

TOWN PLANNING BOARD

Minutes of 685th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 10.12.2021

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Carrie K.Y. Leung

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

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

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

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

Secretary

Absent with Apologies

Mr L.T. Kwok

In Attendance

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

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

Town Planner/Town Planning Board
Ms Denise M.S. Ho

Opening Remarks

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

Agenda Item 1

Confirmation of the Draft Minutes of the 684th RNTPC Meeting held on 26.11.2021

[Open Meeting]

2. The draft minutes of the 684th RNTPC meeting held on 26.11.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Hong Kong Arts Centre which had received donation from HKJC before;

Mr Stephen L.H. Liu (the Vice Chairman)	}	being an ordinary member of the HKJC;
Mr Philip S.L. Kan		
Miss Winnie W.M. Ng		
Dr Conrad T.C. Wong		

Dr C.H. Hau - had applied for funding from the HKJC Charities Trust for his project; and

Mr L.T. Kwok - HKJC Charities Trust had sponsored some of his projects before.

5. The Committee noted that Mr L.T. Kwok had tendered an apology for being unable to attend the meeting. As Messrs K.K. Cheung and Ricky W.Y. Yu had no involvement in the application, and as the interests of Dr Lawrence K.C. Li, Messrs K.K. Cheung, Peter K.T. Yuen, Stephen L.H. Liu and Philip S.L. Kan, Miss Winnie W.M. Ng, Dr Conrad T.C. Wong and Dr C.H. Hau in relation to HKJC and HKGC were indirect, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

6. The following representatives from the Planning Department (PlanD), the applicant and the applicant's 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)

Applicant

Fonnie Holdings Ltd.

Mr Jimmy Tse

Applicant's Representatives

Pro Plan Asia Ltd.

Mr Kenneth Chan

Mr Robin Chan

MVA Hong Kong Ltd.

Mr Charles Lee

7. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representative to brief Members on the background of the application. With the aid of a Powerpoint presentation, Mr Anthony K.O. Luk, DPO/FSYLE, briefed Members on the background of the application, the proposed rezoning of the Site, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

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

8. The Chairman then invited the applicant's representatives to elaborate on the application. Mr Jimmy Tse and Mr Charles Lee noted that there was no adverse departmental comment and welcomed PlanD's recommendation of having no in-principle objection to the application.

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

10. Some Members raised the following questions:

- (a) which portion of Hang Tau Road was proposed to be widened; and
- (b) details of the vehicular access to Site B.

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

- (a) Hang Tau Road was around 7.3m in width and generally met the requirement for a single lane two-way road. The widening works proposed by the applicant involved setback at the eastern boundary of Area (a) to provide footpath and a turnaround to facilitate vehicular access. A green minibus (GMB) lay-by was proposed to the north of the Site along Hang Tau Road; and
- (b) the local track providing vehicular access from Hang Tau Road to Site B was shown in Drawing Z-3 of the Paper and an aerial photo.

12. Mr Charles Lee, the applicant's representative, supplemented that the applicant had proposed to widen the section of Hang Tau Road near the Site to 7.3m. According to the Traffic Impact Assessment, there was sufficient capacity on Hang Tau Road to accommodate the proposed development at the Site.

13. In response to the Chairman's and a Member's question about the Transport Department's comments in paragraph 9.1.2(a) of the Paper, Mr Jimmy Tse, the applicant's representative, confirmed that they would carry out works for the proposed GMB lay-by, turnaround and road widening works on Hang Tau Road and would surrender them to the government upon completion.

14. In response to a Member's question on the implications of sub-dividing the "Comprehensive Development Area" ("CDA") zone into Areas (a) and (b), Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that according to the Town Planning Board Guidelines 17A (TPB PG-No. 17A), for sites zoned "CDA", phased development could be allowed especially for sites under multiple ownership. The development should be self-contained for each phase in terms of layout design and provision of appropriate transport facilities. He further said that on 23.5.2014, the Committee considered the recommendations of a land use review conducted by PlanD and agreed to rezone an area zoned "Recreation" ("REC") to appropriate zonings, including rezoning the Site to "CDA" under the Kwu Tung South OZP No. S/NE-KTS/15. The Town Planning Board decided not to uphold the adverse representation

submitted by the applicant, which objected to inclusion of Area (b) (comprising mainly 'Tso Tong' land) into the "CDA", for the reasons that the "CDA" zone would facilitate a comprehensive development and facilitate appropriate control on the layout having regard to the environmental and traffic constraints; phased development in the "CDA" could be considered in accordance with TPB PG-No. 17A and there was no strong justification to exclude the 'Tso Tong' land from the "CDA" zone. Mr Jimmy Tse, the applicant's representative, supplemented that the 'Tso Tong' had indicated that they did not intend to develop the land in Area (b) with private developers. They had demonstrated that Areas (a) and (b) could be developed independently.

