

TOWN PLANNING BOARD

**Minutes of 694th Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 6.5.2022**

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr K.L. Wong

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

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

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

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

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

Secretary

Absent with Apologies

Mr Vincent K.Y. Ho

Mr L.T. Kwok

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 Brian C.L. Chau

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 693rd RNTPC Meeting held on 22.4.2022

[Open Meeting]

2. The draft minutes of the 693rd RNTPC meeting held on 22.4.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/SK-SKT/3 Application for Amendment to the Approved Sai Kung Town Outline Zoning Plan S/SK-SKT/6, To rezone the application site from “Village Type Development” to “Residential (Group B) 6”, Various Lots in D.D. 221 and adjoining Government Land, Sha Ha, Sai Kung
(RNTPC Paper No. Y/SK-SKT/3A)

Presentation and Question Sessions

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

PlanD

- | | |
|-----------------------|---|
| Ms Caroline T.Y. Tang | - District Planning Officer/Sai Kung & Islands (DPO/SKIs) |
| Ms Jane W.L. Kwan | - Senior Town Planner/Sai Kung & Islands (STP/SKIs) |
| Mr Matthew L.H. Tai | - Town Planner/Sai Kung & Islands District (TP/SKIs) |

Applicants' Representatives

Wisdom Glory Ltd./ Salechoice Properties Ltd.

Mr Wong Wai Kong

Vision Planning Consultants Ltd.

Mr Kim Chan

Ms Margaret Szeto

Indigenous Inhabitant Representative (IIR) of Sha Ha

Mr Lau Kwok Kee

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

6. With the aid of a PowerPoint presentation, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD did not support the

application.

7. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of PowerPoint presentation and a video, Mr Kim Chan and Mr Wong Wai Kong, the applicant's representatives, made the following main points:

- (a) the Site was originally zoned "Residential (Group 3)" on the Sai Kung Town Outline Development Plan No. D/SK-T/1 for low-rise residential development back in 1980s, but was later rezoned to "Village Type Development" ("V") on the Sai Kung Town North Planning Area 4 Layout Plan No. L/SK-T4/1 in late 1990s to meet the needs for future expansion of Sha Ha Village and possible re-site of houses which might be affected by government projects. However, over the past 30 years, the 'village environs' ('VE') of Sha Ha had been reduced and the excised area was developed into non-Small House (SH) developments, including residential developments to the north of the Site and the comprehensive development to the west. Hence, it was considered that the Site was no longer required to serve the original planning intention, i.e. village type development, and should be released for other uses;
- (b) many of the local villagers were now living overseas and they did not intend to apply for SHs within the "V" zone. Together with the SH demand arising from two villagers currently residing overseas, it was estimated that the total SH demand would be five. Nevertheless, the remaining "V" zone area after rezoning could still accommodate 11 SHs. It was also agreed among the villagers that "cross-village" applications in Sha Ha would not be agreed. In view of the above, the applicant did not agree that there was a need to reserve the Site for SH development;
- (c) the Site was strategically located in an area close to the Hong Kong University of Science and Technology, the Chinese University of Hong Kong, the Hong Kong Science and Technology Parks, Sai Kung Town Center, which were attractive to local and foreign talents and their families. With the infrastructure already in place, the Site was readily

available for development;

- (d) concerning the proposed development scale, stepped building height design (ranging from 2 to 7 storeys) and setback arrangement would be adopted in order to be harmonious with the beachside setting and to minimise potential visual and air ventilation impacts on the surroundings;
- (e) the applicants undertook to liaise with the utility company to relocate the gas pipes located to the southwest of the site;
- (f) regarding archaeological preservation measures to be adopted, the applicants were willing to engage an archaeologist to carry out a detailed site archaeological investigation, including but not limited to the four different degrees of mitigation measures as indicated in the submission dated 29.11.2021, namely (i) rescue excavation; (ii) intense survey; (iii) archaeological screening; and (iv) archaeological observation/non-excavation, upon the approval of this rezoning application;
- (g) given that the Site fell within the Sha Ha Site of Archaeological Interest (SHSAI), the applicant had no objection to, and subject to Antiquities and Monuments Office (AMO)'s consideration, the imposition of special condition in the future lease requiring the conduct of detailed archaeological survey and archaeological investigation before building plan submission; and
- (h) no adverse impact on the surroundings in respect of traffic, visual, landscape etc., and relevant government departments had no objection to or no comment on the application. Also, villagers and the IIR of Sha Ha as well as Sai Kung Rural Committee had no objection to the development proposal.

