (i.e. the Reach) which was implemented even with unacquired third party lots within the same residential zone.

15. Mr Man Ho, the applicants' representative, further responded that the applicants had been actively acquiring the remaining third party lots within the Site and some had been acquired in the past few years. The applicants would continue the efforts to acquire the remaining lots. The third party lots were located at the periphery of the Site and were currently connected to public roads through adjacent Government land. Upon development of the subject scheme, these lots would have free access via the proposed access road and the applicants had agreed that "right-of-way" to allow such access could be stipulated in the lease conditions. Regarding the potential nuisances, the applicants would comply with all prevailing requirements and standards under the relevant ordinances and regulations and ensure that the proposed development would not pose structural treats or nuisances to the surrounding domestic structures or nearby residents.

Traffic Improvement and Transport Facilities

16. In response to the Chairman's enquiry on the implementation of improvement at a nearby road junction, Mr Alan Pun, the applicants' representative, responded that the applicants would implement the junction improvement according to the prevailing procedures. Detailed design of the junction improvement works would be submitted to relevant government departments for approval and the applicants would apply for excavation permit before works commencement. No private land would be involved for the implementation of the junction improvement.

17. The Vice-chairman raised question on accessibility to public transport and the reason of providing a PVP with 100 car parking spaces. Mr Alan Pun, the applicants' representative, responded that the majority of the Site was currently used as a PVP. The provision of the PVP in the proposed development was to compensate for the loss of existing PVP at the Site and address the parking demand in the area as identified in the Traffic Impact Assessment (TIA). The Transport Department had also been consulted on the provision of PVP and had no objection to the proposal. Regarding accessibility to public transport, as the Site was located far away from the MTR Fanling Station, the TIA recommended that the services of several bus and minibus routes would need to be enhanced in order to cater for the demand of the additional population. The public transport interchange to be provided at the proposed public housing development in Area 17 would also provide public transport services for the future residents.

Tree Compensation

18. A Member enquired on the details of tree compensation and asked whether any measure to improve urban bio-diversity had been proposed. Mr Man Ho and Mr Christopher Foot, the applicants' representatives, responded that 55 existing trees located along the northern boundary of the Site would need to be removed due to the construction of internal roads, while the remaining trees located in other parts of the Site could be retained. New tree compensation planting at a ratio of 1:1 would be provided within the Site with a combination of large and small scale trees to create a pleasant environment for the future residents. A number of native species would be included in the landscape proposal and detailed provision would be subject to detailed design. The applicants also agreed that landscaping clause could be incorporated in the lease conditions to ensure that the landscape design would comply with the requirements of relevant government departments.

Air Ventilation

19. A Member raised question on the direction of prevailing wind as identified in the air ventilation assessment and whether computational simulation had been conducted for the suggested wind corridors. Mr Billy Fan, the applicants' representative, responded that an air ventilation assessment (expert evaluation) (AVE(E)), instead of computational simulation, had been conducted to ascertain the local wind environment. The Site was surrounded by various existing and planned high-density developments. Several wind corridors had been identified in the AVA(E) taking into account the surrounding developments and road layout as shown in Drawing Z-17 of the Paper. In response, various building separations within the proposed development had been proposed to facilitate better air ventilation.

20. As the applicants' representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicants' representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicants of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicants' representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

21. The Chairman recapitulated the major factors for Members' consideration of the application. The Site was zoned "V" on the OZP in view of the designated Ling Hill VEA. However, the implementation of the VEA was currently suspended upon a review and the Government considered that the Site could be "unfrozen" for development. The Site did not fall within any village environs and was located within the Fanling/Sheung Shui New Town and adjacent to the FLN NDA with existing and planned high-density developments. The proposed scheme was considered compatible with the surroundings. Moreover, the applicants had proposed junction improvement works and provision of social welfare facilities (including a RCHE and a NEC) and a PVP which could offer social benefits and address local demand. Relevant government departments had no objection to or adverse comment on the application.

22. Members in general supported the rezoning application as the proposed development would increase housing supply and was considered compatible with the surrounding high-density

developments. Members also noted that the Ling Hill VEA would be “unfrozen” for developments.

23. Noting that the existing prevailing wind and wind corridors were identified through AVE(E), a Member considered that further detailed study should be carried out to ascertain the wind corridors and further enhance the layout of the proposed development.

24. After deliberation, the Committee decided to agree to the application, PlanD would work out the zoning boundaries, as well as the development parameters and restrictions to be set out in the Notes for the Committee’s agreement prior to gazetting under section 5 of the Town Planning Ordinance.

Sai Kung and Islands District

Agenda Item 5

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/332)

25. The Secretary reported that the application had been rescheduled.

[Ms Jane W.L. Kwan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/76 Proposed Excavation and Filling of Land for Removal of Existing Concrete Paving and Provision of Footpath in “Green Belt” Zone, Lot 614 in D.D. 369, Tsak Yue Wu, Sai Kung
(RNTPC Paper No. A/SK-TMT/76A)

Presentation and Question Sessions

26. 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 and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

27. Some Members raised the following questions:

- (a) whether there was vegetation previously existed at the application site (the Site);
- (b) whether the Site had any vehicular access connecting to Pak Tam Road;
- (c) the intention behind the application; and
- (d) whether the Site was subject to any enforcement action.