15. In response to a Member's question on the areas annotated 'right-of-way for adjacent "Residential (Group D)" ("R(D)") zone' in Drawing Z-3 of the Paper, Mr Anthony K.O. Luk, DPO/FSYLE, PlanD, said that there was a low-rise residential cluster zoned "R(D)" to the west of the Site. After getting off from the GMB on Hang Tau Road, the local residents would walk through Access Road A (abutting the northern boundary of the Site) as shown in Drawing Z-3 to the area zoned "R(D)". The applicant had proposed that the portions of existing tracks along the north-western and southern boundaries of and within the Site as annotated in Drawing Z-3 be retained as right-of-way for use by the nearby residents.

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

Deliberation Session

17. The Chairman recapitulated that given the land ownership issue, the applicant had proposed to sub-divide the "CDA" zone into Area (a) and Area (b) for phased development and had demonstrated that the two phases could be developed independently. The applicant also proposed to amend the development restrictions including increasing the plot ratio from 0.4 to 1.4 with provision of a residential care home for the elderly. Relevant

government departments had no adverse comment, and the proposed amendments to the development parameters could help meet housing demand with the provision of social welfare facilities to serve the community with appropriate infrastructural support. If the s.12A application was approved, PlanD would work out the appropriate amendments to the OZP for the Committee's consideration before gazettal of the OZP and the applicant was required to submit a s.16 application under the "CDA" zoning on details of the proposal.

18. Members generally agreed to the application. A Member said that the river channel located to the north of the Site together with the Beas River Country Club and Fanling Golf Course formed a wildlife corridor towards Long Valley. Adverse impact on the river channel should be avoided and should be taken into account at the OZP amendment and Master Layout Plan submission stages. In response to a Member's question, the Chairman said that minor relaxation of the PR restriction from 0.4 to 0.48 for the Site was approved under the previous s.16 planning application.

19. After deliberation, the Committee decided to agree in-principle to the application for proposed amendments to the "Comprehensive Development Area" zone by dividing it into Area (a) and Area (b), and to amend the Notes for the "Comprehensive Development Area" zone to revise the development restrictions as proposed by the applicant. Amendments to the draft Kwu Tung South OZP would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

Tuen Mun and Yuen Long West District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/YL/17

Application for Amendment to the Draft Yuen Long Outline Zoning Plan No. S/YL/24, To rezone the application site from “Village Type Development” to “Government, Institution or Community (7)” and Amend the Notes of the zone applicable to the application site, Lots 1695 S.D RP, 1741 RP and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land, Tai Kei Leng, Yuen Long
(RNTPC Paper No. Y/YL/17)

20. The Committee noted that the applicant’s representative requested on 18.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Sai Kung and Islands District

[Ms Caroline T.Y. Tang, District Planning Officer/Sai Kung and Islands (DPO/SKIs) and Mr Richard Y.L. Siu and Ms W.H. Ho, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

Agenda Item 5

[Open Meeting]

Proposed Amendments to the Approved Chek Lap Kok Outline Zoning Plan No. S/I-CLK/14 (RNTPC Paper No. 11/21)

22. The Secretary reported that the proposed amendments involved various sites in Chek Lap Kok Airport Island and Hong Kong Boundary Crossing Facilities (HKBCF) Island, which were supported by a technical study conducted by the Airport Authority Hong Kong (AAHK) and Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the study. Mr K.K. Cheung had declared an interest on the item as his firm had current business dealings with ARUP.

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

Presentation and Question Sessions

24. With the aid of a Powerpoint presentation, Ms Caroline T.Y. Tang, DPO/SKIs, briefed Members on the background, the proposed amendments to the Outline Zoning Plan (OZP), the proposed amendments to the Notes of the OZP, the technical considerations, consultation conducted and department comments as details in the Paper. The proposed amendments to the OZP were as follows:

- (a) rezoning of an area at Hong Kong Port (HKP) (149.56 ha) from “Other Specified Uses” annotated “Boundary Crossing Facilities” and an area shown as ‘Road’ to “Other Specified Uses” (“OU”) annotated “Boundary Crossing Facilities and Airport-related Supporting Uses” and deletion of building

height restriction (BHR);