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

9. The Vice-chairman asked whether there were other villages near Sha Ha Village for “cross-village” SH applications. In response, Ms Caroline T.Y. Tang, DPO/SKIs, with the aid of a Powerpoint slide showed the extent of the ‘VE’ of Sha Ha and stated that a majority of the Site fell within the ‘VE’. She said that there were existing SHs located to the north of the Site. Other recognised villages near Sai Kung Town Centre included Sha Kok Mei and Tui Min Hoi. Hence, reserving land for village-type development within the Site and its vicinity was considered appropriate.

10. Members raised the following questions in respect of archaeological impact assessment:

- (a) the level of details of the archaeological impact assessment generally required to be submitted and the timing of such submission; and
- (b) how much efforts had been made by the applicant on archaeological investigation work/formulation of preservation measures.

11. In response, Ms Caroline T.Y. Tang, DPO/SKIs, said that AMO undertook a survey in 2005 which indicated that the SHSAI had high archaeological potential and the majority of the Site fell within it. A planning application for comprehensive residential development at a site located to the west of the Site was approved by the Committee in January 2022. Under that application, the applicants submitted an engineering proposal on the SHSAI with proposed mitigation measures on which the AMO had no adverse comment. However, such information was not available in support of the current application, and hence AMO objected in-principle to the current development proposal.

12. Mr Kim Chan, the applicants’ representative, responded that the proposed development was subject to detailed design and the applicants would engage professionals to carry out a detailed site archaeological investigation, including but not limited to the four different degrees of mitigation measures as indicated in the submission, upon the approval of the rezoning application.

13. Members raised the following questions regarding SH development in the area:

- (a) the details of the 10-year SH demand forecast, in particular whether there were any further updates of the forecast in 2014 and whether the private lots involved in 12 previously approved but later withdrawn SHs within the Site were currently owned by the applicants; and
- (b) whether the applicants had obtained consent from the villagers of Sha Kong Village regarding the development proposal.

14. In response, Ms Caroline T.Y. Tang, DPO/SKIs, said that there were 34 SH applications within the Site, among which, 22 were withdrawn, and 12 were approved. As the land ownership of the 12 approved SH applications had changed, they would not be further processed by LandsD and hence were no longer valid. She also added that information regarding the SH demand forecast was provided by the IIR of Sha Ha in 2014 and received from Lands Department (LandsD).

15. Mr Wong Wai Kong, the applicants' representative, confirmed that the private lots involved in the 12 previously approved SH applications within the Site were currently owned by the applicants. Mr Lau Kwok Kee, the IIR of Sha Ha, also stated that they had discussed with the local villagers about the proposed development and the villagers, whilst having no comment on the development proposal, agreed that the proposal could uplift the amenity of the area.

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

Deliberation Session

17. The Chairman recapitulated the major factors for Members' consideration of the subject application. Firstly, there was a need to ascertain whether the planning intention of the "V" zone to provide land suitable for village expansion and for development of SHs by

indigenous villagers, instead of residential zoning designated on outdated administrative plan, was still valid. Although the Site was currently owned by the applicants, change of land ownership in future could not be ruled out and PlanD considered that the rezoning of the Site from “V” to “R(B)6” would result in insufficient land within the remaining “V” zone to meet the SH demand of the local villagers and to cater for future village expansion. Secondly, consideration should be given as to whether it was appropriate to approve the application having noted that the applicants had yet to address AMO’s concern on archaeological aspect in the current submission. Should the Site be rezoned to “R(B)6” and no planning permission was required, there would be no mechanism to ensure that the archaeological concern would be addressed before implementation of the proposed residential development. Such practice would also deviate from the Committee’s previous practice when considering an application for comprehensive residential development in an adjacent site under which the applicants had submitted adequate information and proposals regarding the archaeological aspect.

18. Two Members considered that the Site, which had been left vacant for some time, should be better utilized given its reasonable size, its location near the beach, and its availability for development. On the other hand, having noted that there was still a demand for SH developments in Sha Ha, more Members were concerned that there might not be adequate land within the remaining “V” zone to meet the demand. Although the IIR of Sha Ha had confirmed that villagers of Sha Ha had no intention for SH developments within the “V” zone, the IIR might not necessarily represent the views of all villagers and the villagers might in future apply for planning permission for SH development in other areas should the Site be rezoned to “R(B)6” leaving inadequate land for SH development. Regarding the archaeological aspect, the Committee considered that the issue had not been properly addressed at the rezoning application stage and the applicants’ commitment to tackle the matter in the detailed design/implementation stage was not acceptable.

19. A Member enquired whether the proposed rezoning, if agreed by the Committee, would be in force with immediate effect. In response, the Chairman said that upon the Committee’s agreement to the application, PlanD would work out the appropriate amendments to the concerned Outline Zoning Plan (OZP), as well as the development restrictions and requirements to be set out in the Notes and/or the Explanatory Statement for the Committee’s consideration and agreement prior to gazetting under the Town Planning

Ordinance. Only until then, the new zoning would be in force and the relevant statutory requirements would need to be observed.