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

- (a) based on aerial photos taken since 2000, part of the Site was vegetated and a hard-paved access/footpath passing through the Site connecting Pak Tam Road leading to the nearby village houses was observed. With time, the hard-paved area had been enlarged;

- (b) the existing access connecting the Site with Pak Tam Road was not a formal vehicular access. It fell within government land and did not form part of the Site;
- (c) according to the applicant's submission, the Site was purchased a few years ago with the Site already paved with concrete. The proposed excavation and filling of land aimed to remove the existing concrete paving in order to reinstate the Site to its original landform and improve its amenity value; and
- (d) the Site was not subject to any active enforcement action.

Deliberation Session

29. The Chairman remarked that the application aimed to remove the existing concrete paving at the Site and reinstate its amenity value, while the after use of the Site was not mentioned by the applicant. Members noted that the footpath portion of the Site would be opened for public use with the rest to be fenced off. If there was any unauthorised development at the Site in future, the relevant government departments would take enforcement actions as appropriate.

30. 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 10.6.2026, 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 of information to demonstrate no material increase in pollution effect resulting from the proposal before commencement of the works to the satisfaction of the Director of Water Supplies or of the TPB.”

31. 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 Ms Jane W.L. Kwan, STP/SKIs, for her attendance to answer Members' enquiries. She left the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Items 7 and 8

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/606 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 50 (Part) and 68 RP in D.D. 7, Tai Hang Village, Tai Po
(RNTPC Paper No. A/NE-KLH/606)

A/NE-KLH/607 Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 48 RP (Part) in D.D. 7, Tai Hang Village, Tai Po
(RNTPC Paper No. A/NE-KLH/607)

32. The Committee agreed that as the two s.16 applications were similar in nature and the application sites were located in close proximity to each other within the same “Village Type Development” (“V”) zone, they could be considered together.

Presentation and Question Sessions

33. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the applications, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department considered that the temporary uses could be tolerated for a period of three years.

34. Members had no question on the applications.

Deliberation Session

35. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 10.6.2025 on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

A/NE-KLH/606

- “(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 10.12.2022;
- (d) in relation to (c) above, the provision of 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 10.3.2023;
- (e) the submission of a proposal 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 10.12.2022;

- (f) in relation to (e) 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 10.3.2023;
- (g) the submission of a risk assessment report on contamination of Water Gathering Grounds within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 10.12.2022;
- (h) in relation to condition (g) above, the implementation of mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 10.3.2023;
- (i) 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
- (j) if any of the above planning condition (c), (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

A/NE-KLH/607

- “(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 10.12.2022;

- (d) in relation to (c) above, the provision of 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 10.3.2023;
- (e) the submission of a proposal 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 10.12.2022;
- (f) in relation to (e) 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 10.3.2023;
- (g) the submission of a risk assessment report on contamination of Water Gathering Grounds within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 10.12.2022;
- (h) in relation to condition (g) above, the implementation of mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 10.3.2023;
- (i) 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
- (j) if any of the above planning condition (c), (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/750 Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Agriculture” Zone and area shown as ‘Road’, Lot 249 RP in D.D. 17, Ting Kok Village, Tai Po
(RNTPC Paper No. A/NE-TK/750)

Presentation and Question Sessions

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

38. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicants fail to demonstrate in the submission that the proposed parking layout is feasible from traffic engineering point of view.”

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-HLH/54 Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years in “Agriculture” Zone, Lot 175 RP (Part) in D.D. 87, Ta Kwu Ling
(RNTPC Paper No. A/NE-HLH/54)

40. The Committee noted that the applicant requested on 23.5.2022 deferment of consideration of the application for two months so as to allow more time to address comments of the Transport Department. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 11

Section 16 Application

[Open Meeting]

A/NE-LYT/763 Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years in “Agriculture” Zone, Lots 1442 and 1444 RP in D.D. 76 and adjoining Government Land, Sha Tau Kok Road, Fanling
(RNTPC Paper No. A/NE-LYT/763)

42. 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

43. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 12.6.2022 to 11.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no night time operation between 7:00 p.m. and 7:00 a.m., as proposed by the applicants, is allowed on the site during the planning approval period;
- (b) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (c) the existing drainage facilities on the site should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation; and
- (d) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

44. 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-MKT/19 Proposed Public Utility Installation (Sewage Pumping Station) in
"Agriculture" Zone, Lot 79 RP in D.D. 90 and Adjoining Government
Land, Man Kam To
(RNTPC Paper No. A/NE-MKT/19)

45. The Secretary reported that the application was submitted by the Drainage Services Department (DSD). The following Members had declared interests on the item:

Dr C.H. Hau - currently conducting contract research projects with DSD; and

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

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

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

Presentation and Question Sessions

47. With the aid of a PowerPoint presentation, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

48. Noting that there were fallow agricultural land nearby, a Member enquired the reason of resuming active agricultural land at the application site (the Site) for constructing the proposed sewage pumping station (SPS) and the possibility to use other fallow agricultural land instead. In

response, Mr Tim T.Y. Fung, STP/STN, said that suitable site for accommodating the proposed SPS was heavily constrained by the topographic feature and other technical considerations. The applicant had comprehensively considered the technical constraints, and the Site was identified as the only piece of available land suitable for development of the proposed SPS as it was located at a low topographical level for effective sewage collection by gravity. However, as the Government land available was not adequate, resumption of nearby private agricultural land was necessary. The applicant had sought support from the village representatives and concerned parties for using the Site for the proposed SPS.

Deliberation Session

49. Some Members supported the application but considered it unfortunate that there was no other suitable site which could avoid resumption of active agricultural land. Members agreed that the applicant should be reminded to avoid resumption of active agricultural land for future similar projects as far as practicable at the early stage. A Member raised concern on the sustainability of the proposed vertical planting at the façade of the proposed SPS and considered that such façade treatment might not be able to mitigate the potential visual impacts. The Chairman proposed and the Committee agreed to include two additional advisory clauses to invite the applicant to minimise the extent of resumption of active agricultural land for the proposed SPS and to further enhance the landscape design and façade treatment in the detailed design stage so as to ensure the sustainability of the vertical planting.