- (b) deletion of BHR for “OU(Ventilation Building)” and “OU(Satellite Control Building)” zones at HKP (0.34 ha);
- (c) rezoning of a strip of land at the eastern coastal area of Airport Island from “OU(Amenity Area)” and “OU(Highways Maintenance Area)” zones and an area shown as ‘Road’ to “Commercial” (“C”) and deletion of BHR (10.28 ha) to facilitate commercial development;
- (d) deletion of BHR for “OU(Highways Maintenance Area)” zone at the eastern coastal area of Airport Island (2.95 ha);
- (e) rezoning of a site at Three Runway System of Hong Kong International Airport from “OU(Airport)” to “OU(Airport Service Area)” (4.45 ha) for development of airport support facilities;
- (f) rezoning of a site to the north of Regal Airport Hotel from “OU(Airport)” to “C” (0.87 ha) for redevelopment into an integrated landside/airside commercial development; and
- (g) exclusion of the sea area zoned “OU(Sea Rescue Station)” at the eastern coastal area of Airport Island from the Planning Scheme Area (0.4 ha).

25. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members.

26. In response to a Member’s enquiry about the programme of the planned Airport Tung Chung Link (the proposal) which would provide connection between the HKP and Tung Chung, Ms Caroline T.Y. Tang, DPO/SKIs, with reference to Drawing 7 of the Paper, said the proposal was for the long term and subject to study with no fixed programme, but it would be undertaken after completion of the Airport City Link scheduled for 2024. She further supplemented that AAHK would implement the proposal to facilitate connection with the Aviation Academy Campus on HKP.

27. In response to a Member's question about the programme for the planned Route 11, Ms Caroline T.Y. Tang, DPO/SKIs, said that it was under study and was targeted for completion in 2036 to provide an additional route to connect to North West New Territories.

28. Members had no question regarding other proposed amendments to the OZP and generally considered that they were acceptable.

29. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Chek Lap Kok (CLK) OZP No. S/I-CLK/14 and that the draft CLK OZP No. S/I-CLK/14C at Attachment II of the Paper (to be renumbered as S/I-CLK/15 upon exhibition) and its Notes at Attachment III were suitable for public exhibition under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV for the draft CLK OZP No. S/I-CLK/14C as an expression of the planning intention and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

30. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[Mr Y.S. Wong left the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBN/65 Proposed Public Utility Installation (Underground Cable) and Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 238, Clear Water Bay, Sai Kung
(RNTPC Paper No. A/SK-CWBN/65B)

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

- Dr Jeanne C.Y. Ng - being the director of the CLP Research Institute of CLP Holdings Limited;
- Dr Conrad T.C. Wong - having current business dealings with CLP;
- Mr K.K. Cheung - his firm having current business dealings with CLP and KS; and
- Mr Ricky W.Y. Yu - being a member of CLP Customer Consultative Group.

32. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item. As the interest of Mr Ricky W.Y. Yu was indirect and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

[Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

33. With the aid of some plans, Ms W.H. Ho, STP/SKIs, briefed Members on the

background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

34. In response to a Member's questions on the background of the existing farm and whether there was any unauthorised development within the farm, Ms W.H. Ho, STP/SKIs, said that the applicant had not provided any information on the operation of the farm. Moreover, it was noted from the website of the concerned farm that it was claimed to be a non-profit making private organisation undertaking farming activities. According to aerial photos, there had been farming activities within the farm around 2018. A small part of the application site and an area to its immediate west were previously subject to enforcement against unauthorised excavation and filling of land. Subsequent to the issuance of an Enforcement Notice and a Reinstatement Notice, the concerned area had been reinstated, with Compliance Notice issued in October 2021.

Deliberation Session

35. 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 10.12.2025, 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.

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

Agenda Item 7

Section 16 Application

[Open Meeting]

A/SK-TMT/74

Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Village Type Development” Zone, Lots 385 S.B RP, 385 S.B ss.1, 385 S.B ss.2, 385 S.C RP, 385 S.C ss.1, 385 S.D, 385 S.E, 385 S.F, and 385 RP in D.D. 257 and Adjoining Government Land, Tsam Chuk Wan, Sai Kung
(RNTPC Paper No. A/SK-TMT/74)

37. The Committee noted that the applicant’s representative requested on 23.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

38. 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 8

Section 16 Application

[Open Meeting]

A/SLC/170 Proposed Temporary Shop and Services for a Period of 6 Years in
“Village Type Development” Zone, Lots 66 (Part), 67, 68, 69 and 72
(Part) in D.D. 316L and Adjoining Government land, Pui O, Lantau
Island

