

## **TOWN PLANNING BOARD**

### **Minutes of 695<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 20.5.2022**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Mr L.T. Kwok

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

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**

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

**In Attendance**

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

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

Town Planner/Town Planning Board  
Ms Charlotte O.C. Ko

## **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 694<sup>th</sup> RNTPC Meeting held on 6.5.2022**

[Open Meeting]

2. The draft minutes of the 694<sup>th</sup> RNTPC meeting held on 6.5.2022 were confirmed without amendments.

## **Agenda Item 2**

### **Matter Arising**

[Open Meeting]

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

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

### **Agenda Item 3**

#### **Section 12A Application**

[Open Meeting]

Y/ST/48                      Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, To rezone the application site from “Residential (Group B)” and “Green Belt” to “Other Specified Uses” annotated “Religious Institution with Columbarium”, Lots Nos. 2 & 671 in D.D. 181 in Tai Wai, Sha Tin  
(RNTPC Paper No. Y/ST/48A)

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

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

6.                      The Committee noted that the applicant’s representative requested on 12.5.2022 deferment of consideration of the application for two months so as to allow more time to facilitate the Food and Environmental Hygiene Department to complete the verification of the number of niches. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, 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 Caroline T.Y. Tang, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Mr Kenneth C.K. Yeung and Mr Raymond H.F. Au, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

#### **Agenda Item 4**

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

[Open Meeting (Presentation and Question Sessions only)]

A/TKO/126                      Proposed Temporary Concrete Batching Plant for a Period of 7 Years  
in “Other Specified Uses” annotated “Deep Waterfront Industry” Zone,  
Government Land at Tseung Kwan O Area 137 Waterfront  
(RNTPC Paper No. A/TKO/126)

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

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

10.                     The Secretary reported that five petition letters from (i) Legislative Council Member Hon Stanley Li Sai-wing MH; (ii) Owners’ Committees/Sub-committees of nearby residential developments; (iii) Legislative Council Member Hon LAM So-wai, Sai Kung District Council members Mr Cheung Mei-hung and Mr Cheung Chin-pang and members from New People's Party, Civil Force, HK Round Table On People's Livelihood (民生圓桌),

Professional Power (專業動力) and some local groups; (iv) 反對將軍澳重置水泥廠大聯盟; and (v) 將軍澳社群福利會, all raising objection to the application, were received before the meeting. According to the provisions of the Town Planning Ordinance, as the letters were submitted after the statutory publication period, they should be treated as not having been made. Members noted that the views/concerns raised in the petition letters were similar to those of the public comments covered in the Paper.

#### Presentation and Question Sessions

11. With the aid of a PowerPoint presentation, Mr Kenneth C.K. Yeung, 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 (PlanD) had no objection to the application.

[Miss Winnie W.M. Ng joined the meeting during PlanD's presentation.]

12. The Chairman, Vice-chairman and some Members raised the following questions:

- (a) location of existing concrete batching plants (CBPs) in the territory;
- (b) responses to the views/concerns raised in the opposing public comments received in relation to land use compatibility, the need for CBP in TKO, as well as environmental and traffic impacts;
- (c) noting that a public comment raised concerns on operational issues of the existing CBPs at Yau Tong, such as poor management and breach of relevant pollution-related regulations, how proper management of the proposed CBP at the Site by the operator could be ensured;
- (d) the mechanisms for monitoring the operation of the proposed CBP upon approval of the subject application;
- (e) the trip generation from the proposed CBP using sea and land routes, and

whether there was any measure to prohibit vehicles from the proposed CBP to route through the TKO Tunnel; and

- (f) information on mitigation measures to prevent the concrete mixer trucks (CMTs) from causing environmental nuisance.