20. After deliberation, the Committee decided not to agree to the application for the following reasons :

- “(a) the application site falls within an area zoned “Village Type Development” (“V”) and the ‘village environs’ of Sha Ha. There is no strong planning justification for rezoning the application site from “V” to “Residential (Group B) 6” to make provision for non-Small House developments. The current “V” zone for the application site is considered appropriate and should be retained to reserve land for meeting the demand for Small House development and village expansion; and
- (b) the applicants fail to demonstrate that the proposed rezoning would not have adverse archaeological impacts on the Sha Ha Site of Archaeological Interest.”

Tuen Mun and Yuen Long West District

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-LFS/11 Application for Amendment to the Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11, To rezone the application site from “Recreation” to “Government, Institution or Community (1)”, Lots 1966 S.A, 1966 RP, 1968, 1969, 1970, 1975 RP, 2024 RP (Part) in D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long

(RNTPC Paper No. Y/YL-LFS/11C)

Presentation and Question Sessions

21. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

- Mr Kepler S.Y. Yuen - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)
- Ms Bonnie K.C. Lee - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)
- Mr Keith P.S. Wong - Town Planner/Tuen Mun & Yuen Long West (TP/TMYLW)

Applicant's Representatives

Toco Planning Consultants Ltd.

Mr Daniel Wei

Mr Ted Chan

Ms Jacqueline Ho

Chee Wan Sen Yuen Co Ltd.

Mr Man Kim Fai

Mr Wong Tsz Chung

Fotton Ela Architects Ltd.

Mr Ervin Lee

Mr Leung Wing Tai

Mr Aldrich Lee

RL Consultancy Ltd.

Ir. David Wong

Ramboll Hong Kong Ltd.

Mr Cheng Chi Ming

22. With the aid of a PowerPoint presentation, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

23. The Chairman then invited the applicant's representatives to elaborate on the application. Mr Daniel Wei, the applicant's representative, stated that he had no further information to add and agreed with PlanD's assessments.

24. As the presentation of PlanD's representative had been completed and the applicant's representatives had no further point to make, the Chairman invited questions from Members.

25. Members raised questions on the following:

- (a) the rationale for rejecting a similar application (No. Y/YL-LFS/8) near the Site;
- (b) whether rezoning of the Site to "Government, Institution or Community" ("G/IC") would jeopardise the integrity of the "Recreation" ("REC") zone noting that the Site was located in the middle of the subject "REC" zone, and whether there were other similar uses in the area, and if approval of the current application would set a precedent for similar planning applications;
- (c) with the Site located within the area covered by the Northern Metropolis Development Strategy (the Strategy), whether the current development proposal would affect the planning under the Strategy;
- (d) whether the neighbouring residents had raised objection to the

application; and

- (e) the rationale of PlanD's recommendation on putting 'Columbarium' and 'Religious Institution' uses under Column 1 (use always permitted) of the proposed "G/IC(1)" zone as opposed to the applicant's proposal by putting both uses under Column 2.

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

- (a) the similar application (No. Y/YL-LFS/8) was rejected on grounds of no strong planning justification for piecemeal rezoning to facilitate the proposed development; failure to demonstrate no adverse traffic impact; and setting of undesirable precedent. While the rejected similar application was for a new columbarium development before the enactment of the Private Columbarium Ordinance (PCO), the current application was for regularising a pre-cut-off columbarium within 3 existing New Territories Exempted Houses (NTEHs) under the PCO. The circumstances of the current application were unique for which special considerations should be warranted if compared with the rejected similar application;
- (b) should the Site be rezoned to "G/IC" and with 'Place of Recreation, Sports or Culture' put under Column 1 as in other "G/IC" zones, the function of the "REC" zone for recreational development for the use of the general public would not be jeopardised. Based on the currently available information, there was no other pre-cut-off columbarium in the neighbouring area that was yet to be submitted to the TPB for consideration. Nonetheless, even if there was such application, each case would be considered on its own individual basis;
- (c) the study for the development of Lau Fau Shan area under the Strategy was yet to commence. As a general practice, approved planning applications would be considered as committed

developments that would be taken into account in the future study;

- (d) there was no indication that the objecting comments were submitted by the nearby residents. Given that access to the Site would be via existing brownfield operations and not pass through scattered residential developments in the area; and the applicant had committed that no burning of ritual paper, incense, joss stick and candle would be allowed at the Site, adverse impacts or environmental nuisance on the neighbouring residents was not anticipated; and