(RNTPC Paper No. A/SLC/170)

39. The Committee noted that the applicant’s representative requested on 24.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

[The Chairman thanked Ms Caroline T.Y. Tang, DPO /SKIs, Mr Richard Y.L. Siu and Ms W.H. Ho, STPs/SKIs, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1002 Social Welfare Facility (Residential Care Home for the Elderly) in
 “Green Belt” Zone, G/F - 2/F, Block 2, Sea View Villa, 5800 Tai Po
 Road, Sha Tin
 (RNTPC Paper No. A/ST/1002A)

Presentation and Question Sessions

41. With the aid of some plans, Ms Hannah H.N. Yick, 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 had no objection to the application.

42. Members had no question on the application.

Deliberation Session

43. After deliberation, the Committee decided to approve the application, and no time clause for commencement for the development was proposed as the ‘Social Welfare Facility’ (Residential Care Home for the Elderly) use under the application was already in operation.

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

[Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong rejoined the meeting at this point.]

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/736 Proposed House (New Territories Exempted House - Small House) in
 “Green Belt” Zone, Lots 600 and 601 in D.D. 28, Tai Mei Tuk, Tai Po
 (RNTPC Paper No. A/NE-TK/736)

Presentation and Question Sessions

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

46. Members had no question on the application.

Deliberation Session

47. A Member noted from the planning assessment in the Paper that the scope of extending the village to the “Green Belt” (“GB”) zone further east, being a vegetated slope, was limited. Whilst having no objection to the application, the Member expressed concerns on the further proliferation of Small House developments within the “GB” zone in future, which should not be allowed.

48. 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 10.12.2025, 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 septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the TPB; and

- (b) the submission and implementation of a drainage proposal to the

satisfaction of the Director of Drainage Services or of the TPB.”

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/206 Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years in “Agriculture” Zone, Lots 581 (Part), 582 (Part), 583 and 584 RP in D.D.89 and Adjoining Government Land, Man Kam To Road, Sha Ling
(RNTPC Paper No. A/NE-FTA/206)

Presentation and Question Sessions

50. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

51. Members had no question on the application.

Deliberation Session

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 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 10.6.2022;

- (b) in relation to (a) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.9.2022;
- (c) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 10.9.2022;
- (d) the implementation of the proposals for fire service installations and water supplies for firefighting, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.9.2022;
- (e) the implementation of the proposals for environmental mitigation measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 10.9.2022;
- (f) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (g) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.”

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

Agenda Items 12 to 14

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/162 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.E in D.D. 37, Man Uk Pin Village, Sha Tau Kok

A/NE-MUP/163 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.I in D.D. 37, Man Uk Pin Village, Sha Tau Kok

A/NE-MUP/164 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.G in D.D. 37, Man Uk Pin Village, Sha Tau Kok
(RNTPC Paper No. A/NE-MUP/162, 163 & 164)

54. The Committee noted that the three applications each for a proposed house (New Territories Exempted House (NTEH) – Small House) were similar in nature, and the application sites (the Sites) were located in close proximity within the same “Agriculture” (“AGR”) zone. The Committee agreed that they could be considered together.

Presentation and Question Sessions

55. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the applications, 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 applications.

56. A Member asked whether the previous applications on the Sites were approved prior to the Board’s adoption of the more cautious approach for considering applications for Small House development. In response, Mr Tim T.Y. Fung, STP/STN, said that the previous applications (No. A/NE-MUP/96 to 98) on the Sites were approved in 2014 before the Board’s adoption of the more cautious approach. In addition, the Small House grant applications at the Sites, which were made to the Lands Department in 2014, were still under

processing.

Deliberation Session

57. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 10.12.2025, and after the said date, the permissions should cease to have effect unless before the said date, the developments permitted were commenced or the permissions were renewed. Each of the permissions was subject to the following conditions :

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

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

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

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/285 Proposed House (New Territories Exempted House - Small House) in
 “Green Belt” Zone, Government Land in D.D. 91, Ng Uk Tsuen,
 Sheung Shui

 (RNTPC Paper No. A/FSS/285)

Presentation and Question Sessions

59. With the aid of some plans, 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.

60. With reference to the aerial photo on Plan A-3 of the Paper, a Member asked whether the approved Small House applications in the vicinity of the application site (the Site) had been implemented. In response, Mr Patrick M.Y. Fung, STP/FSYLE, said that there were seven approved s.16 applications for Small House in the vicinity of the Site, and those Small House applications were being processed by the Lands Department and were yet to be built.