13. In response, Ms Caroline T.Y. Tang, DPO/SKIs, made the following main points:

- (a) there were about 20 existing CBPs in Hong Kong and the nearest ones to the Site were located in Yau Tong. The other CBPs were mainly located in the New Territories, Tsing Yi and there was one in Chai Wan;
- (b) there was a need for a CBP to serve the region of East Kowloon and New Territories East to meet the demand for concrete for the planned development projects from both the public and private sectors. There would also be demand for cement for planned developments in TKO, including public and private residential developments, Government, institution and community facilities, and the TKO Area 137 that had been identified primarily for housing development with commercial and community facilities. According to the Traffic Impact Assessment (TIA) submitted by the applicant, most of the heavy vehicles from the proposed CBP would route through TKO-Lam Tin Tunnel (TKO-LT Tunnel) and the Cross Bay Link (CBL) which were scheduled for opening in late 2022, thus, avoiding increased traffic flow through the town centre via Wan Po Road and TKO Tunnel. Upon completion of Trunk Road T2 tentatively scheduled for 2026, the Site would have more convenient access to West Kowloon. Thus, it was not anticipated that the proposed CBP would generate adverse traffic impact on the existing road network in the vicinity. On environmental aspect, the Site was located far away from sensitive receivers, with the closest residential development at LOHAS Park being about 1,900m from the Site and the proposed CBP would be relocated before the first population intake of TKO Area 137 targeted for after 2030. Furthermore, the applicant proposed that the implementation of a series of on-site and off-site

environmental mitigation and control measures would be undertaken by the future operator. Given the noise mitigation measures adopted at LOHAS Park (e.g. architectural fins and self-protected building design) and CBL (e.g. low noise road surfacing and semi-enclosure design), significant traffic noise impact on the residents in LOHAS Park was not anticipated;

- (c) as the Government would invite operators through open tender for the Short Term Tenancy (STT) upon approval of the subject application, the future operator of the proposed CBP was not yet confirmed. For any non-compliance with the requirements or clauses of the STT, the Government could take back possession of the land from the future CBP operator to curtail any malpractice;
- (d) to regulate the operation of the proposed CBP, the applicant planned to impose special conditions and mitigation measures in the STT and the Specified Process Licence (SPL) as appropriate. An approval condition in relation to the design and provision of vehicular access and parking and loading/unloading facilities was also recommended;
- (e) sea route would be used for transporting raw materials (e.g. cement, sands and aggregates) and the barges transporting the raw materials were required to have top cover. According to the TIA submitted by the applicant, 30% of the CMTs would serve construction sites in TKO. The remaining 70% of the CMTs would serve areas outside TKO, that would mostly route through the CBL and TKO-LT Tunnel instead of TKO Tunnel for a more direct route; and
- (f) to prevent CMTs from causing environmental nuisance to the area, the applicant proposed to install and operate vehicle washing facilities with sufficient dryers in an enclosed environment on the Site to ensure that CMTs were thoroughly cleansed before leaving the CBP. The future operator was required to adopt Global Positioning System for traffic monitoring of CMTs and install CCTVs in the proposed CBP for

surveillance of proper implementation of the control measures. Moreover, the future operator was required to employ an independent environmental consultant to regularly monitor nearby environmental conditions including air and seawater quality with the relevant results announced publicly.

### Deliberation Session

14. Members generally had no in-principle objection to the application having considered that the proposed temporary CBP was for a period of 7 years and would be terminated before the first population intake of future residential developments in TKO Area 137 and thus would not frustrate the long-term planning of the area.

15. On the environmental and traffic aspects, Members noted that the main concerns raised in the public comments on operation of the proposed CBP could be addressed by incorporation of special conditions in the STT and the SPL as appropriate so that the future CBP operator would be required to implement more stringent mitigation and control measures. Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department (EPD), supplemented that the nearest air sensitive receivers (i.e. TVB City in TKO Industrial Estate) and residential development (i.e. LOHAS Park) identified were located at a fair distance (480m and 1.9km respectively) from the proposed CBP that well exceeded the buffer distance requirement of 100m for CBPs under the Hong Kong Planning Standards and Guidelines. EPD had no adverse comment on the Environmental Assessment, including the proposed mitigation and control measures, submitted by the applicant. As the proposed CBP operation was classified as a Specified Process in accordance with Schedule 1 of the Air Pollution Control Ordinance, a SPL from EPD would be required for the operation. If there was non-compliance with the SPL, EPD would monitor the situation and follow up on enforcement as appropriate.

16. The Committee noted that the proposed temporary CBP for a period of 7 years (i.e. until 2029) would be terminated before the first population intake of TKO Area 137 which was targeted for after 2030. Members also noted that the SPL had to be renewed every two years.

17. Noting that the Site was located at the waterfront, a Member raised concern on the runoff discharge of the proposed CBP, particularly during heavy rain. In that connection, Members noted that a periphery U-channel with sufficient capacity would be constructed along the boundary of the proposed CBP to collect and hold up the surface runoff within the Site. Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Strategic Assessment), EPD, said that the applicant had indicated that all wastewater generated during the operation of the CBP would be reused after treatment to minimise potential discharge. If discharge was needed, the future operator was required to install wastewater treatment facilities at the Site and relevant requirements of the Water Pollution Control Ordinance had to be complied with. The Members noted that the relevant department would also monitor the quality of the seawater, as appropriate.