- (e) the applicant had submitted a detailed development proposal with supporting technical assessments, and concerned departments had no in-principle objection to or adverse comment on the notional scheme. Also, there would be control mechanism on details and technical requirements of the proposed columbarium use under the licence regime of PCO. Hence, should the Committee agree to the application, consideration could be given to streamlining the development control process by placing 'Columbarium' under Column 1 of the proposed "G/IC(1)" zone with stipulation of appropriate development restrictions (such as maximum building height and number of niches). Besides, under the Master Schedule of Notes to Statutory Plans promulgated by the Board, 'Religious Institution' is a use always permitted in the "G/IC" zone. Hence, 'Religious Institution' could also be put under Column 1 of the proposed "G/IC(1)" zone. Nevertheless, concerned government departments and the Committee would be further consulted on the above in the subsequent OZP amendment process, which would also be subject to public scrutiny.

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

applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation

28. The Chairman recapitulated that the current application was for rezoning the Site from "REC" to "G/IC(1)" to regularise the existing columbarium use, which had been in operation before the cut-off time under PCO in 2014, by mainly making use of 3 existing NTEHs within the Site. The applicant had submitted relevant technical assessments as well as traffic management measures and crowd management plans to support the development proposal. No adverse comments were received from the relevant government departments. Should the application be approved, the operation of the columbarium would also be subject to the licensing requirement under PCO. In view of the above, PlanD had no in-principle objection to the application and recommended that 'Columbarium' and 'Religious Institution' uses be put under Column 1 of the proposed "G/IC(1)" zone.

29. After deliberation, the Committee decided to partially agree to the application, and that 'Columbarium' and 'Religious Institution' could be put under Column 1 of the proposed "G/IC(1)" zone with the stipulation of appropriate development restrictions (such as maximum BH and number of niches). The Committee noted that PlanD would work out the appropriate amendments to the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 including zoning boundaries, as well as the development restrictions and requirements to be set out in the Notes and/or Explanatory Statement for its consideration and agreement prior to gazetting under the Town Planning Ordinance.

Agenda Item 5

Section 12A Application

[Open Meeting]

Y/YL/17

Application for Amendment to the Approved Yuen Long Outline Zoning Plan No. S/YL/25, To rezone the application site from “Village Type Development” to “Government, Institution or Community (7)” and Amend the Notes of the zone applicable to the site, Lots 1695 S.D RP, 1741 RP and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land, Tai Kei Leng, Yuen Long
(RNTPC Paper No. Y/YL/17A)

30. The Committee noted that the applicant’s representative requested on 27.4.2022 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 to respond to departmental comments.

31. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within 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, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Sai Kung and Islands District

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

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBN/67 Proposed Public Utility Installation (Pole with Pole Mounted Transformer and Underground Cables) and Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 238, Hang Hau Wing Lung Road, Clear Water Bay, Sai Kung
(RNTPC Paper No. A/SK-CWBN/67B)

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

Dr Jeanne C.Y. Ng - being the director of the CLP Research Institute of CLP; and

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

33. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

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

Presentation and Question Sessions

34. 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.

35. Members had no question on the application.

Deliberation Session

36. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 6.5.2026, 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.

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

[The Chairman thanked Ms W.H. Ho, STP/SKIs, for her attendance to answer Members' enquiries. She left the meeting at this point.]

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

Sha Tin, Tai Po and North District

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

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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/605A)

Presentation and Question Sessions

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

39. Members had no question on the application.

Deliberation Session

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no sinking of wells, blasting, drilling or piling works are allowed on the application site at all times during the planning approval period;
- (b) the submission of a proposal of preventive measures against water pollution within the upper indirect water gathering grounds within 3 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 5.8.2022;
- (c) in relation to (b) above, the implementation of the proposal of preventive measures against water pollution within the upper indirect water gathering grounds within 6 months from the date of planning approval to the

satisfaction of the Director of Water Supplies or of the TPB by 5.11.2022;

- (d) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.8.2022;
- (e) in relation to (d) above, the implementation of the 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 5.11.2022;
- (f) the submission of a proposal for fire services installations and water supplies for fire-fighting within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.8.2022;
- (g) in relation to (f) above, the implementation of the proposal for fire services installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.11.2022;
- (h) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (b), (c), (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

set out at Appendix V of the Paper.

Agenda Item 8

Section 16 Application

[Open Meeting]

A/NE-SSH/142 Proposed Comprehensive Residential and Commercial Development with Government, Institution or Community Facilities with Minor Relaxation of Gross Floor Area and Building Height Restrictions (Proposed Amendments to the Approved Master Layout Plan) in “Comprehensive Development Area”, “Government, Institution or Community”, “Village Type Development”, “Open Space”, “Green Belt”, “Country Park” Zones and area shown as ‘Road’, Tai Po Town Lots 157 RP and 253 and Various Lots in D.D. 165, D.D. 207 and D.D. 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung (RNTPC Paper No. A/NE-SSH/142)

42. The Secretary reported that the application was submitted by Light Time Investments Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK), and AECOM Asia Company Limited was one of the consultants of the applicant. The following Members had declared interests on the item:

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win), and SHK being one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK; and
- Dr C.H. Hau - having past business dealings with AECOM.

