

## **TOWN PLANNING BOARD**

### **Minutes of 690<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 4.3.2022**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Dr Hon Y.S. Wong

Chief Traffic Engineer/New Territories East,

Transport Department

Mr Ken K.K. Yip

Chief Engineer (Works), Home Affairs Department

Mr Paul Y.K. Au

Principal Environmental Protection Officer (Strategic Assessment),

Environmental Protection Department

Mr Stanley C.F. Lau

Assistant Director/Regional 1,

Lands Department

Ms Trevina C.W. Kung

Deputy Director of Planning/District

Secretary

Mr C.K. Yip

**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 Alvin C.H. Kan

## **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 689<sup>th</sup> RNTPC Meeting held on 18.2.2022

[Open Meeting]

2. The draft minutes of the 689<sup>th</sup> RNTPC meeting held on 18.2.2022 were confirmed without amendments.

## **Agenda Item 2**

Matter Arising

[Open Meeting]

3. The Secretary reported and Members noted that there were textual amendments on pages 6 and 7 of the confirmed minutes of the RNTPC meeting held on 28.1.2022. The amendments were to rectify the name of the applicant's representative presented at the meeting for Item 3.

**Sha Tin, Tai Po and North District**

**Agenda Item 3**

**Section 16 Application**

[Open Meeting]

Y/ST/50              Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, To rezone the application site from “Green Belt” to “Government, Institution or Community (1)”, Lot Nos 374, 375 S.A and 375 S.B in D.D.186, To Fung Shan, Sha Tin (Ching To Yuen)  
(RNTPC Paper No. Y/ST/50A)

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

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

6.              The Committee noted that the applicant’s representative requested on 18.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the second time that the applicant requested deferment of the application. Since the last deferment, efforts had been made by the applicant to make submissions in response to departmental comments.

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

for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

### **Sai Kung and Islands District**

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

#### **Agenda Items 4 to 7**

##### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/269      Proposed Temporary Private Garden and Swimming Pool for a Period of 3 Years in “Village Type Development” Zone, Lots 1342 S.B RP (Part), 1342 S.C and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung

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A/SK-PK/270      Proposed Temporary Private Garden and Swimming Pool for a Period of 3 Years in “Village Type Development” Zone, Lots 1342 S.B RP (Part), 1342 S.E RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung

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A/SK-PK/271      Proposed Temporary Private Garden and Swimming Pool for a Period of 3 Years in “Village Type Development” Zone, Lots 1342 S.E RP (Part), 1342 S.G RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung

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A/SK-PK/272      Proposed Temporary Private Garden and Swimming Pool for a Period of 3 Years in “Village Type Development” Zone, Lots 1342 S.I RP (Part), 1342 S.K RP (Part) and 1342 RP (Part) in D.D. 221, Sha Kok Mei, Sai Kung  
(RNTPC Paper No. A/SK-PK/269 to 272)

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8. The Committee agreed that as the four applications were similar in nature, i.e. proposed temporary private garden and swimming pool for a period of 3 years within the same “Village Type Development” (“V”) zone, and the application sites (the Sites) were located in close proximity to one another, they could be considered together.

Presentation and Question Sessions

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

10. Some Members raised the following questions:

- (a) whether the applicant was an indigenous villager; and
- (b) whether the Sites were large enough for the construction of Small Houses.

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

- (a) the applicant was a private company and the current land owner of the Sites. According to the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD), the village houses adjoining the Sites were the subjects of approved Small House Grants in the form of Free Building Licences; and
- (b) except for the site of application No. A/SK-PK/270, each of the site for the other three applications was sufficient for the construction of one Small House.

[Dr Hon Y.S. Wong joined the meeting at this point.]

Deliberation Session

12. Members noted that there was no previous application at the Sites or similar

application within the same “V” zone. There was no Small House application at the Sites being processed by the Lands Department and there was sufficient land within the same “V” zone to meet the outstanding Small House applications.

13. A Member considered that the applications for temporary uses could be tolerated for a period of three years, as recommended by PlanD, having taken into account the planning assessments set out in the Paper.

14. Some Members did not support the applications for the sake of efficient use of land resources within “V” zone and considered that the proposal, even on a temporary basis, was a departure from the planning intention of “V” zone within which the Sites should be utilised for Small House development . One of the Members further expressed that once the subject applications were approved, any future renewal applications would likely be approved, similar to the renewal of approved applications for temporary uses in the rural area should there be no change in planning circumstances. Another Member also said that approval of the applications, even on a temporary basis, might set an undesirable precedent in that uses for the benefit of the applicant/land owner, and not Small House per se, would be approved within “V” zone.