18. The Committee agreed that PlanD should convey to the applicant (Development Bureau) Member's comment that possible runoff discharge from the Site into the sea needed to be carefully addressed and monitored.

19. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 7 years until 20.5.2029 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the design and provision of vehicular access and parking and loading/unloading facilities before commencement of operation of the development to the satisfaction of the Commissioner for Transport or of the TPB; and
- (b) if the above planning condition is not complied with, the approval hereby given should cease to have effect and should on the same date be revoked without further notice.”

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

**Agenda Item 5**

**Section 16 Application**

[Open Meeting]

A/SK-TLS/59                      Proposed Public Utility Installation (Pole and Low Voltage Cable Laying) and associated Filling and Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 228, Fei Ngo Shan Road, Sai Kung  
  
(RNTPC Paper No. A/SK-TLS/59)

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21.            The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP) and CLPe Solutions Limited was the consultant of the applicant, which were subsidiaries of CLP Holdings Limited. The following Members had declared interests on the item:

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

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

22.            The Committee noted that the applicant had requested deferment of consideration of the application and Dr Jeanne C.Y. Ng had tendered an apology for being unable to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion.

23.            The Committee noted that the applicant’s representative requested on 5.5.2022 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.

24.            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 6**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/I-CC/28                      Proposed Temporary Holiday Camp (Private Tent Camping Ground)  
for a Period of 6 Years in "Green Belt" Zone, Lot No. 256RP (Part) in  
D.D. Cheung Chau, Cheung Chau  

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(RNTPC Paper No. A/I-CC/28A)

### **Presentation and Question Sessions**

25.            With the aid of a PowerPoint presentation, Mr Raymond H.F. Au, 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.

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

- (a)    how access to the application site (the Site) for service vehicles, e.g. vacuum tankers for sewerage disposal could be made;
- (b)    whether the proposed use would induce adverse impacts on the natural streams nearby as raised in the public comment from a green group;
- (c)    details on sewerage disposal arrangement of portable toilets;
- (d)    whether there would be cooking activities in the proposed temporary

holiday camp; and

- (e) whether there was any licensing requirement for the proposed temporary holiday camp use.

27. In response, Mr Raymond H.F. Au, STP/SKIs, made the following main points:

- (a) small emergency vehicles and vacuum tankers for sewerage disposal could access the Site via an existing local track with a width of about 2m;
- (b) there was an existing watercourse and a dried watercourse to the immediate east and west of the Site respectively. The applicant proposed to erect wooden fences around the boundary of the Site with signage to remind their holiday camp users to preserve the natural landscape as well as the watercourse;
- (c) according to the proposal, the peak season of the camping activities (i.e. November to February) would not overlap with the rainy season and hence the sewage storage facilities would be less prone to overflow in the dryer season. All toilets were moveable and could be relocated farther away from the watercourses during the rainy season;
- (d) according to the proposal, there would be no cooking activities at the Site and the applicant did not provide any information about the catering arrangement in the holiday camp. It was possible that the campers could bring cooked food or dine at the restaurants near Cheung Chau Ferry Pier which was about 850m away (10-minute walk) from the Site; and
- (e) the concerned departments had no adverse comment on the application and did not indicate that the proposed temporary holiday camp required a licence for the operation.

#### Deliberation Session

28. Regarding the licensing requirements, Members noted that the Home Affairs

Department could not confirm whether a licence was required under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) based on the submitted information at the current stage. As the applicant had indicated that no permanent structure would be erected on the Site, Lands Department's approval might not be needed.

29. Two Members raised concerns on the proposed mobile toilets and sewage disposal by vacuum tankers as there might be overflow, resulting in sewage discharge to the watercourses nearby and the beach to the further south of the Site, and expressed doubt on the applicant's claim that there would be no cooking activities in the proposed temporary holiday camp. Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department (EPD), said that EPD could undertake enforcement actions if the proposed temporary use induced adverse sewerage impacts. To address the Members' concerns, the Chairman proposed and Members agreed to incorporate an additional advisory clause to request the applicant to improve the sewerage treatment proposal to avoid pollution to the streams and the surrounding areas.

30. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 20.5.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a 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 20.11.2022;
- (b) in relation to (a) 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 20.2.2023;
- (c) if the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (d) 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.”

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

“to improve the sewerage treatment proposal to avoid pollution to the streams and the surrounding areas.”

### **Agenda Item 7**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCTC/62            Proposed Shop and Services (Convenience Store) in “Other Specified Uses” annotated “Pier” Zone, Shops K1 and K2, Ground Floor, Tung Chung Development Pier  
(RNTPC Paper No. A/I-TCTC/62)

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

32. With the aid of some plans, Mr Raymond H.F. Au, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

33. Members had no question on the application.

#### **Deliberation Session**

34. 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 20.5.2026, 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 provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

### **Agenda Item 8**

#### **Section 16 Application**

[Open Meeting]

A/SK-TMT/75

Proposed Temporary Holiday Camp, Tent Camping Ground and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling and Excavation of Land in “Green Belt” and “Village Type Development” Zones, Various Lots in D.D. 216 and Adjoining Government Land, West of Sai Sha Road, Long Keng, Sai Kung

(RNTPC Paper No. A/SK-TMT/75A)

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36. The Committee noted that the applicant’s representative requested on 16.5.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

37. 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.

[The Chairman thanked Ms Caroline T.Y. Tang, DPO/SKIs, Mr Kenneth C.K. Yeung and Mr Raymond H.F. Au, STPs/SKIs, for their attendance to answer Members' enquiries. They left the meeting at this point.]

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

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

### **Agenda Item 9**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1003                      Shop and Services in "Industrial" Zone, Portion of Workshop F9  
(Formerly 9) on LG/F Wah Lok Industrial Centre (Phase II), 31-35  
Shan Mei Street, Sha Tin  
(RNTPC Paper No. A/ST/1003B)

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38.            The Secretary reported that the application site (the Site) was located in Sha Tin. The following Members had declared interests on the item:

Professor John C.Y. Ng   -   owning a flat in Sha Tin; and

Mr Vincent K.Y. Ho       -   co-owning with spouse a flat in Sha Tin.

39.            As the flats owned by Professor John C.Y. Ng and co-owned by Mr Vincent K.Y. Ho had no direct view of the Site, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

40. With the aid of some plans, Ms Hannah H.N. Yick, STP/STN, briefed Members on the background of the application, the applied use, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

41. Members had no question on the application.

Deliberation Session

42. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 20.5.2027 on the terms of the application as submitted to the Town Planning Board.

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

**Agenda Item 10**

Section 16 Application

[Open Meeting]

A/NE-HT/19                      Renewal of Planning Approval for Temporary Public Vehicle Park  
(Private Car) for a Period of 3 Years in “Village Type Development”  
Zone, Lot 292 in D.D. 76, Sze Tau Leng, Fanling  
(RNTPC Paper No. A/NE-HT/19)

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44. The Committee noted that the application was for renewal of a planning approval and the Planning Department had no objection to the application for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

45. 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 car washing, vehicle repair, dismantling, paint spraying nor other workshop activities are allowed on the site at any time during the planning approval period;
- (b) the maintenance of the existing boundary fencing within the site properly at all times during the planning approval period;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.12.2022;
- (e) the provision of drainage facilities within 9 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 1.3.2023;
- (f) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (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.”

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

## Agenda Item 11

### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MTL/5            Proposed Temporary Holiday Camp and Shop and Services for a Period of 3 Years in “Agriculture” and “Conservation Area (1)” Zones, Lots 1303 RP, 1304 RP, 1306, 1321 RP and 1322 RP in D.D. 96, Ma Tso Lung  
(RNTPC Paper No. A/NE-MTL/5)

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### Presentation and Question Sessions

47.            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 did not support the application.

48.            In response to a Member’s enquiry on whether the proposed temporary holiday camp had been operated on the application site before. Mr Tim T.Y. Fung, STP/STN, said that previously there were unauthorised activities in the areas shown on Plan A-2 of the Paper, involving tent camping ground, fishing ground, shop and services etc. that were subject to planning enforcement action. The unauthorised activities had been discontinued according to the recent site inspection.