Deliberation Session

61. 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 10.12.2025, 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 septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the TPB; and

- (b) the submission and implementation of a drainage proposal to the

satisfaction of the Director of Drainage Services or of the TPB.”

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

Agenda Item 16

Section 16 Application

[Open Meeting]

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

63. The Committee noted that the applicant’s representative requested on 7.12.2021 deferment of consideration of the application for two months so as to allow more time to resolve outstanding departmental comments. It was the fourth time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental and public comments.

64. 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 fourth deferment and a total of eight months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted.

Agenda Item 17

Section 16 Application

[Open Meeting]

A/YL-KTN/767 Proposed Temporary Shop and Services (Landscaping and Gardening) with Ancillary Storage of Machinery and Materials, and Ancillary Class of Craftsmanship for a Period of 3 Years in “Comprehensive Development Area” and “Conservation Area” Zones, Lots 3391, 3393 S.A, 3393 RP, 3394, 3396, 3399, 3401, 3402, 3403, 3405, 3412, 3413, 3415, 3422 and 3439 in D.D. 104, Long Ha, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/767)

65. The Secretary reported that the application was withdrawn by the applicant after issuance of the agenda of the meeting.

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/795 Proposed Temporary Tent Camping Ground with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lots 588 (Part) and 593 RP in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/795)

Presentation and Question Sessions

66. 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.

67. A Member raised the following questions:

- (a) the nearby locals whom the applicant claimed the tent camping ground was intended to serve;
- (b) whether the type of visitors (i.e. be it the nearby locals or not) would be one of the planning considerations; and
- (c) the operation hours of the tent camping ground.

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

- (a) the applicant only indicated that the tent camping ground would serve the nearby locals, but did not specify whom those locals were;
- (b) the type of visitors was not a major planning consideration for the subject application. The application was mainly assessed on whether the proposed development was in line with the planning intention of the relevant zoning, whether the long term planning intention would be frustrated, whether the proposed development would have any adverse traffic or environmental impacts and whether there was any adverse departmental comment; and
- (c) the applicant indicated that the operation hours would be from 9:00a.m. to 6:00p.m. daily during which there would be staff stationed at the site. There would be overnight tent camping activities.

Deliberation Session

69. Whilst having no objection to the application, a Member remarked that tent camping ground use, similar to that under application, might cause hygiene, safety and noise issues in the rural environment and the camping ground use needed to be put under proper control. For example, there might be no control on overnight tent camping activities when there was no staff stationed at the site. The Chairman said that an approval condition would be imposed, indicating that no public announcement system or any form of audio

amplification system was allowed to be used on the application site during the planning approval period. Any noise nuisance caused would also be enforced under relevant legislations.

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no public announcement system or any form of audio amplification system is allowed to be used on the site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.6.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.9.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;

- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.9.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 19

Section 16 Application

[Open Meeting]

A/YL-PH/894 Temporary Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years in “Agriculture” Zone, Lots 1831 RP, 1832 RP (Part), 1867 (Part), 1868 (Part), 1869 (Part), 1870 (Part), 1871 (Part), 1872 (Part), 1873 (Part), 1874 RP and 1875 RP (Part) in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/894)

72. The Committee noted that the applicant’s representative requested on 30.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

73. 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 20

Section 16 Application

[Open Meeting]

A/YL-PH/896 Proposed Temporary Material Recycling Facilities with Ancillary Workshop and Office for a Period of 3 Years in "Open Storage" Zone, Lots 827 S.B & S.C (Part), 827 S.D & S.E (Part), 864 (Part), 865 S.A-S.D (Part), 865 S.E (Part), 866 (Part), 867 (Part), and 868 (Part) in D.D. 111, Ha Che, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/896)

74. The Committee noted that the applicant's representative requested on 7.12.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

circumstances.

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/897 Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years in “Residential (Group D)” Zone, Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/897)

Presentation and Question Sessions

76. 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.

77. Members had no question on the application.

Deliberation Session

78. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 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. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

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

- (c) no heavy goods vehicle exceeding 24 tonnes, including container

tractor/trailer, 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;

- (d) the provision of boundary fencing within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 10.6.2022;
- (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 10.6.2022;
- (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 10.9.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;
- (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 10.9.2022;
- (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.”

79. 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-NSW/290 Proposed Residential Development with Wetland Habitat, and associated Filling of Ponds and Excavation of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Pok Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/290)

80. The Secretary reported that consideration of the application was rescheduled as the applicant had submitted further information.