15. The Vice-chairman and some Members considered that it might not be appropriate for the Committee to expect that private land within “V” zone must be developed entirely for Small House and not for other uses. Whilst the applications were for proposed temporary uses, there should be strong grounds for not approving the applications. Two Members raised concern on whether there was a need to formulate new guidelines for consideration of temporary uses within “V” zone.

16. The Chairman remarked that the subject applications should be considered based on relevant planning considerations including the individual merits of the cases. While the applications were for temporary uses, the proposed swimming pools within a residential development, namely The Wong’s, might not be temporary in nature, and hence not in line with the planning intention of the “V” zone, which was primarily intended for development of Small Houses by indigenous villagers.

17. The majority of Members generally considered that the proposed uses might not be temporary in nature and did not support the applications mainly on the ground that

proposed uses were not in line with the planning intention of the “V” zone and there was no strong justification for a departure from the planning intention even on a temporary basis.

18. After deliberation, the Committee decided to reject the applications. The reason was :

“the proposed development is not in line with the planning intention of the “Village Type Development” zone which is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.”

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

## **Agenda Item 8**

### Section 16 Application

[Open Meeting]

A/SK-TMT/76      Proposed Filling and Excavation of Land for Permitted Agricultural Use 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/76)

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19. The Committee noted that the applicant requested on 23.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

20. 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 9**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/TKO/123              Proposed School in "Green Belt" Zone, Lot No. 146 in D.D.224, Hang  
Hau, Tseung Kwan O  
(RNTPC Paper No. A/TKO/123B)

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21.        The Secretary reported that the application site was located in Tseung Kwan O. Mr L.T. Kwok had declared an interest on the item for being an employee of the Christian Family Service Centre which had 14 social service units in Tseung Kwan O.

22.        As the interest of Mr L.T. Kwok was indirect, the Committee agreed that he could stay in the meeting.

### **Presentation and Question Sessions**

23.        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.

24.        Members had no question on the application.

### **Deliberation Session**

25.        The Chairman remarked that the proposal would better utilise existing vacant building for a proposed school and Members agreed that sympathetic consideration could be

given to the application.

26. 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 4.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the 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
- (b) the submission of a Sewerage Impact Assessment and implementation of the measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB.”

27. 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 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**

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

## **Agenda Item 10**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/604      Proposed House (New Territories Exempted House - Small House) in  
“Village Type Development” and “Agriculture” Zones, Lots 32 S.A  
ss.1 and 32 S.B in D.D. 7, Tai Hang, Tai Po  
(RNTPC Paper No. A/NE-KLH/604)

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### **Presentation and Question Sessions**

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

29.      Members had no question on the application.

### **Deliberation Session**

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Tai Hang Village which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern,

efficient use of land and provision of infrastructure and services.”

## **Agenda Item 11**

### **Section 16 Application**

[Open Meeting]

A/NE-KLH/605      Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years in “Green Belt” Zone, Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po  
(RNTPC Paper No. A/NE-KLH/605)

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31.        The Committee noted that the applicant’s representative requested on 22.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

32.        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 12**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/742      Proposed Temporary Shop and Services (Store) for a Period of 3 Years  
in “Recreation” Zone, Lot 1652 S.A in D.D. 17, Lo Tsz Tin, Tai Po  
(RNTPC Paper No. A/NE-TK/742)

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### **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 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.      Members had no question on the application.

### **Deliberation Session**

35.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.9.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.12.2022;
- (c) the submission of a proposal for fire service installations (FSIs) 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 4.9.2022;

- (d) in relation to (c) above, the implementation of FSIs 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 4.12.2022; and
- (e) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 13**

#### Section 16 Application

[Open Meeting]

A/NE-TK/743      Proposed Temporary Shop and Services (Store) for a Period of 3 Years  
in “Agriculture” Zone, Lot 137 in D.D. 17, Ting Kok, Tai Po  
(RNTPC Paper No. A/NE-TK/743)

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37. The Committee noted that the applicant’s representative requested on 22.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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 14**

### Section 16 Application

[Open Meeting]

A/NE-TK/744      Proposed Temporary Place of Recreation, Sports or Culture (Picnic Area) and Shop and Services (Store) for a Period of 3 Years in “Agriculture” Zone, Lot 698 in D.D. 29, Ting Kok, Tai Po  
(RNTPC Paper No. A/NE-TK/744)

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39.      The Committee noted that the applicant’s representative requested on 22.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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.