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 10.6.2026, 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 proposals for water supplies 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 III of the Paper and the following additional advisory clauses:

“(a) to minimise the extent of resumption of active agricultural land for the proposed sewage pumping station; and

(b) to further enhance the landscape design and façade treatment in the detailed design stage so as to ensure the sustainability of the vertical planting.”

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

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MTL/7 Proposed Temporary Eating Place for a Period of 3 Years in
“Agriculture” Zone, Lot 1295 (Part) in D.D. 96, Ma Tso Lung
(RNTPC Paper No. A/NE-MTL/7)

52. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/681 Proposed Temporary Concrete Batching Plant for a Period of 5 Years
in “Industrial (Group D)” Zone, Lot 153 (Part) in D.D. 77, Ping Che
(RNTPC Paper No. A/NE-TKL/681B)

53. The Secretary reported that AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. Dr C.H. Hau had declared an interest on the item for having past business dealings with AECOM.

54. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he

could stay in the meeting.

Presentation and Question Sessions

55. With the aid of a PowerPoint presentation, 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.

56. A Member raised question on the number of substantiated complaints related to the operation of the existing concrete batching facility at the application site (the Site) in the past few years. In response, Mr Tim T.Y. Fung, STP/STN, said that a factory for manufacturing concrete products with ancillary open storage use had been operated at the Site since 1990 and it had been evolving to the existing concrete batching plant since 2018. There was no substantiated complaint received by the Environmental Protection Department (EPD) in the past three years. The Site was located in the middle of an “Industrial (Group D)” zone and there was no residential dwelling nearby. The operator would be required to apply for a Specified Process Licence from EPD for the proposed concrete batching plant and observe relevant regulations and licensing requirements if the application was approved.

Deliberation Session

57. The Chairman remarked that the Site was located in an area dominated by rural industrial operations and the operator would still need to observe stringent licensing requirements if the application was approved. Relevant approval conditions had also been recommended for the proposed temporary use.

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years up to 10.6.2027 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. daily, as proposed by the applicant, is allowed on the site 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 10.12.2022;
- (c) in relation to (b) above, the provision of 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 10.3.2023;
- (d) 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 10.12.2022;
- (e) in relation to (d) 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 10.3.2023;
- (f) the submission of the design of ingress and egress of the site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 10.12.2022;
- (g) in relation to (f) above, the provision of ingress and egress of the site within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 10.3.2023;
- (h) the submission of a Contamination Assessment Plan and if land contamination is confirmed, a Remediation Action Plan and completion of the agreed remedial actions before commencement of construction for the contaminated areas of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (i) the implementation of traffic management measures, as proposed by the applicant, before commencement of operation of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;

- (j) if 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;
- (k) if any of the above planning condition (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; and
- (l) if any of the above planning condition (h) or (i) is not complied with before commencement of construction and operation of the proposed development respectively, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked 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), and Ms Lily H. Lau, Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE), were invited to the meeting at this point.]

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/86 Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years in “Open Space”, “Other Specified Uses” annotated “Business and Technology Park” Zones and area shown as ‘Road’, Lots 736 RP, 738 RP (Part) and 739 RP in D.D.95 and Adjoining Government Land, Kwu Tung North
(RNTPC Paper No. A/KTN/86)

60. The Secretary reported that the application site (the Site) was located in Kwu Tung North. Dr C.H. Hau had declared an interest on the item for owning a property in Kwu Tung North.

61. As the property owned by Dr C.H. Hau had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

62. With the aid of some plans, Ms S.H. Lam, 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 proposed temporary use could be tolerated for a period of three years.

63. Members had no question on the application.

Deliberation Session

64. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation between 1:00 p.m. and 6:00 p.m. on Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (d) 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 10.12.2022;
- (e) in relation to (d) 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 10.3.2023;
- (f) implementation of the agreed 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 10.3.2023;
- (g) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approved hereby given shall cease to have effect and shall be revoked without further notice; and
- (h) if any of the above planning condition (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/508 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 599 S.K and 599 S.L in D.D. 98, Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/508)

Presentation and Question Sessions

66. With the aid of some plans, 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.

67. Some Members raised the following questions:

- (a) details of the public comment raised by Kadoorie Farm & Botanic Garden Corporation (KFBGC);
- (b) the planning circumstances of the rejected similar application;
- (c) whether there was any other similar application in the “Agriculture” zone;
- (d) whether there was any mitigation measure for sewage discharge and the details of provision of ventilation of the proposed development;
- (e) whether removal of the hard-paved area would be necessary if the application site (the Site) would be subsequently reverted to agricultural uses; and
- (f) noting that there were public comments concerning that the proposed development would cause nuisance and adversely affect the physical and mental health of nearby

residents, whether any approval condition was recommended regarding the possible nuisance of the proposed development.