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/429 Proposed Temporary Container Vehicle Repair Yard and Warehouse for a Period of 3 Years in “Open Storage” Zone, Lots 445 S.B and 451 RP in D.D. 96 and adjoining Government Land, Kwu Tung Road, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/429)

Presentation and Question Sessions

81. 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.

82. Members had no question on the application.

Deliberation Session

83. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 7:00 a.m., 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 vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.6.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.9.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;

- (h) in relation to (g) above, the provision of the 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 10.9.2022;
- (i) if any of the above planning condition (a), (b), (c), or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

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

Tuen Mun and Yuen Long West District

[Mr Kepler S.Y. Yuen, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), Mr Alexander W.Y. Mak, Ms Carol K.L. Kan, Mr Simon P.H. Chan, Ms Bonnie K.C. Lee 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 Items 24 and 25

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/622 Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years in “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” and “Village Type Development” Zones, Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and adjoining Government land, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/622D)

A/YL-PS/623 Proposed Temporary Residential Institution (Transitional Housing) for a Period of 7 Years in “Village Type Development” Zone, Lots 360 and 377 in D.D. 122 and adjoining Government land, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/623D)

85. The Committee agreed that as the two section 16 applications for proposed temporary transitional housing and temporary residential institution (transitional housing) were similar in nature and the application sites were located in close proximity to each other, they could be considered together.

86. The Secretary reported that the applications were submitted by Light Be (Tin Shui Wai Social Housing) Company Limited (Light Be), and LWK & Partners (Hong Kong) Limited (LWK) was one of the consultants of the applicant. The following Members had declared interests on these items:

Mr Ricky W.Y. Yu - being the Shareholder, Director and Chief Executive Officer of Light Be; and

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

87. As the interest of Mr Ricky W.Y. Yu was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the items. As Mr K.K. Cheung had

no involvement in the applications, the Committee agreed that he could stay in the meeting.

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

88. The Secretary reported that the Ping Shan Rural Committee and the villages representatives of 屏山鄉三圍六村 submitted letters to the Board on 9.12.2021 raising objection to the applications. The letter were submitted out-of-time, but the comments made in the letters were similar to those raised by them during the public inspection period of the applications and their comments had already been included in the Paper for Members' information. Members noted and had no questions to raise.

Presentation and Question Sessions

89. With the aid of a Powerpoint presentation, Mr Alexander W.Y. Mak, STP/TMYLW, briefed Members on the background of the applications, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department (PlanD) considered that the proposed temporary uses could be tolerated for a period of three years for Application No. A/YL-PS/622 and had no objection to Application No. A/YL-PS/623 on a temporary basis for a period of seven years.

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

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

- (a) details on the proposed measures to mitigate the potential impacts on the Tsui Sing Lau Pagoda (the Pagoda) near the application site (A/YL-PS/622);
- (b) how the applicant had tried to address the local views on potential impacts on the Ping Shan Heritage Trail;
- (c) whether the proposed development would create adverse traffic impact;
- (d) the follow up actions the applicant needed to undertake prior to commencement of construction works, should the application be approved;

and

- (e) why the two applications were for different durations (i.e. three and seven years).

91. In response, Mr Kepler S.Y. Yuen, DPO/TMYLW, PlanD, made the following main points:

- (a) Drawing A-5 of the Paper (A/YL-PS/622) showed that a public open space (POS) with an area of about 400m² (which would be managed by the applicant) was proposed at the eastern part of the site, so as to provide a buffer between the proposed development and the Pagoda. Stepped height profile with a 1-storey creative learning and culture activity room abutting the POS would further allow a transition to the 3-storey residential block further south to minimise visual impact on the Pagoda. The residential block with a height of 8.23m would be lower than that of the Pagoda. The separation between the Pagoda and the proposed activity room was 15m while that between the former and the residential blocks was 30m. Other mitigation measures, including the provision of buffer planting and adoption of a colour scheme to echo the ambience of the heritage and local characteristics, were proposed;
- (b) as shown on the top photo in Drawing A-6 of the Paper (A/YL-PS/622), the existing separation between the Pagoda and the site was narrow and the area proposed to be used as POS was currently fenced-off and previously used as a temporary car park. In the original scheme submitted by the applicant (as shown in the bottom left of Drawing A-6), the buffer distance between the Pagoda and the site was narrower. Taking into account local views, the applicant had revised the scheme (as shown in the bottom right of Drawing A-6) to provide a wider buffer distance of 15m from the Pagoda;
- (c) with regard to the local views on potential impact on the Ping Shan Heritage Trail, it should be noted that the two declared monuments on the Trail close to the application sites (the Sites) were the Pagoda in the south

and the Tat Tak Communal Hall in the north. Both monuments were located outside the boundaries of the Sites. Other heritage spots along the Ping Shan Heritage Trail were far away from the Sites to the south. Whilst the proposed development at the Sites would not affect the Ping Shan Heritage Trail, the Antiquities and Monuments Office advised that the Tang's clan of Ping Shan had strongly objected to the proposed developments close to the Pagoda (i.e. A/YL-PS/622) and they might close the private monuments and graded buildings under the Tang's clan ownership along the Ping Shan Heritage Trail to the public if Application No. A/YL-PS/622 was approved;