## **Agenda Item 15**

### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/211      Temporary Logistics Warehouse for a Period of 3 Years in “Agriculture”, “Other Specified Uses” annotated “Port Back-up Uses” and “Green Belt” Zones, Lot 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan  
(RNTPC Paper No. A/NE-FTA/211)

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### Presentation and Question Sessions

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

42. Members had no question on the application.

### Deliberation Session

43. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 8:00 a.m. from Mondays to Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the provision of drainage facilities within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.9.2022;
- (d) the submission of proposals for water supplies for fire-fighting and fire service installations within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.6.2022;
- (e) the provision of 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 4.9.2022;

- (f) the implementation of traffic management measures within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 4.9.2022; and
- (g) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (c), (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

44. 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 (Presentation and Question Sessions Only)]

A/NE-LK/143      Proposed House (New Territories Exempted House) in “Village Type Development” and “Green Belt” Zones, Lots 3032 and 3033 in D.D. 39, Au Ha Village, Sha Tau Kok  
(RNTPC Paper No. A/NE-LK/143)

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### Presentation and Question Sessions

45. With the aid of some plans, 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 had no objection to the application.

46. Members had no question on the application.

### Deliberation Session

47. The Chairman remarked that the application site was subject to building entitlement under the lease and the proposed development could meet the Town Planning Board Guidelines for development within the “Green Belt” zone.

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 4.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

“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 V of the Paper.

### **Agenda Items 17 and 18**

#### Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/756      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 162 S.C ss.1 in D.D. 46, Ma Mei Ha Tsuen,  
Fanling

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A/NE-LYT/757      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 162 S.C ss.2 in D.D. 46, Ma Mei Ha Tsuen,  
Fanling

(RNTPC Paper No. A/NE-LYT/756 and 757)

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50. The Committee agreed that as the two applications were similar in nature, i.e. proposed house (New Territories Exempted House - Small House) within the same “Agriculture” zone, and the application sites were located in close proximity to each other,

they could be considered together.

#### Presentation and Question Sessions

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

52. Members had no question on the application.

#### Deliberation Session

53. After deliberation, the Committee decided to reject the applications. The reasons for each of the applications were :

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Ma Mei Ha where land is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

## **Agenda Items 19 and 20**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/758      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1770 S.A RP in D.D. 76, Leng Pei Tsuen,  
Fanling

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A/NE-LYT/759      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1770 S.E in D.D. 76, Leng Pei Tsuen, Fanling  
(RNTPC Paper No. A/NE-LYT/758 and 759)

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54.      The Committee agreed that as the two applications were similar in nature, i.e. proposed house (New Territories Exempted House - Small House) within the same “Agriculture” zone, and the application sites were located in close proximity to each other, 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 developments, 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.      Members had no question on the application.

### **Deliberation Session**

57.      After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 4.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following condition :

“the submission and implementation of a drainage proposal to the satisfaction of

the Director of Drainage Services or of the TPB.”

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

### **Agenda Item 21**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/677                  Proposed 2 Houses (New Territories Exempted Houses) in “Green Belt” Zone, Lots 715 and 722 in D.D. 5, Chuk Hang Village, Tai Po  
(RNTPC Paper No. A/TP/677A)

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#### **Presentation and Question Sessions**

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

60. In response to a Member’s question on the status of an existing structure on the application site (the Site) as shown on Plan A-4 of the Paper, Mr Kevin K.W. Lau, STP/STN, said that it was an unauthorised structure subject to enforcement action by the Lands Department and had to be demolished.

#### **Deliberation Session**

61. The Chairman remarked that the Site was subject to building entitlement under the lease and the proposed development could meet the Town Planning Board Guidelines for development within the “Green Belt” zone.