43. The Committee noted that the applicant had requested deferment of consideration of the application. As the interests of Miss Winnie W.M. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion. As Dr C.H. Hau had no involvement in the application, he could stay in the meeting.

44. The Committee noted that the applicant's representative requested on 21.4.2022 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.

45. 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/TP/680 Proposed House (New Territories Exempted House - Small House) in
"Green Belt" Zone, Government Land in D.D. 26, Ha Tei Ha Village,
Shuen Wan, Tai Po

(RNTPC Paper No. A/TP/680A)

46. The Secretary reported that the application site was located in Tai Po. Dr Venus Y.H. Lun had declared an interest on the item for owning a property in Tai Po. As the property owned by Dr Venus Y.H. Lun had no direct view of the application site, the

Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

47. 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.

48. A Member enquired on the rejection reasons for a number of Small House (SH) applications located to the further south of the application site (the Site), which were closer to the “Village Type Development” (“V”) zone, as well as the considerations for approving the one located to the immediate south of the Site. In response, Mr Kevin K.W. Lau, STP/STN, stated that the concerned applications were rejected mainly on the consideration that the proposed developments would cause adverse landscape, drainage and geotechnical impacts on the surrounding areas and aggravate flooding in the area, and were not in compliance with the Interim Criteria and the Town Planning Board Guidelines No. 10. Regarding the approved application (i.e. A/TP/618) located to the immediate south of the Site, since the site was located entirely within the ‘village environs’ of Ha Tei Ha with other village houses to its further south, and it was vacant and flat without significant vegetation, no adverse impact to the surroundings was anticipated.

Deliberation Session

49. With reference to paragraph 10 of the Paper, a Member pointed out and the Committee noted that taking into account the current application, the total number of outstanding SH application was 11 and there would be insufficient land in the “V” zone (i.e. about 0.25ha or equivalent to 10 SHs) to meet the outstanding SH applications.

50. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 6.5.2026, 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.”

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

Agenda Item 10

Section 16 Application

[Open Meeting]

A/TP/681 Columbarium within a Religious Institution in “Green Belt” Zone, Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 RP, 1260 S.A and 1270 S.A in D.D. 6 and Adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po
(RNTPC Paper No. A/TP/681)

52. The Secretary reported that the application site was located in Tai Po. Dr Venus Y.H. Lun had declared an interest on the item for owning a property in Tai Po.

53. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Dr Venus Y.H. Lun had no direct view of the application site, the Committee agreed that she could stay in the meeting.

54. The Committee noted that the applicant’s representative requested on 20.4.2022 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.

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

could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

57. Members had no question on the application.

Deliberation Session

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing boundary fencing on the site should be maintained 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 6.11.2022;
- (c) in relation to (b) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.2.2023;
- (d) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (e) in relation to (d) above, the provision of water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (f) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/761 Temporary Site Office for a Period of 3 Years in “Residential (Group C)” Zone, Lots 888 S.E (Part) and 889 S.C (Part) in D.D. 83, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/761A)

60. The Secretary reported that the application was submitted by Hip Hing Engineering Co. Limited. Dr Conrad T.C. Wong had declared an interest on the item for having current business dealings with Hip Hing Engineering Co. Limited. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should leave the meeting temporarily for the item.

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

Presentation and Question Sessions

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

62. Members had no question on the application.

Deliberation Session

63. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 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 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the 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 6.11.2022;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.2.2023;
- (e) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (f) in relation to (e) above, the implementation of proposals for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (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.”

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

[Mrs Vivian K.F. Cheung left the meeting at this point.]

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/762 Proposed Temporary Research Centre for Green Buildings for a Period of 3 Years in “Agriculture” Zone, Lots 751 RP (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 777 (Part) and 778 (Part) in D.D. 83, Lung Yeuk Tau
(RNTPC Paper No. A/NE-LYT/762)

Presentation and Question Sessions

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

66. A Member enquired about the major differences between the current application and the previous application. In response, Mr Tim T.Y. Fung, STP/STN, stated that as compared with the previous application, the site area for the current application was reduced from 10,733 m² to 5,168 m² (-52%), mainly to exclude part of the crop production area as proposed in the previous application, and there was a slight reduction in the total floor area from 3,500 m² to 3,200 m² (-8.6%). The main rejection reason for the previous application was that the proposed development was not in line with the planning intention of the “Agriculture” zone considering that a majority of the site was used for crop production for local consumption. For the current application, in view that landscape treatments including preserving the existing trees in the west and southwest of the application site and covering the landscaped area with grass were performed, and there was minimal environmental impact on the surrounding area, sympathetic consideration could be given.