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

- (a) there was a public comment from KFBGC which urged the Town Planning Board to investigate the status of the Site before making a decision. While there was no elaboration in the comment made by KFBGC, based on the experience from KFBGC's comments on other applications, the concern might be pertaining to whether the application was a case of 'destroy first, build later'. Nevertheless, the Site was not subject to any enforcement action and PlanD would take enforcement actions as appropriate if there was any unauthorised development in the future;
- (b) the rejected similar application (No. A/NE-KTS/453) was for a permanent animal boarding establishment use of significantly larger scale and the application site of which was close to a residential development and an institution with residential nature. Also, the Director of Environmental Protection had adverse comment on the rejected application;
- (c) while there was no other similar application in the area except the above-mentioned rejected one, there were similar applications approved by the Committee in other rural areas;
- (d) the applicant had proposed a septic tank within the Site for sewage treatment. The enclosed structure of the proposed animal boarding establishment would be equipped with mechanical ventilation and air-conditioning systems. The operator would be required to apply for a Boarding Establishment Licence from the Agriculture, Fisheries and Conservation Department (AFCD) and observe relevant licensing requirements;
- (e) the applicant would not be required to remove the hard-paving upon expiry of the temporary use should the application be approved, considering that various agricultural operations could be operated on hard-paved land, such as green house and livestock rearing; and

- (f) appropriate approval conditions which were intended to minimise any potential environmental nuisances by the proposed development such as restricted operation hour, prohibition of using any form of audio amplification system and implementation of drainage facilities, were recommended. If any of the approval conditions was not complied with during the planning approval period, the approval given should cease to have effect and should be revoked immediately.

Deliberation Session

69. The Chairman remarked that there were similar applications for animal boarding establishment approved by the Committee in other rural areas, and the approval given would be revoked if any of the approval conditions was not complied with during the planning approval period. The operator would also need to apply for a licence from AFCD and observe relevant licensing requirements.

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 10.6.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and 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 at the site during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used at 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 10.12.2022;
- (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 10.3.2023;

- (e) in relation to (d) above, the implemented drainage facilities at the site shall be maintained at all times during the planning approval period;
- (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 10.12.2022;
- (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 10.3.2023;
- (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.”

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/284 Proposed Shop and Services, Eating Place and Other Uses (including Art Studio/Office/Information Technology and Telecommunications Industries/Place of Recreation, Sports or Culture) (Wholesale Conversion of an Existing Industrial Building) in “Industrial” Zone, No. 33 On Lok Mun Street, Fanling
(RNTPC Paper No. A/FSS/284B)

Presentation and Question Sessions

72. 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.

73. Some Members raised the following questions:

- (a) noting the potential increase in visitors to the concerned building with retail facilities, etc. in future, the pedestrian connectivity and walking environment as the application site (the Site) was located in the On Lok Tsuen Industrial Area (OLTIA); and
- (b) the details of 10% gross floor area designated for the other uses as prescribed by the Government.

74. In response, Mr Patrick M.Y. Fung, STP/FSYLE, made the following main points:

- (a) the visitors could reach the Site from the MTR Fanling Station via Sha Tau Kok Road or On Lok Mun Street by a 10 to 15-minute walk, which was considered not too inconvenient; and

- (b) under the current revitalization scheme for Industrial Buildings (IBs) as announced in 2018 Policy Address to encourage better use of the valuable land resources, waiver fees for wholesale conversion of existing industrial building (IB) aged 15 years or above in, amongst others, “Industrial” zone for uses permitted under the relevant OZP could be exempted with an additional condition that 10% of the converted floor space should be designated for specific uses prescribed by the Government, such as those in relation to the arts and cultural sectors, creative industries, innovation and technology industries, social service facilities, or sports and recreational uses. As proposed by the applicant, 10% of the converted floor space of part of G/F and 1/F would be designated for such uses (including art studio/office/information technology and telecommunications industries/place of recreation, sports or culture). If the application was approved, special waiver application could be submitted to the Lands Department (LandsD), and LandsD would consider whether the proposed uses, apart from those prescribed by the Government, complied with the conditions of the policy.

Deliberation Session

75. Members noted that 10% of the converted floor space of part of G/F and 1/F of the proposed wholesale conversion would be designated for uses as prescribed by the Government, while details of other uses would be confirmed in the detailed design stage.

76. A Member supported the application but had concerns on pedestrian connectivity and walking environment as the Site was located in the OLTIA with active industrial operations. As the proposed wholesale conversion and other future developments would attract additional pedestrian flow to the area, there might be potential conflict between pedestrians and industrial operations in the future. In response, the Chairman remarked that the Northern Metropolis Development Strategy (NMDS) promulgated the concept of transforming the OLTIA to business and innovation & technology uses. With the implementation of the NMDS, the overall environment of the OLTIA, including walking environment and accessibility, would be enhanced along with future developments/redevelopments. The current application, which was welcomed by DEVB, would add impetus to transformation of the OLTIA.

77. 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

10.6.2026, 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 parking facilities and loading/unloading spaces for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the design and provision of vehicular access to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
- (c) 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
- (d) the submission and implementation of a drainage proposal to the satisfaction of Director of Drainage Services or of the TPB.”

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

Agenda Item 18

Section 16 Application

[Open Meeting]

A/YL-SK/328 Temporary Shop and Services (Retail Shop for Hardware Groceries)
for a Period of 3 Years in “Residential (Group D)” Zone, Lot 878 (Part)
in D.D. 114 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-SK/328)

79. The Committee noted that the applicant requested on 1.6.2022 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.

80. 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 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/329 Temporary Animal Boarding Establishment (Kennel) for a Period of 3 Years in "Village Type Development" Zone, Lots 670 S.A (Part), 670 S.F (Part), 670 RP(Part), 671 RP(Part) and 685 RP (Part) in D.D. 112 and Adjoining Government Land, Lin Fa Tei, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/329)

Presentation and Question Sessions

81. With the aid of some plans, Mr Patrick M.Y. Fung, 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 temporary use could be tolerated for a period of three years.