62. 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 4.3.2026, and after the said date, the permission should cease to have

effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

## **Agenda Item 22**

### Section 16 Application

[Open Meeting]

A/TP/682              Proposed House (New Territories Exempted House - Small House) in  
                          “Green Belt” and “Village Type Development” Zones, Government  
                          Land in D.D. 26, Wong Yue Tan, Tai Po  
                          (RNTPC Paper No. A/TP/682)

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64. The Committee noted that the applicant’s representative requested on 16.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

**Agenda Items 23 to 29**

**Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/706      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lots 567 S.C and 573 S.F in D.D. 8, Sha Pa  
Village, Lam Tsuen, Tai Po

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A/NE-LT/707      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lots 573 S.A and 574 S.B in D.D. 8, Sha Pa  
Village, Lam Tsuen, Tai Po

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A/NE-LT/708      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lots 573 S.B and 574 S.C in D.D. 8, Sha Pa  
Village, Lam Tsuen, Tai Po

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A/NE-LT/709      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lots 573 S.D and 574 S.G in D.D. 8, Sha Pa  
Village, Lam Tsuen, Tai Po

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A/NE-LT/710      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lots 573 S.E and 574 S.H in D.D. 8, Sha Pa  
Village, Lam Tsuen, Tai Po

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A/NE-LT/711      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 574 S.A in D.D. 8, Sha Pa Village, Lam  
Tsuen, Tai Po

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A/NE-LT/712      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 574 S.F in D.D. 8, Sha Pa Village, Lam Tsuen,  
Tai Po

(RNTPC Paper No. A/NE-LT/706 to 712)

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66.      The Committee agreed that as the seven applications were similar in nature, i.e.

proposed house (New Territories Exempted House - Small House) within the same “Agriculture” zone, and the application sites were located in close proximity to one another, they could be considered together.

#### Presentation and Question Sessions

67. With the aid of some plans, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

68. Members had no question on the application.

#### Deliberation Session

69. The Chairman remarked that the application sites were the subject of previously approved applications for Small House developments, and the associated Small House applications submitted by the applicants were being processed by the Lands Department.

70. 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 4.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following condition :

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

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

## **Agenda Item 30**

### Section 16 Application

[Open Meeting]

A/NE-LT/713      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone and area shown as ‘Road’, Government Land in  
D.D.19, Chung Uk Tsuen, Lam Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/713)

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72.      The Committee noted that the applicant requested on 25.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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 31**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/714      Renewal of Planning Approval for Temporary Private Car Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po (RNTPC Paper No. A/NE-LT/714)

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74.      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**

75.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.3.2022 to 8.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles other than private cars are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no vehicle dismantling, inspection, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the site at any time during the planning approval period;
- (c) the development should not cause any water pollution to the upper indirect water gathering ground at any time during the planning approval period;
- (d) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the existing grease trap and petrol interceptor implemented 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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2022;
- (g) in relation to (f) above, the existing drainage facilities implemented on the site shall be maintained 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.”

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

### **Agenda Item 32**

#### **Section 16 Application**

[Open Meeting]

A/NE-LT/715      Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 127, 128 (Part) and 132 (Part) in D.D. 19, Lam Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/715)

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77. The Committee noted that the applicant's representative requested on 18.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the

applicant requested deferment of the application.

78. 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 33**

#### Section 16 Application

[Open Meeting]

A/NE-LT/716      Temporary Warehouse for a Period of 3 Years in "Agriculture" and  
"Village Type Development" Zones, Lots 128 (Part) and 132 (Part) in  
D.D. 19, Lam Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/716)

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79. The Committee noted that the applicant's representative requested on 18.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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.

[The Chairman thanked Mr Tony Y.C. Wu, Mr Tim T.Y. Fung and Mr Kevin K.W. Lau, 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 34**

##### **Section 16 Application**

[Open Meeting]

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/284A)

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81.        The Committee noted that the applicant's representative requested on 22.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from the Transport Department. It was the second time that the applicant requested deferment of the application. Since the last deferment, efforts had been made by the applicant to make submissions in response to departmental comments.

82.        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 35**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/287                  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/287)

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#### **Presentation and Question Sessions**

83.                  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.

84.                  A Member, whilst having no objection to the application, enquired whether there was any measure to prevent developments from further encroaching onto the subject "Green Belt" ("GB") zone should there be similar applications in future. In response, Mr Patrick M.Y. Fung, STP/FSYLE, said that there were no trees on the application site and the proposed Small House development was in line with the Town Planning Board Guidelines No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' (the Guidelines) in that it would not involve extensive clearance of

existing natural vegetation and affect the existing natural landscape. Any future applications within the “GB” zone would be assessed in accordance with the Guidelines and relevant planning considerations.

### Deliberation Session

85. 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 4.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

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

### Agenda Item 36

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/817      Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/817)

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#### Presentation and Question Sessions

87. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The

Planning Department (PlanD) considered that the temporary use could be tolerated for a period of three years.