[Dr C.H. Hau left the meeting at this point. Dr Conrad Wong rejoined the meeting during the question session.]

Deliberation Session

67. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the submission of a drainage proposal, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.2.2023;
- (e) the submission of proposals for fire service installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (f) in relation to (e) above, the implementation of proposals for fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (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.”

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

Agenda Item 14

Section 16 Application

[Open Meeting]

A/NE-TKL/682 Temporary Warehouse with Ancillary Workshop for a Period of 3 Years in “Open Storage” Zone and area shown as ‘Road’, Lots 885 and 1552 S.A ss.3 (Part) in D.D. 77 and Adjoining Government Land, Ping Che

(RNTPC Paper No. A/NE-TKL/682B)

69. The Secretary reported that the application site was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling.

70. The Committee noted that the applicant had requested deferment of consideration of the application. As the piece of land owned by Dr Conrad T.C. Wong’s firm had no direct view of the application site, the Committee agreed that he could stay in the meeting.

71. The Committee noted that the applicant’s representative requested on 14.4.2022 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 third time that the applicant requested deferment of the application. Since the last deferment, efforts had been made by the applicant to make submissions to respond to departmental comments.

72. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the

applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Agenda Item 15

Section 16 Application

[Open Meeting]

A/NE-TKLN/44 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in "Agriculture" Zone, Lot 1676 RP (Part) in D.D. 78, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/44)

73. The Committee noted that the applicant's representative requested on 26.4.2022 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.

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

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

STPs/STN, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 16

Section 16 Application

[Open Meeting]

A/FSS/286 Religious Institution and Columbarium (within a Religious Institution)
in "Green Belt" Zone, Government Land in D.D. 51, Wong Kong Shan,
Fanling
(RNTPC Paper No. A/FSS/286A)

75. The Committee noted that the applicant's representative requested on 22.4.2022 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 to respond to departmental comments.

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

further deferment would be granted unless under very special circumstances and supported with strong justifications.

[Dr Jeanne C.Y. Ng left the meeting at this point.]

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/788 Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of 3 Years in “Comprehensive Development Area” Zone, Lot 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D.104, San Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/788B)

Presentation and Question Sessions

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

78. Members had no question on the application.

Deliberation Session

79. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.8.2022;
- (e) 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 6.11.2022;
- (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 6.2.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (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.”

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

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/802 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1397 (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/802A)

Presentation and Question Sessions

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

82. Members had no question on the application.

Deliberation Session

83. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 6.5.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (b) the submission of a revised drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.8.2022;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;

- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a revised fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.8.2022;
- (f) in relation to (e) above, the implementation of the revised 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 6.11.2022;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/824 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/824)

Presentation and Question Sessions

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

86. Members had no question on the application.

Deliberation Session

87. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 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 9:00 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) no recycling, cleaning, repairing, dismantling work nor other workshop activities is allowed on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.2.2023;

- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/893 Temporary Dog Training Ground, Dogs and Cats Boarding Establishment and Dog Swimming and Recreational Centre for a Period of 3 Years in “Residential (Group D)” Zone, Lots 121 (Part), 122, 123 (Part), 124 (Part), 125 (Part), 127 (Part) and 128 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/893A)

Presentation and Question Sessions

89. 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 temporary use could be tolerated for a period of three years.

90. Members had no question on the application.

Deliberation Session

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 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 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) all animals shall be kept inside the enclosed animal boarding establishment structures between 5:00 p.m. and 10:00 a.m., as proposed by the applicant, during the planning approval period;

- (c) all animals shall be kept inside the enclosed animal boarding establishment structures between 10:00 a.m. and 5:00 p.m., except up to 5 dogs are allowed for outdoor activities at the same time, as proposed by the applicant, during the planning approval period;
- (d) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the drainage facilities implemented 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 planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.8.2022;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (i) in relation to (h) above, the provision of the fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (j) 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
- (k) if any of the above planning condition (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and

shall on the same date be revoked without further notice.”

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

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/900 Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in “Open Storage” Zone, Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/900A)

Presentation and Question Sessions

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

94. A Member enquired whether the proposed 4-storey structure would be subject to any form of control. In response, Mr Wallace W.K. Tang, STP/FSYLE, stated that the proposed structure would be used for the sales, display and storage of vehicle parts and ancillary office use, and the applicant needed to adhere to other relevant government requirements/regulations, including fire safety, and submission of general building plans, where appropriate, for the construction of the proposed structure at the implementation stage of the proposed development.