- (d) the applicant indicated that the proposed development would not generate adverse traffic impacts as the Sites were well served by frequent public transport facilities including the Mass Transit Railway Tuen Ma Line and Light Rail Transit with stations near the Sites, buses and green minibuses and that no residential car parking spaces would be provided;
- (e) since the Sites were within private lots for agricultural purpose under lease and Government Land (GL), the applicant was required to submit applications to the Lands Department for a short term wavier (STW) and short term tenancy (STT) to implement the proposed development upon approval of the planning applications and prior to the commencement of construction works; and
- (f) for Application No. S/YL-PS/622, since 'Flat' and 'Residential Institution' (RI) were neither Column 1 nor Column 2 uses under the "Other Specified Uses" annotated "Heritage and Cultural Tourism Related Uses" "OU(HCTRU)" zone, that application was submitted under provisions of the covering Notes of the OZP for temporary use that should not exceed a period of three years. For Application No. S/YL-PS/623, since the site fell within "Village Type Development" ("V") zone and 'RI' was a Column 2 use, the applicant decided to apply for a longer period of seven years. The applicant indicated that the transitional housing on both sites were planned for ten years and renewal applications would be submitted in future.

Deliberation Session

92. A Member considered that the applications could be supported but the applicant should further engage the local stakeholders to address their objecting views so as to ensure that there would be a harmonious environment between the villagers and future residents. Members noted that the Transport and Housing Bureau had been endeavouring to address the local objections and noted that an advisory clause had been recommended to advise the applicant to further liaise with the locals and relevant stakeholders on the details of proposed development before the commencement of works.

Application No. A/YL-PS/622

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 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 10.6.2022;
- (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 10.9.2022;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;
- (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 10.9.2022;

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

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

Application No. A/YL-PS/623

95. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 7 years until 10.12.2028 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 10.6.2022;
- (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 10.9.2022;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;
- (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 10.9.2022;

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

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

[The Chairman thanked Mr Kepler S.Y. Yuen, DPO/TMYLW and Mr Alexander W.Y. Mak, STP/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.

[Mr Ricky W.Y. Yu rejoined the meeting and Dr Conrad T.C. Wong left the meeting at this point.]

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/565 Proposed Bus Depots with Ancillary Public Utility Installation (Electricity Substation) in Area shown as ‘Road’, Government Land in D.D. 138 and D.D. 300, Tuen Mun (near the Main Control Building at 20 Tuen Mun Chek Lap Kok Tunnel Road)
(RNTPC Paper No. A/TM/565)

97. The Secretary reported that the application was submitted by The Kowloon Motor Bus Co. (1933) Ltd. (KMB), which was a subsidiary of Transport International Holdings Ltd. that was a principal associate of Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) and Fruit Design and Build Limited (FDB) were

two of the consultants of the applicant. The following Members had declared interests on the item:

- Miss Winnie W.M. Ng - being a director of KMB and Long Win Bus Company Limited (Long Win), and SHK having shareholding interests in KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK;
- Mr Peter K.T. Yuen - his relative being an independent non-executive director of SHK;
- Mr K.K. Cheung - his firm having current business dealings with SHK, AECOM and FDB; and
- Dr C.H. Hau - having past business dealings with AECOM.

98. The Committee noted that Miss Winnie W.M. Ng and Dr Conrad T.C. Wong had already left the meeting. As the interest of Mr Peter K.T. Yuen was indirect and Mr K.K. Cheung and Dr C.H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

99. 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.

100. Members had no question on the application.

Deliberation Session

101. A Member indicated support for the application as it could provide electricity

charging-enabling parking spaces for buses to enhance the initiatives for “Zero Carbon Emissions”.