82. Members had no question on the application.

Deliberation Session

83. A Member enquired whether there was any government policy to address the demand for and coordinate the provision of dog kennel in rural areas in a more holistic manner. The Chairman remarked that the provision of animal boarding establishments (including dog kennel) was currently market-driven, and some approved planning applications for animal boarding establishments were subsequently not implemented by the applicants. As there was currently no relevant policy on coordinating or reserving land for the provision of animal boarding establishments in rural areas, the Committee would continue to consider such applications on a case-by-case basis based on the planning considerations and individual merits of each application. Relevant government departments, including the Environmental Protection Department, would be consulted on the applications and appropriate approval conditions would be recommended to minimise any potential environmental nuisances.

84. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.6.2025 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 the enclosed structures, except 10 dogs are allowed for outdoor training activities between 3:00 p.m. to 6:00 p.m., as proposed by the applicant, at all times during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site during the planning approval period;
- (c) 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 10.3.2023;
- (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 10.12.2022;

- (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 10.3.2023;
- (g) 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
- (h) if any of the above planning condition (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.”

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

Agenda Item 19A

Additional Item

Section 16 Application

[Open Meeting]

A/YL-KTN/793 Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 225 RP (Part) and 226 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/793)

86. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 20

Section 16 Application

[Open Meeting]

A/YL-KTN/830 Renewal of Planning Approval for Temporary Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lots 680 (Part), 681 (Part), 682 (Part), 684 RP (Part) and 1615 (Part) in D.D. 109 and Adjoining Government Land, Shui Mei Tsuen, Kam Tin North, Yuen Long

(RNTPC Paper No. A/YL-KTN/830)

87. 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

88. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 11.6.2022 until 10.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 p.m. to 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation between 6:00 p.m. to 9:00 p.m., on Mondays to Fridays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) 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;
- (d) no pond filling or paving, as proposed by the applicant, is allowed on the site and

the site shall remain the same as the current situation under which surface runoff of the site will flow into the existing pond during the planning approval period;

- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.9.2022;
- (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), (d), (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 the above planning condition (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.”

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

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/831 Proposed Temporary Eating Place for a Period of 5 Years in “Village Type Development” Zone, Lot 540 (Part) in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/831)

Presentation and Question Sessions

90. 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 proposed use for a period of three years, instead of five years as sought by the applicant. Shorter approval period of three years was recommended in view of better planning control on the application site to cope with changing social and planning circumstances in the future.

91. Members had no question on the application.

Deliberation Session

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.6.2025 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 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Service or of the TPB by 10.12.2022;
- (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 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 10.12.2022;
- (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 Director of Fire Services or of the TPB by 10.3.2023;

- (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;
- (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.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/YL-KTN/832 Proposed Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for a Period of 3 Years in “Comprehensive Development Area” Zone, Various Lots in D.D. 104, Long Ha, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/832)

94. The Committee noted that the applicant’s representative requested on 6.6.2022 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.

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, and no further deferment would be granted unless under very special circumstances.

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/833 Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1243 (Part), 1244, 1245, 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/833)

Presentation and Question Sessions

96. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

97. Members had no question on the application.

Deliberation Session

98. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.6.2025 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 10.12.2022;

- (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 10.3.2023;
- (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 10.12.2022;
- (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 10.3.2023;
- (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.”

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

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-KTS/922 Renewal of Planning Approval for Temporary Open Storage of Vehicle Parts with Ancillary Workshop for a Period of 3 Years in “Agriculture” Zone, Lots 460 RP (Part) and 461 RP (Part) in D.D.103, Kam Tin Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/922)

100. 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

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 22.6.2022 until 21.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period
- (c) 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;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (e) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (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; and
- (h) if any of the above planning condition (a), (b), (c), (d), (e), (f) 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.”

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/297 Public Utility Installation (LV Cable Laying) and Filling and Excavation of Land in “Conservation Area” and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zones, Government Land in D.D. 115 (Near Hong Kong School of Motoring Yuen Long), Shan Pui Ho East Road, Yuen Long
(RNTPC Paper No. A/YL-NSW/297)

103. 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; and

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

104. The Committee noted that Dr Jeanne C.Y. Ng had tendered an apology for being unable to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

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

Presentation and Question Sessions

105. 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 had no objection to the application.

106. Members had no question on the application.

Deliberation Session

107. 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 10.6.2026, 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 :

“no construction work (including excavation and filling of land and laying of underground cables) at the site is allowed during (i) 5:00 p.m. to 9:00 a.m. from Mondays to Saturdays; and (ii) Sundays and public holidays.”

108. The Committee also agreed to advise the applicant to note the advisory clauses as set out

at Appendix IV of the Paper.

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

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/435 Proposed Temporary Animal Boarding Establishment (Dog Breeding Ground) 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)

Presentation and Question Sessions

109. 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.

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 10.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) all animals shall be kept inside the enclosed structures on the site, as proposed by the applicant, at all times during the planning approval period;
- (c) no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on the site at any time during the planning approval period;
- (d) the provision of a 2.2m-high solid fence wall along the site boundary within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 10.12.2022;
- (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 10.12.2022;
- (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 10.3.2023;
- (g) in relation to (f) above, the implemented drainage facilities 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 10.12.2022;
- (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 10.3.2023;
- (j) if any of the above planning condition (a), (b), (c) 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 (d), (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.”

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

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/610 Proposed Minor Relaxation of Building Height Restriction for 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/610A)

Presentation and Question Sessions

113. With the aid of a PowerPoint presentation, Ms Christine C.M. Cheung, 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.