Deliberation Session

95. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 6.5.2027 on the terms of the application as

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

- “(a) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (d) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (a) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/908 Proposed Temporary Storage of Construction Materials with Ancillary Office for a Period of 3 Years and Land Filling in “Residential (Group D)” Zone, Lots 22 (Part) and 24 (Part) in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/908)

Presentation and Question Sessions

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

98. Members had no question on the application.

Deliberation Session

99. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 p.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no heavy goods vehicle exceeding 24 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) 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;
- (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 6.11.2022;

- (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 6.2.2023;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (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.”

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

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/909 Renewal of Planning Approval for Temporary Open Storage of Excavators and Loaders for a Period of 3 Years in “Residential (Group D)” Zone, Lots 159 (Part), 160 (Part), 162 (Part), 163 (Part) and 164 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/909)

Presentation and Question Sessions

101. 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 planning considerations and assessments set out in the Paper.

102. Members had no question on the application.

Deliberation Session

103. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.4.2022 until 22.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning

approval period;

- (d) the existing boundary fencing shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.7.2022;
- (g) the provision of fire extinguisher(s) within 6 weeks with a valid fire certificate (FS 251) from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.6.2022;
- (h) the implementation of the accepted fire services 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 23.10.2022;
- (i) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/326 Proposed Public Utility Installation and associated Filling and Excavation of Land in “Conservation Area” and “Village Type Development” Zones, Government Land in D.D. 101 and D.D. 105, Tam Kon Chau Road, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/326)

105. The Secretary reported that the application was located in Mai Po and was submitted by CLP Power Hong Kong Limited which was a subsidiary of CLP Holdings Limited (CLP). The following Members had declared interests on the item:

- Mr K.W. Leung - owning a property in Fairview Park, Mai Po;

- Dr Jeanne C.Y. Ng - being the director of the CLP Research Institute of CLP; and

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

106. As the property of Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting. The Committee also noted that Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong had already left the meeting.

Presentation and Question Sessions

107. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed 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.

108. A Member enquired whether the construction work for installation of a fire hydrant with underground water pipe under a previously approved application (Application No. A/YL-MP/309) would be undertaken together with proposed use under the current

application in one go. Ms Christine C.M. Cheung, STP/FSYLE, responded that although the alignment of the construction work under the previously approved application was similar to the proposed utility installation works under the current application, the two applications were submitted by different applicants. The construction work under Application No. A/YL-MP/309 had already commenced. Nonetheless, the applicant of the current application had indicated that to minimise the construction period, the construction of the current underground cables would tie in with the schedule of the underground water pipe under Application No. A/YL-MP/309.

Deliberation Session

109. 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 6.5.2026, 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) no construction work (including excavation and filling of land and laying of underground cables) at the site is allowed during (i) 5:00 p.m. to 8:00 a.m. from Mondays to Saturdays; and (ii) Sundays and public holidays; and
- (b) the submission of a report on the implementation of the mitigation measures proposed in the applicant’s Ecological Assessment to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB.”

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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/434A)

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

Dr Jeanne C.Y. Ng - being the director of the CLP Research Institute of CLP; and

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

112. The Committee noted that Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong had already left the meeting.

Presentation and Question Sessions

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

114. Members had no question on the application.

Deliberation Session

115. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 6.5.2026, 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.

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-ST/615 Proposed Temporary Eating Place for a Period of 3 Years in “Village Type Development” Zone, Lots 156 RP, 156 S.A, 156 S.B, 156 S.C, 194 S.A (Part), 194 S.B (Part), 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/615)

117. The Committee noted that the applicant’s representative requested on 25.4.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

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

[The Chairman thanked 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 Bonnie K.C. Lee, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/366 Renewal of Planning Approval for Temporary Open Storage of Metal Ware for a Period of 3 Years in "Government, Institution or Community" Zone and area shown as 'Road', Lots 37 (Part), 41 (Part), 42 (Part), 43 (Part), 44 (Part), 45 (Part), 46 (Part), 47 (Part), 49 (Part), 50 (Part) and 51 (Part) in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/366)

Presentation and Question Sessions

119. 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 planning considerations and assessments set out in the Paper.

120. Members had no question on the application.

Deliberation Session

121. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 1.6.2022 to 31.5.2025 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. to 7:00 a.m. is allowed on the site, as proposed by the applicant, during the planning approval period;
- (b) no operation on Sundays and public holidays is allowed on the site, as proposed by the applicant, during the planning approval period;
- (c) no cutting, cleaning, melting, dismantling and workshop activity is allowed on the site, as proposed by the applicant, during the planning approval period;
- (d) the existing drainage facilities on the site should be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities within 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 1.9.2022;
- (f) the provision of fire extinguisher(s) within 6 weeks from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2022;
- (g) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 1.12.2022;
- (h) in relation to (g) above, the implementation of the fire service installations

proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 1.3.2023;

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

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

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-TT/543 Proposed Temporary Office and Storage of Crops for Permitted Agricultural Use for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1873(Part) and 1874(Part) in D.D. 119, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/543)

123. The Committee noted that the applicant’s representative requested on 20.4.2022 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.