102. 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 10.12.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a traffic management plan including details on the traffic management measures, temporary traffic scheme, and bus rescue strategies and arrangements, etc. before commencement of the operation of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission and implementation of design and associated construction works of the run-in/out before commencement of construction of the proposed development, at the applicant’s own cost, to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB;
- (c) the submission and implementation of a sewerage proposal to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services or of the TPB;
- (d) the submission of a revised qualitative landfill gas hazard assessment report including detailed design of landfill gas protection measures and the implementation of the protection measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

103. 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/HSK/336 Temporary Warehouse for a Period of 3 Years in “Residential (Group B) 3” Zone, Lot 2238 S.A RP (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/336)

Presentation and Question Sessions

104. 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.

105. Members had no question on the application.

Deliberation Session

106. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

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

- (c) no dismantling, assembling, repairing or other workshop activities will be carried out, as proposed by the applicant, is allowed on the site 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 drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.3.2022;
- (g) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.3.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;
- (i) if any of the above planning condition (a), (b), (c), (d) 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
- (j) if any of the above planning condition (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.”

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/337 Proposed Temporary Warehouse for a Period of 3 Years in
 “Government, Institution or Community” Zone, Lots 121 (Part), 123
 S.A (Part), 123 S.B (Part) and 124 (Part) in D.D. 128 and Adjoining
 Government Land, Ha Tsuen, Yuen Long

 (RNTPC Paper No. A/HSK/337)

Presentation and Question Sessions

108. With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

109. Members had no question on the application.

Deliberation Session

110. 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 “Government, Institution or Community” zone which is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed development is excessive in scale and not compatible with adjacent village dwellings.”

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/648 Temporary Drone Training Centre for a Period of 3 Years in
“Recreation” Zone, Lots 284 (Part), 285 (Part), 286 (Part), 320 (Part),
321 and 323 RP (Part) in D.D.126 and Adjoining Government Land,
Fung Ka Wai, Yuen Long
(RNTPC Paper No. A/YL-PS/648)

Presentation and Question Sessions

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

112. In response to a Member’s question, Ms Bonnie K.C. Lee, STP/TMYLW, said that the applicant should observe the Civil Aviation Department’s requirements and general safety guidelines for Small Unmanned Aircraft (SUA) operations. The main consideration was on flying safety and drones should not be operated in places that were crowded or within aircraft flight path. In fact, the SUA Order was gazetted on 16.7.2021 and would be effective on 1.6.2022. Under the SUA Order, the training requirements for drone operations would also be regulated.

Deliberation Session

113. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) only private cars, as defined in the Road Traffic Ordinance, are allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (c) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.6.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.9.2022;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal with 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.9.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

114. 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 (Presentation and Question Sessions Only)]

A/YL-LFS/411 Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/411)

Presentation and Question Sessions

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

116. Members had no question on the application.

Deliberation Session

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

- “(a) the applied development is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the

planning intention;

- (b) the applied development is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the applicant fails to demonstrate that the applied development would not have significant adverse environmental and landscape impacts on the surrounding areas; and
- (c) approval of the application would set an undesirable precedent for similar applications for warehouse use within the “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.”

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1122 Temporary Warehouse for Storage of Furniture for a Period of 3 Years in “Undetermined” Zone, Lots 1547 and 1548 in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1122)

Presentation and Question Sessions

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

119. Members had no question on the application.

Deliberation Session

120. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 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 heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.3.2022;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;
- (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 10.9.2022;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied

with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1123 Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years in “Village Type Development(1)” and “Open Space” Zones, Lots 1652 (Part), 1653 RP (Part), 1663 (Part) and 1664 (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1123)

Presentation and Question Sessions

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

123. Members had no question on the application.

Deliberation Session

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

temporary basis for a period of 3 years until 10.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:30 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 heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (d) no storage, handling or loading/unloading of used electrical appliances, computer/electronic parts, cathode-ray tubes or any other types of electronic waste, as proposed by the applicant, is allowed on the site during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.3.2022;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.1.2022;
- (h) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.6.2022;

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

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1124 Temporary Open Storage of Building and Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Packaging Activities for a Period of 3 Years in “Residential (Group A) 3”, and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 120 and D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1124)

Presentation and Question Sessions

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

127. Members had no question on the application.

Deliberation Session

128. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing trees and landscape planting on the site shall be maintained at all times during the planning approval period;
- (d) the provision of boundary fence 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 10.6.2022;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.3.2022;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.1.2022;
- (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 10.6.2022;

- (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 10.9.2022;
- (j) if any of the above planning condition (a), (b), (c) 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
- (k) if any of the above planning condition (d), (f), (g), (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.”

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

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

Agenda Item 34

Any Other Business

130. There being no other business, the meeting was closed at 5:00 p.m..