88. Some Members raised the following questions:

- (a) whether the applied uses of caravan holiday camp and barbecue site were already in operation on the application site (the Site); and
- (b) whether license was required for the caravan holiday camp and whether concerned government department had assessed the demand for caravan holiday camp.

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

- (a) the Site was currently used for hobby farm, caravan holiday camp and restaurant under a valid planning permission until 9.7.2024. Since the applied uses, i.e. caravan holiday camp and barbecue site with ancillary canteen, were different from the previously approved application, a fresh planning application, instead of an application for renewal of planning permission, was submitted by the applicant; and
- (b) temporary caravan holiday camp with provision of short-term sleeping accommodation falling within the definition of “hotel” or “guesthouse” would be regulated under the Hotel and Guesthouse Accommodation Ordinance. There was no information regarding the demand for caravan holiday camp. For the subject application, a new licence application for the operation of caravan holiday camp at the Site was received by the Office of the Licensing Authority of the Home Affairs Department.

#### Deliberation Session

90. A Member expressed concern on whether such kind of short-term sleeping accommodation in the rural area as the applied caravan holiday camp would be exploited as

long-term residential use. The Chairman remarked that the relevant government department would duly regulate the licensing of caravan holiday camps, and any unauthorised development on the Site not in line with that under that planning permission, if operated, would be subject to enforcement action by the Planning Authority.

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.9.2022;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.12.2022;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.9.2022;
- (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 4.12.2022;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have

effect and shall be revoked immediately without further notice; and

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

92. 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/YL-KTN/818      Temporary Place of Recreation, Sports of Culture (Hobby Farm) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 912 (Part) and 913 RP (Part) in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/818)

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93. The Committee noted that the applicant requested on 25.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

94. 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/YL-KTN/820      Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 821, 822, 824, 826 and 827 in D.D. 109, Kam Tin North, Yuen Long  

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

## **Agenda Item 39**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/915      Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Residential (Group C)” Zone, Lot 452 RP (Part) in D.D. 109, Kam Tin, Yuen Long  

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96.      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**

97.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.3.2022 until 22.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a) no vehicles without valid licences issued under the Road Traffic

(Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;

- (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) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period;
- (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 implemented 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 23.6.2022;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (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.”

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

### **Agenda Item 40**

#### Section 16 Application

[Open Meeting]

A/YL-KTS/916      Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1185 S.G RP in D.D. 106, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/916)

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99. The Committee noted that the applicant requested on 25.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

100. 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 41**

### Section 16 Application

[Open Meeting]

A/YL-PH/892      Proposed Temporary Tent Camping Ground for a Period of 3 Years in  
“Conservation Area” Zone, Lot 74 in D.D. 108, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/892)

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101.      The Committee noted that the applicant requested on 23.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the second time that the applicant requested deferment of the application. Since the last deferment, efforts had been made by the applicant to make submissions in response to departmental comments.

102.      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 42**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/906      Temporary Warehouse for Storage of Hydroelectric Engineering Construction Material for a Period of 3 Years in “Open Storage” and “Village Type Development” Zones, Lot 644 in D.D. 111, Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/906)

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### **Presentation and Question Sessions**

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

104.      Members had no question on the application.

### **Deliberation Session**

105.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
  
- (b) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) the 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 4.9.2022;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.12.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.9.2022;
- (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 4.12.2022;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[Dr Venus Y.H. Lun left the meeting at this point.]

### **Agenda Item 43**

#### **Section 16 Application**

[Open Meeting]

A/YL-NTM/434      Proposed Public Utility Installation (Low Voltage Cable Laying) and associated Filling and Excavation of Land in “Conservation Area” and “Green Belt” Zones, Lot 518 (Part) in D.D. 98 and adjoining Government Land, Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/434)

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

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

108.      The Committee noted that the Planning Department (PlanD) requested to defer making a decision on the application. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that could stay in the meeting but should refrain from participating in the discussion. As the interest of Mr Ricky W.Y. Yu was indirect and Mr K.K. Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

109.      The Committee noted that in view of the situation of COVID-19 and the latest special work arrangement for government departments, the District Planning Offices of PlanD had suspended all fieldwork, including visits to application sites for gathering

background information, and some relevant background information of the application site, which was essential for the consideration of the application by the Committee, was not yet available. Therefore, PlanD requested that a decision on the application be deferred until such information became available.

110. After deliberation, the Committee decided to defer a decision on the application and that the application be submitted to the Committee for consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site could be made available.

#### **Agenda Item 44**

##### **Section 16 Application**

[Open Meeting]

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/612)

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

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

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

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

Mr Ricky W.Y. Yu - being a member of CLP Customer Consultative Group.