114. Members had no question on the application.

Deliberation Session

115. 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 10.6.2026, 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 run-in/out at Castle Peak Road – San Tin to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
- (b) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (c) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

Agenda Item 28

Section 16 Application

[Open Meeting]

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/611A)

117. The Secretary reported that the applicant’s representative requested on 31.5.2022 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 second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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. 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 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/612 Proposed Public Utility Installation and associated Filling and Excavation of Land in "Conservation Area" Zone and area shown as 'Road', Government Land in D.D. 96 & D.D. 99, Ha Wan Tsuen East Road, Lok Ma Chau Road and Tun Yu Road, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/612A)

119. 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; and

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

120. The Committee noted that Dr Jeanne C.Y. Ng had tendered an apology for being unable to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

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

Presentation and Question Sessions

121. With the aid of some plans, Ms Christine C.M. Cheung, 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.

122. Members had no question on the application.

Deliberation Session

123. 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 10.6.2026, 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.

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-ST/616 Temporary Container Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office and Storage Uses for a Period of 2 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/616)

125. The Committee noted that the applicant's representative requested on 27.5.2022 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.

126. 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/617 Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in "Green Belt" Zone, Lots 372 S.D RP (Part), 378, 379, 380, 382 (Part), 383 (Part), 385, 389 S.A (Part), 389 S.B (Part), 389 RP (Part) and 390 in D.D. 99, San Tin, Yuen Long

(RNTPC Paper No. A/YL-ST/617)

127. 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

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

basis for a period of 3 years and be renewed from 6.7.2022 to 5.7.2025 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 access the site at any time during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to access the site at any time during the planning approval period;
- (c) a notice should be posted at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance is allowed to access the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (e) no car washing, vehicle repair, dismantling, paint spraying or other workshop activity is allowed on the site at any time during the planning approval period;
- (f) the paving and boundary fencing on the site shall be maintained at all times during the planning approval period;
- (g) the submission of photographic records 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 6.10.2022;
- (h) in relation to (g) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) the implementation of the accepted fire service installations proposal within 6 months to the satisfaction of the Director of Fire Services or of the TPB by 6.1.2023;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f) 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;

- (k) if any of the above planning condition (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; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

129. 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 Ms S.H. Lam, Mr Patrick M.Y. Fung, Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, STPs/FSYLE, and Ms Lily H. Lau, TP/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Ms Bonnie K.C. Lee, Ms Carol K.L. Kan, 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 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1129 Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years in “Residential (Group D)” Zone, Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 and 181 in D.D.128 and adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1129A)

Presentation and Question Sessions

130. With the aid of some plans, Ms Bonnie K.C. Lee, 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 (PlanD) did not support the application.

131. In response to a Member’s enquiry on whether the application was not supported by PlanD mainly on the ground of the use of medium goods vehicles, Ms Bonnie K.C. Lee, STP/TMYLW, said that although similar applications for temporary recyclable collection centre within the same zone had been approved by the Committee, the circumstances of the current application were different in that it involved the recycling of metal and plastic, workshop operations and the use of medium goods vehicles, and the Director of Environmental Protection did not support the application as the proposed use would generate dust nuisance in its operation and traffic of medium goods vehicles was expected to travel along public roads where there were sensitive receivers (residential dwellings) nearby and environmental nuisance was expected. There was insufficient information to demonstrate that the proposed use would not generate adverse environmental impacts on the surrounding areas. Hence, PlanD did not support the application.

132. In response to another Member’s enquiry on the planning intention of the concerned “Residential (Group D)” (“R(D)”) zone, Ms Bonnie K.C. Lee, STP/TMYLW, said that the planning intention of the “R(D)” zone was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into

permanent buildings. Furthermore, the application site was located within the proposed Northern Metropolis and the long-term planning of the area was subject to further studies under the Northern Metropolis Development Strategy.

Deliberation Session

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

- “(a) the proposed use is not in line with the planning intention of the “Residential (Group D)” zone which is for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the proposed use would not generate adverse environmental impact on the surrounding areas.”

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1133 Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of Three Years and Filling of Land and Ponds in “Agriculture” Zone, Various Lots in D.D.128 and adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1133)

Presentation and Question Sessions

134. With the aid of some plans, Ms Bonnie K.C. Lee, 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.

135. A Member raised questions on details of the proposed landscape plan and the size of new trees to be planted. In response, Ms Bonnie K.C. Lee, STP/TMYLW, said that landscape plan and tree survey had been included in the submission with detailed record of existing trees at the application site (the Site) to support the application. According to the proposed landscape plan as shown in Drawing A-7 of the Paper, there would be a landscape buffer area along the site boundary for retention of the existing trees and provision of new trees, with heavy standard new trees with diameter of not less than 75mm at breast height to be planted at the Site.

Deliberation Session

136. Members noted that there was no approval condition on the submission and implementation of landscape proposal. Noting that the Director of Environmental Protection did not support the application as there were sensitive receivers of residential use in the vicinity of the Site, a Member raised concern on the possible interface issues of the proposed use with the nearby residential use and hence, the proposed landscape proposal should be properly implemented. To address Members' concern, the Chairman proposed and the Committee agreed to include an additional approval condition on the submission and implementation of landscape proposal.

137. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no container trailer is allowed to enter/exit or to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (d) the provision of landscape buffer area, as proposed by the applicant, at all times during the planning approval period;
- (e) the provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 10.12.2022;
- (f) the provision of noise barrier, as proposed by the applicant, on the site within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 10.12.2022;

- (g) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of Director of Planning or of the TPB by 10.12.2022;
- (h) in relation to (g) above, the implementation of the revised landscape proposal within 9 months from the date of planning approval to the satisfaction of Director of Planning or of the TPB by 10.3.2023;
- (i) the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.12.2022;
- (j) in relation to (i) above, the implementation of the mitigation measures identified in the drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.3.2023;
- (k) in relation to (j) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (l) the submission of a detailed road improvement proposal and associated engineering drawings within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport, Director of Highways and Head of Geotechnical Engineering Office of Civil Engineering and Development Department or of the TPB by 10.12.2022;
- (m) in relation to (l) above, the implementation of the detailed road improvement proposal and associated engineering works within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport, Director of Highways and Head of Geotechnical Engineering Office of Civil Engineering and Development Department or of the TPB by 10.3.2023;
- (n) in relation to (m) above, the implemented road improvement works shall be maintained at all times during the planning approval period;

- (o) no operation of the proposed development before the implementation of the road improvement works;
- (p) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 22.7.2022;
- (q) 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 10.12.2022;
- (r) in relation to (q) 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 10.3.2023;
- (s) the submission of an archaeological impact assessment within 6 months from the date of planning approval to the satisfaction of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office or of the TPB by 10.12.2022;
- (t) in relation to (s) above, the implementation of the mitigation measures identified in the archaeological impact assessment within 9 months from the date of planning approval to the satisfaction of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office or of the TPB by 10.3.2023;
- (u) if any of the above planning condition (a), (b), (c), (d), (k), (n) or (o) 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
- (v) if any of the above planning condition (e), (f), (g), (h), (i), (j), (l), (m), (p), (q), (r), (s) or (t) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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/276C)

Presentation and Question Sessions

139. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

140. Noting that the total gross floor area (GFA) and maximum building height (BH) of the current scheme were increased while the number of beds for the proposed residential care home for the elderly (RCHE) was reduced comparing to the previously approved scheme, a Member enquired whether it was due to changes in relevant design requirements by Social Welfare Department (SWD). In response, Ms Carol K.L. Kan, STP/TMYLW, said that there was no change to the relevant design requirements set out by the SWD. According to the applicant, during the detailed design for the proposed RCHE, it was noted that more floor space was required for the provision of function areas and adequate bed spacing to meet the relevant area and space requirements. As a result, even with the increase in site area, total GFA and maximum BH in the current scheme, the total number of beds had to be reduced from 219 to 197. If the application was approved, the applicant still needed to observe relevant licensing requirements for the detailed design of the proposed RCHE as set out by SWD.

Deliberation Session

141. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 10.6.2026, 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 fire services installations and water supplies for fire fighting to the satisfaction of the Director of Fire Services or of the TPB;
- (b) the submission and implementation of a detailed drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (c) the submission of an updated noise impact assessment and provision of noise mitigation measures identified therein to the satisfaction of Director of Environmental Protection or of the TPB.”

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

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/292 Proposed School (Tutorial School) in “Other Specified Uses” annotated
“Public Car Park and Petrol Filling Station with Ground Floor Retail
Shops” Zone, Shops 33 and 34, G/F, Transport Plaza, 2-6 Fung Cheung
Road, Yuen Long
(RNTPC Paper No. A/YL/292)

Presentation and Question Sessions

143. With the aid of some plans, Ms Carol K.L. Kan, 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.

144. Members had no question on the application.

Deliberation Session

145. 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 10.6.2026, 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 prior to commencement of school operation to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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/356A)
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Presentation and Question Sessions

147. 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.

148. Members had no question on the application.

Deliberation Session

149. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.6.2025 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 condition record of the existing drainage facilities on the site within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.12.2022;
- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.3.2023;
- (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.”

150. The Committee also agreed to advise the applicant to note the advisory clauses as set out

at Appendix V of the Paper.

Agenda Item 37

Section 16 Application

[Open Meeting]

A/HSK/367 Proposed Temporary Office for a Period of 3 Years in “Open Space”
Zone and area shown as ‘Road’, Lot 1088 (Part) in D.D. 124, Hung
Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/367)

151. The Committee noted that the applicant’s representative requested on 1.6.2022 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.

152. 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 38

Section 16 Application

[Open Meeting]

A/HSK/368 Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years in “Commercial (5)”, “Government, Institution or Community”, “Open Space”, “Other Specified Uses” annotated “Sewage Pumping Station”, “Residential (Group B) 2” Zones and area shown as ‘Road’, Lots 24 RP, 26 RP (Part) and 29 RP (Part) in D.D. 128, Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) and 2424 (Part) in D.D. 129, and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/368)

153. 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

154. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 6.7.2022 to 5.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 p.m. to 7:00 a.m. is allowed on the site, as proposed by the applicant, during the planning approval period;

- (b) no operation on Sundays and public holidays is allowed on the site, as proposed by the applicant, during the planning approval period;

- (c) no cutting, repairing, dismantling, cleansing, repairing, compaction, tyre repair,

vehicle repair, container repair and workshop activities are allowed on the site, as proposed by the applicant, during the planning approval period;

- (d) the existing drainage facilities on the site should be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities 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 6.1.2023;
- (f) the provision of fire extinguisher(s) within 6 weeks from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.8.2022;
- (g) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.1.2023;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.4.2023;
- (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.”

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/HSK/369 Proposed Temporary Office for a Period of 3 Years in “Government, Institution or Community” Zone and area shown as ‘Road’, Lots 1088 (Part) and 1089 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/369)

156. The Committee noted that the applicant’s representative requested on 1.6.2022 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.

157. 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/HSK/370 Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years in “Residential (Group A) 3”, “Residential (Group A) 4” Zones and area shown as ‘Road’, Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) and 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/370)

Presentation and Question Sessions

158. 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.