### Deliberation Session

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

- “(a) the proposed development is not line with the planning intentions of the “Agriculture” and “Conservation Area (1)” zones which are primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem at Hoo

Hok Wai and the rest of the Deep Bay area, respectively. There are no strong planning justifications in the submission for a departure from such planning intentions, even on a temporary basis;

- (b) the proposed development is not in line with the Town Planning Board Guidelines PG-No. 12C for ‘Application for Development within Deep Bay Area’ in that the applicant fails to demonstrate in the submission that the proposed development would not affect the existing ecological functions of the wetland and fish ponds in Hoo Hok Wai, and hence the ecological integrity of the Deep Bay Area wetland ecosystem as a whole; and
- (c) the applicant fails to demonstrate in the submission that the proposed development would not have adverse traffic, landscape, ecological and fisheries impacts on the surrounding areas.”

## **Agenda Item 12**

### **Section 16 Application**

[Open Meeting]

A/NE-MTL/6            Proposed Public Utility Installation (Underground Cable) and Associated Excavation of Land in “Conservation Area (1)” Zone, Government Land in D.D. 96, Ma Tso Lung  
(RNTPC Paper No. A/NE-MTL/6)

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

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

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

51.            The Committee noted that the applicant had requested deferment of consideration

of the application and Dr Jeanne C.Y. Ng had tendered an apology for being unable to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion.

52. The Committee noted that the applicant's representative requested on 4.5.2022 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.

53. 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 13**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/165      Proposed House (New Territories Exempted House - Small House) in  
"Agriculture" Zone, Lot 328 S.A in D.D. 37, Man Uk Pin Village, Sha  
Tau Kok  
(RNTPC Paper No. A/NE-MUP/165)

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

54. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The

Planning Department had no objection to the application.

55. Members had no question on the application.

#### Deliberation Session

56. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 20.5.2026, 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.”

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

#### Agenda Item 14

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/705	Proposed House (New Territories Exempted House) in “Agriculture” Zone, Lot 1717 in D.D. 19, Ha Tin Liu Ha, Lam Tsuen, Tai Po (RNTPC Paper No. A/NE-LT/705A)
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##### Presentation and Question Sessions

58. 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.

59. In response to a Member’s enquiry, Mr Kevin K.W. Lau, STP/STN, confirmed

that the application was not for the development of Small House.

### Deliberation Session

60. 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 20.5.2026, 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.”

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

### Agenda Items 15 to 21

#### Section 16 Applications

[Open Meeting]

A/NE-LT/718 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 567 S.L RP, 568 S.B ss.3 RP and 568 S.B ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po

A/NE-LT/719 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 568 S.A ss.1 RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po

A/NE-LT/720 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 568 S.A ss.2 and 568 S.B ss.1 in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po

A/NE-LT/721	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 568 S.A ss.3 RP and 568 S.A ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
A/NE-LT/722	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 568 S.A ss.4 S.B, 568 S.B ss.2 S.B and 568 S.B ss.3 S.B in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
A/NE-LT/723	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 568 S.A ss.4 S.C and 568 S.B ss.2 RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
A/NE-LT/724	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 570 S.B RP and 570 S.D RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po (RNTPC Paper No. A/NE-LT/718 to 724)

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62. The Committee noted that the applicants’ representative requested on 5.5.2022 deferment of consideration of the applications for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicants requested deferment of the applications.

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

## Agenda Items 22 and 23

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/725 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 702 S.A ss.1 and 704 S.A ss.1 in D.D. 19, She Shan Tsuen, Lam Tsuen, Tai Po

A/NE-LT/726 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 702 S.A ss.2 and 704 S.A ss.2 in D.D. 19, She Shan Tsuen, Lam Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/725 to 726)

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64. The Committee agreed that as the two s.16 applications for proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

### Presentation and Question Sessions

65. With the aid of some plans, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the applications.

66. Members had no question on the applications.

### Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also

intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and

- (b) land is still available within the “Village Type Development” (“V”) zone of She Shan Tsuen which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.”

### **Agenda Items 24 to 26**

#### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/159	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1543 S.A in D.D. 91, Kai Leng, Sheung Shui
A/NE-PK/160	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1543 S.B in D.D. 91, Kai Leng, Sheung Shui
A/NE-PK/161	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1543 S.C in D.D. 91, Kai Leng, Sheung Shui (RNTPC Paper No. A/NE-PK/159, 160 & 161)

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68. The Committee agreed that as the three s.16 applications for proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to one another within the same “Agriculture” zone, they could be considered together.

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

69. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public

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

70. In response to a Member's enquiry, Mr Tony Y.C. Wu, STP/STN, said that previous applications No. A/NE-PK/40 and 42 were submitted by the same applicants of applications No. A/NE-PK/159 and 160. Application No. A/NE-PK/161 was submitted by an applicant different from that of the previous application No. A/NE-PK/41.