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

113. The Committee noted that the applicant's representative requested on 22.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

## **Agenda Item 45**

## Section 16 Application

## [Open Meeting (Presentation and Question Sessions Only)]

- A/YL-ST/613      Temporary Parking of Lorry Cranes for Sale with Ancillary Maintenance Workshop for a Period of 3 Years in “Residential (Group D)” Zone, Lots 155 (Part) and 157 in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/613)

## Presentation and Question Sessions

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

116. Members had no question on the application.

## Deliberation Session

117. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 7:00 a.m. from Mondays to Saturdays, as proposed by the 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) only lorry crane (vehicle length not over 7m) 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 public road at all times during the planning approval period;
- (e) 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 4.6.2022;
- (f) in relation to (e) above, the existing 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 Director of Fire Services or of the TPB by 4.9.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 4.12.2022;
- (i) if any of the above planning condition (a), (b), (c), (d) 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 (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.”

118. 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**

[Ms Janet K.K. Cheung, Ms Carol K.L. Kan, 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 46 and 47**

#### **Section 16 Applications**

[Open Meeting]

A/TM/567              Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use in “Industrial” Zone, 13 San On Street, Tuen Mun

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A/TM/568              Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use in “Industrial” Zone, 15 San On Street, Tuen Mun  
(RNTPC Paper No. A/TM/567 and 568A)

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119.        The Secretary reported that T.K. Tsui & Associates Limited (TKT) was one of the consultants of the applicant, which was the same for both applications, and Mr K.K. Cheung had declared an interest on the items for his firm having current business dealings with TKT.

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

121.        The Committee noted that the applicant’s representative requested on 18.2.2022 deferment of consideration of the applications for two months so as to allow more time to address comments from relevant government departments. It was the second time that the applicant requested deferment of the applications. Since the last deferment, efforts had been made by the applicant to make submissions in response to departmental comments.

122.        After deliberation, the Committee decided to defer a decision on the applications as requested by the applicant pending the submission of further information from the

applicant. The Committee agreed that the applications 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 applications 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 48**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-SKW/113      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and associated Excavation of Land in “Green Belt” and “Village Type Development” Zones, Lots 1386 and 1387 in D.D.375, So Kwun Wat, Tuen Mun  
(RNTPC Paper No. A/TM-SKW/113A)

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#### Presentation and Question Sessions

123.      With the aid of some plans, Ms Janet K.K. Cheung, 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.

124.      Members had no question on the application.

#### Deliberation Session

125.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.3.2025 on the terms of the application as

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

- “(a) no site formation, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no audio amplification system of any form, 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 4.12.2022;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.9.2022;
- (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 4.12.2022;
- (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;
- (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; and
- (i) 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.”

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

## **Agenda Item 49**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/288              Proposed Temporary Shop and Services for a Period of 6 Years in  
                          "Open Space" Zone, Lot 4585 RP (Part) in D.D. 116, Tai Kei Leng,  
                          Yuen Long  
                          (RNTPC Paper No. A/YL/288)

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### **Presentation and Question Sessions**

127. 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.

128. Members had no question on the application.

### **Deliberation Session**

129. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 4.3.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- "(a) only private car and light van are allowed to enter/be parked on the site, as proposed by the applicant, at all times 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 4.9.2022;

- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.12.2022;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.9.2022;
- (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 4.12.2022;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 50**

Section 16 Application

[Open Meeting]

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/1129)

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131.      The Committee noted that the applicant’s representative requested on 23.2.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

132.      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 51**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/421      Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 2393 RP (Part) and 2394 RP in D.D.129, Lau Fau Shan, Yuen Long

(RNTPC Paper No. A/YL-LFS/421)

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### **Presentation and Question Sessions**

133.      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.

134.      Members had no question on the application.

### **Deliberation Session**

135.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 7:00 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 on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any

- time during the planning approval period;
- (d) no open storage or workshop activities should be carried out on the site at any time during the planning approval period;
  - (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.9.2022;
  - (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 4.12.2022;
  - (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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.9.2022;
  - (i) in relation to condition (h) 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 4.12.2022;
  - (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
  - (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

## **Agenda Item 52**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/422      Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lots 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281 and 1282 in D.D.129, Lau Fau Shan, Yuen Long

(RNTPC Paper No. A/YL-LFS/422)

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### **Presentation and Question Sessions**

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

138. In response to the Chairman’s enquiry, Ms Bonnie K.C. Lee, STP/TMYLW, said that the application site (the Site) was previously the subject of planning enforcement action against unauthorised storage and workshop uses during 2020-2021, which was subsequently discontinued. The current storage use on the Site would be subject to planning enforcement action.