159. Members had no question on the application.

Deliberation Session

160. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.6.2025 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 condition record of the existing drainage facilities on the site within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.12.2022;

- (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 10.12.2022;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.3.2023;
- (e) 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
- (f) if any of the above planning condition (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.”

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

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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/539A)

Presentation and Question Sessions

162. 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.

163. Members had no question on the application.

Deliberation Session

164. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.6.2025 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 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 10.12.2022;
- (b) in relation to (a) 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 10.3.2023;
- (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 10.12.2022;
- (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 10.3.2023;
- (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 10.12.2022;

- (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 10.3.2023;
- (h) if the above planning condition (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 (a), (b), (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.”

165. 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-TT/547 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lot 4773 RP (Part) in D.D. 116,
Tai Tong Road, Yuen Long
(RNTPC Paper No. A/YL-TT/547)

166. The Committee noted that the applicant’s representative requested on 31.5.2022 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.

167. 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 43

Section 16 Application

[Open Meeting]

A/YL-TT/548 Proposed Houses in "Residential (Group D)" Zone, Lots 4989 RP,
4990 and 4991 in D.D. 116, Shung Ching San Tsuen, Tai Tong Road,
Yuen Long
(RNTPC Paper No. A/YL-TT/548)

168. The Committee noted that the applicant's representative requested on 30.5.2022 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.

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

Agenda Item 44

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1132 Proposed Temporary Social Welfare Facility (Residential Care Home for the Elderly) for a Period of 10 Years and Associated Excavation of Land in “Village Type Development” Zone, Government Land in D.D. 120, Lam Hau Tsuen, Yuen Long (including part of the Former Wa Fung School)

(RNTPC Paper No. A/YL-TYST/1132A)

Presentation and Question Sessions

170. 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 (PlanD) had no objection to the application.

171. Some Members raised the following questions:

- (a) whether temporary planning application for a period of ten years was common and the associated planning considerations;
- (b) the number of beds of the proposed residential care home for the elderly (RCHE); and
- (c) whether the former Wa Fung School was one of the vacant school premises (VSPs).

172. In response, Mr Steven Y.H. Siu, STP/TMYLW, made the following main points:

- (a) there were several temporary planning applications for different uses for a period of ten years previously approved by the Committee. According to the Notes of the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 for the “Village Type Development” zone, ‘Social Welfare Facility’ was a Column 2 use, and the applicant could either apply for a permanent approval or temporary approval

without any limitation on the length of planning approval period. If a proposed use was neither a Column 1 nor Column 2 use, only temporary approval of not exceeding three years could be approved by the Committee;

- (b) according to the applicant's submission, the proposed RCHE would provide about 100 beds; and
- (c) the former Wa Fung School erected on the application site (the Site) was one of the VSPs under PlanD's latest VSP Sites Reviewed under the Central Clearing House Mechanism (the VSP Review). The majority of the former Wa Fung School site was government land and available for application by non-governmental organisations or social enterprises for community, institutional or non-profit making uses on a short-term basis.

Deliberation Session

173. The Chairman remarked that the former school on the Site was one of the VSPs under the VSP Review which was recommended to be retained for Government, institution or community uses in the long-term. To better utilise land resources, the site was available for applications for community, institutional or non-profit making uses on a short-term basis and the proposed RCHE was considered in line with the recommended long-term use of the Site. As the proposed RCHE was a Column 2 use, the Committee could consider whether the proposed temporary use for a period of ten years could be approved.

174. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 10 years until 10.6.2032 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 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.3.2023;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within 12 months from the date of planning approval to the satisfaction of the Director of

Drainage Services or of the TPB by 10.6.2023;

- (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 water supplies for fire fighting and fire service installations proposals within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.3.2023;
- (e) in relation to (d) above, the implementation of water supplies for fire fighting and fire service installations proposals within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2023;
- (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.”

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

Agenda Items 45, 46 and 47

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1156 Proposed Temporary Shop and Services for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 2526 (Part), 2530 (Part), 2531 (Part) and 2532 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/YL-TYST/1156 and 1157)

A/YL-TYST/1157 Proposed Temporary Shop and Services for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 2526 (Part), 2530 (Part), 2531 (Part), 2532 RP (Part) and 2533 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/YL-TYST/1156 and 1157)

A/YL-TYST/1158 Proposed Temporary Shop and Services for a Period of 3 Years in “Comprehensive Development Area” Zone, Lot 388 RP in D.D. 121 and Adjoining Government Land, Fui Sha Wai South Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1158)

176. The Committee agreed that as the three s.16 applications were similar in nature and the application sites were located in close proximity to one another, they could be considered together.

Presentation and Question Sessions

177. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the applications, the 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.

178. Members had no question on the applications.

Deliberation Session

179. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 10.6.2025, each on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

Application No. A/YL-TYST/1156

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the 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 10.12.2022;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.3.2023;
- (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 10.12.2022;
- (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 10.3.2023;
- (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.”

Application No. A/YL-TYST/1157

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.3.2023;
- (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 10.12.2022;
- (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 10.3.2023;
- (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.”

Application No. A/YL-TYST/1158

- “(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 10.12.2022;
- (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 10.3.2023;
- (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 10.12.2022;
- (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 10.3.2023;
- (f) 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 10.12.2022;
- (g) in relation to (f) 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 10.3.2023;
- (h) 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
- (i) if any of the above planning condition (a), (b), (d), (e), (f) or (g) is not complied

with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Ms Bonnie K.C. Lee, Ms Carol K.L. Kan, 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 48

Any Other Business

181. There being no other business, the meeting was closed at 5:55 p.m..