124. 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 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1153 Renewal of Planning Approval for Temporary Open Storage of Construction Material and Recyclable Material with Ancillary Workshop and Office for a Period of 3 Years in "Other Specified Uses" annotated "Sewage Treatment Works" Zone, Lots 771 (Part), 772 (Part), 773 (Part), 775 (Part) and 776 (Part) in D.D.117, Lots 1131 (Part) and 1132 (Part) in D.D.119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1153)

Presentation and Question Sessions

125. 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 planning considerations and assessments set out in the Paper.

126. Members had no question on the application.

Deliberation Session

127. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 11.6.2022 to 10.6.2025 on the

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

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) 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 11.9.2022;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (f) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if the above planning condition (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.”

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-TYST/1154 Temporary Open Storage of Construction Machinery for a Period of 3 Years in “Government, Institution or Community (2)”, “Open Space” Zones and area shown as ‘Road’, Lots 2815 RP (Part) and 2816 RP (Part) in D.D. 120, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1154)

129. The Committee noted that the applicant’s representative requested on 21.4.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1132 Proposed Filling of Pond for Permitted Agricultural Use in “Coastal Protection Area” Zone, Lot 219 S.A ss.1 RP (Part) in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1132)

Presentation and Question Sessions

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

132. Members had no question on the application.

Deliberation Session

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

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

134. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

135. Members had no question on the application.

Deliberation Session

136. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (b) no open storage and workshop activities, as proposed by the applicant, are allowed at the site at any time during the planning approval period;
- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;
- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.2.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a proposal for water supplies for firefighting and fire

service installations within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;

- (g) in relation to condition (f) above, the provision of water supplies for firefighting and fire service installations within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/423 Temporary Animal Boarding Establishment for a Period of 3 Years and Filling and Excavation of Land in “Green Belt” Zone and area shown as ‘Road’, Lots 269 (Part), 275 RP (Part), 276 RP (Part) and 277 (Part) in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/423)

Presentation and Question Sessions

138. 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 had no objection to the application.

139. A Member enquired whether application for animal boarding establishment in “Green Belt” (“GB”) zone was rare. Ms Bonnie K.C. Lee, STP/TMYLW, responded that the current application was the first of its kind in “GB” zone. Having said that, the application site (the Site) was previously approved for other uses and was already formed and paved. The same Member asked whether the Site would be reinstated to an amenity area as these previous cases were approved back in the early 2000s and it was noted that enforcement notice with regard to the unauthorised use at the Site had been issued. In response, Ms Bonnie K.C. Lee, STP/TMYLW, stated that whether a site would be required for reinstatement was determined on a case-by-case basis. The Chairman supplemented that current enforcement notice was issued against the unauthorised animal boarding establishment on the Site and not related to the filling of land. Also, should the application be approved, a planning condition requiring the reinstatement of the Site within the “GB” portion to an amenity area would be incorporated. The same Member further enquired whether paving of the Site could be approved in the future after the Site was reinstated. In response, Ms Bonnie K.C. Lee, STP/TMYLW, stated that each case would be dealt with based on its individual merits and site circumstances at the time of consideration.

Deliberation Session

140. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the submission of a vehicular access arrangement proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 6.11.2022;

- (c) in relation to (b) above, the implementation of the vehicular access arrangement proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 6.2.2023;
- (d) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.2.2023;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (h) in relation to condition (g) 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 6.2.2023;
- (i) if any of the above planning condition (a) 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;
- (j) if any of the above planning condition (b), (c), (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;
and

- (k) upon expiry of the planning permission, the reinstatement of the portion of the site zoned “Green Belt” to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/424 Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds in “Green Belt” and “Village Type Development” Zones, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/424)

Presentation and Question Sessions

142. 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 had no objection to the application.

143. Members had no question on the application.

Deliberation Session

144. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 10:00 p.m. to 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no public announcement system, any form of audio amplifier and loudspeaker, and whistle blowing is allowed to be used on the site at any time 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) the rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities on the site within 6 months to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a revised 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 6.11.2022;
- (g) in relation to condition (f) above, the implementation of the revised 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 6.2.2023;

- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (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; and
- (j) upon expiry of the planning permission, the reinstatement of the portion of the site zoned “Green Belt” to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

[The Chairman thanked Ms Bonnie K.C. Lee, STP/TMYLW, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

Agenda Item 35

Any Other Business

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