### **Deliberation Session**

139. 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 (TPB) Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the applied development is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the applied development would not have significant adverse landscape impacts on the surrounding areas;
- (c) the applicant fails to demonstrate that the applied development would not generate adverse traffic impact on the surrounding areas; and
- (d) 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 53**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/653      Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years in “Residential (Group A) 6”, “Recreation” and “Village Type Development” Zones, Various Lots in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long

(RNTPC Paper No. A/YL-PS/653)

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140.      The Secretary reported that the application site is located in Ping Shan and Mr

Ricky W.Y. Yu had declared an interest on the item for his firm having a project in Ping Shan.

141. As the interest of Mr Ricky W.Y. Yu was indirect, the Committee agreed that he could stay in the meeting.

142. 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

143. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.3.2022 until 15.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 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 medium or heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance, buses exceeding 16 seats, container vehicles, container tractors and trailers are allowed to be parked/enter on the site at any time during the planning approval period;
- (d) the delivery route to and from the site via Tin Wah Road, as proposed by the applicant, should be adhered to at all times during the planning approval period;
- (e) the existing fencing on the site should 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 submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 16.6.2022;
- (h) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.4.2022;
- (i) 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 16.9.2022;
- (j) in relation to (i) 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 16.12.2022;
- (k) if any of the above planning condition (a), (b), (c), (d), (e) 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
- (l) if any of the above planning condition (g), (h), (i) or (j) 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.”

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

## **Agenda Item 54**

### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/287      Temporary Public Vehicle Park (excluding Container Vehicle) for Letting of Surplus Monthly Parking Spaces to Non-residents for a Period of 5 Years in “Residential (Group A)” Zone, Shui Pin Wai Estate, Yuen Long

(RNTPC Paper No. A/YL/287)

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

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

146.      The Committee noted that Dr Hon Y.S. Wong had already left the meeting.   As the interests of Mr Paul Y.K. Au and Dr Conrad T.C. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.   As Mr K.K. Cheung had no involvement in the application and the interest of Mr L.T. Kwok was indirect,

the Committee agreed that they could stay in the meeting.

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

#### Presentation and Question Sessions

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

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 5 years until 4.3.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following condition :

“priority should be accorded to the residents of Shui Pin Wai Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.”

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

## **Agenda Item 55**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/290              Proposed Underground Public Vehicle Park (excluding Container Vehicle) and Re-provisioning of Permitted Sports Facilities in “Open Space” Zone, Tung Tau Industrial Area Playground, Keung Yip Street, Yuen Long

(RNTPC Paper No. A/YL/290)

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151.        The Secretary reported that the application was submitted by the Transport Department (TD) and WSP (Asia) Limited (WSP) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Ken K.K. Yip              - being a representative of TD; and  
*(as Chief Traffic  
Engineer/  
New Territories East,  
TD)*

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

152.        As the interest of Mr Ken K.K. Yip was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

[Mr Ken K.K. Yip left the meeting at this point.]

### **Presentation and Question Sessions**

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

154. In response to the Chairman's enquiry, Mr Steven Y.H. Siu, STP/TMYLW, said that a parking demand assessment had been conducted by TD which confirmed that there was considerable parking demand in the Tung Tau Industrial Area. To address the identified demand, the proposed underground public vehicle park would provide 190 parking spaces including spaces for 100 commercial vehicles, in support of the commercial and industrial activities in the area.

#### Deliberation Session

155. The Chairman remarked that the proposal could optimise utilisation of the application site with provision of parking spaces to meet the demand as assessed by TD and re-provisioning of aboveground sports and recreational facilities, the latter of which was in line with the planning intention of the "Open Space" zone.

156. 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 4.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- "(a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (b) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB;
- (c) the design and provision of the vehicular access to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB; and
- (d) the design and provision of the underground public vehicle park to the satisfaction of the Commissioner for Transport or of the TPB."

157. The Committee also agreed to advise the applicant to note the advisory clauses as

set out at Appendix III of the Paper.

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

## **Agenda Item 56**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/541      Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 4888 RP (Part) in D.D.116 and Adjoining Government Land, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/541)

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### **Presentation and Question Sessions**

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

### **Deliberation Session**

159.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.3.2022 to 15.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a 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 16.9.2022;
- (b) in relation to (b) 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 16.12.2022; and

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

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

### **Agenda Item 57**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1145 Proposed Temporary Shop and Services for a Period of 5 Years in  
“Open Space” Zone, Lots 1145 S.P RP and 1145 S.Q RP in D.D.  
121,Tong Yan San Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1145)

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#### **Presentation and Question Sessions**

161. 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.

162. Members had no question on the application.

#### **Deliberation Session**

163. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 4.3.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of

planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.9.2022;

- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.12.2022;
- (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 the Director of Fire Services or of the TPB by 4.9.2022;
- (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 4.12.2022;
- (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.”

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

## **Agenda Item 58**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1146 Proposed Service Reservoirs with Associated Excavation and Filling of Land in “Green Belt” Zone, Lots 1829 S.A ss.2 (part), 1829 S.A ss.3 (part) and 1829 S.A RP (part) in D.D. 121 and Adjoining Government Land, Yuen Long

(RNTPC Paper No. A/YL-TYST/1146)

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165. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD). Ove Arup & Partners Hong Kong Limited (ARUP) was the consultant of the applicant. The following Members had declared interests on the item:

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|----------------|---|
| Mr K.K. Cheung | - his firm having current business dealings with ARUP; and  |
| Dr C.H. Hau    | - currently conducting contract research project with CEDD. |

166. As 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**

167. With the aid of a Powerpoint presentation, Mr Steven Y.H. Siu, 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.

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

- (a) whether the existing walking trails would be affected, as mentioned in the public comments, and if so, whether there was any reprovisioning proposal;

- (b) details of the proposed landscape and visual mitigation measures, and whether ecological restoration approach and planting of native species would be adopted; and
- (c) whether the green roofs of the proposed service reservoirs would be open for public use.

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

- (a) as shown on Plan A-2 of the Paper, part of an existing walking trail falling within the Site would be affected. With reference to Drawing A-2 of the Paper, a potential footpath connecting the existing walking trails to the west and the local road leading from Long Hon Road to the east was confirmed as technically feasible by the applicant and would be further developed at the detailed design stage;
- (b) the proposed landscape and visual mitigation measures included landscaping of cut slopes, green roofs atop the proposed service reservoirs, screening/vertical/buffer planting and visually sensitive treatment of retaining walls and structures. In respect of impacts on existing trees, 69 trees would be retained in situ and 4 trees would be transplanted. Compensatory tree planting at a rate of not less than 1:1 was proposed. As the proposal was under detailed design, there was scope to review the proposed landscape mitigation measures with emphasis on ecological restoration; and
- (c) while the roofs of the proposed service reservoirs would be landscaped, the design had duly allowed for potential recreational uses atop, should relevant parties decide to take forward proposals for recreational and associated uses in the future.

#### Deliberation Session

170. A Member, whilst supporting the application, considered that an ecological

restoration approach should be adopted for the landscape mitigation measure, in particular the need for planting of native species for compensation. The Chairman also remarked that there was potential to provide recreational facilities atop the service reservoirs for public use.

171. The Chairman concluded that Members generally had no objection to the proposed service reservoirs which were essential infrastructures to meet the long-term water demands of the new development areas. The project proponent could be advised to review the proposed landscape mitigation measures with emphasis on restoration of affected habitat and planting of native species, and to explore the feasibility of providing public recreational facilities atop the service reservoirs. The Chairman proposed and Members agreed that relevant advisory clauses to this effect could be incorporated in the planning permission.

172. 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 4.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

“to review the proposed landscape mitigation measures with the emphasis on restoration of affected habitat and planting of native species”; and

“to consider providing public recreational facilities on the green roofs of the service reservoirs.”

## **Agenda Item 59**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1147    Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machinery for a Period of 3 Years in “Undetermined” Zone and area shown as ‘Road’, Lots 348 RP (Part), 349 RP, 350 RP (Part), 351 (Part), 352 (Part), 353 S.A RP (Part), 353 S.B (Part), 361 RP and 362 RP in D.D. 119, Yuen Long  

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### **Presentation and Question Sessions**

174.    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**

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

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2022;
- (f) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (g) if any of the above planning condition (a), (b), (c), (d) 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
- (h) if the above planning condition (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Ms Janet K.K. Cheung, Ms Carol K.L. Kan, 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 60**

Any Other Business

177. There being no other business, the meeting was closed at 4:45 p.m.