#### Deliberation Session

71. In response to a Member's concern regarding selling indigenous villagers' ("ding") rights to build Small Houses, Ms Jane K.C. Choi, Assistant Director/Regional 3, Lands Department (LandsD), advised that in processing Small House applications, LandsD would verify the eligibility status of the applicants and follow up actions would be initiated under the established mechanism for suspected cases involving sale of "ding" rights.

72. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 20.5.2026, 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. Each of the permissions was subject to the following condition :

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

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

## **Agenda Item 27**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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

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### **Presentation and Question Sessions**

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

75.            Members had no question on the application.

### **Deliberation Session**

76.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.11.2022;
  
- (b)    in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.2.2023;
  
- (c)    the submission of a proposal 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 20.11.2022;

- (d) in relation to (c) above, the implementation of the proposal 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 20.2.2023; and
- (e) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

## **Agenda Item 28**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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

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### **Presentation and Question Sessions**

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

79. Members had no question on the application.

### **Deliberation Session**

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.11.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.2.2023;
- (c) the submission of a proposal 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 20.11.2022;
- (d) in relation to (c) above, the implementation of the proposal 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 20.2.2023; and
- (e) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

## **Agenda Items 29 and 30**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/748 Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Lots 140 S.A RP, 140 S.B RP and 141 in D.D. 28, Lung Mei, Tai Po

A/NE-TK/749 Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Lots 140 S.B ss.1 and 140 RP in D.D. 28, Lung Mei, Tai Po  
(RNTPC Paper No. A/NE-TK/748 and 749)

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82. The Committee agreed that as the two s.16 applications for proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to each other within the same “Green Belt” zone, they could be considered together.

### **Presentation and Question Sessions**

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

84. Members had no question on the applications.

### **Deliberation Session**

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

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” zone for the area which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain

urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;

- (b) land is still available within the “Village Type Development” (“V”) zone of Lung Mei and Tai Mei Tuk which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services; and
- (c) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape and drainage impacts on the surrounding areas.”

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

#### **Fanling, Sheung Shui and Yuen Long East District**

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

### **Agenda Item 31**

#### **Section 16 Application**

[Open Meeting]

A/KTN/85                      Temporary Shop and Services (Convenience Store, Selling of Construction Materials and Showroom for Koi) and Office for a Period of 3 Years in “Agriculture” and “Other Specified Uses” annotated “Amenity Area” Zones, Lot 540 RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Sheung Shui, Kwu Tung North (RNTPC Paper No. A/KTN/85)

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

87.                      The Committee noted that the applicant had requested deferment of consideration of the application. As the flat owned by Dr C.H. Hau had no direct view of the Site, the Committee agreed that he could stay in the meeting.

88.                      The Committee noted that the applicant’s representative requested on 15.5.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

89.                      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 32**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/FLN/29                      Temporary Holiday Camp for a Period of 3 Years in “Government, Institution or Community” and “Agriculture” Zones, Lots 76 (Part) and 79 RP (Part) in D.D. 52, Fanling  
(RNTPC Paper No. A/FLN/29)

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**Presentation and Question Sessions**

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

91.            The Chairman and a Member raised the following questions:

- (a)    the tentative programme of the implementation of the Remaining Phase of Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA Remaining Phase) project;
- (b)    whether the applicant was aware that the application site (the Site) might have to be reverted to the Government before the expiry of the temporary planning permission for construction works for the KTN/FLN NDA Remaining Phase project; and
- (c)    whether the Site was located on private land.

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

- (a)    the Civil Engineering and Development Department was conducting a feasibility study on site formation and engineering infrastructure works

for the KTN/FLN NDA Remaining Phase project. According to the current programme, the site formation and construction works for the KTN/FLN NDA Remaining Phase project would commence in mid-2024 tentatively;

- (b) the applicant was aware of the implementation programme and indicated that the Site would be reverted to the Government any time during the planning approval period to facilitate the implementation of the KTN/FLN NDA Remaining Phase project. Relevant advisory clause had also been recommended in Appendix III of the Paper; and
- (c) the Site was located on private land that would be resumed by the Government for the KTN/FLN NDA.

#### Deliberation Session

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.11.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.2.2023;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.11.2022;
- (d) in relation to (c) above, the implementation of the fire service installations

proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.2.2023; and

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

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

### **Agenda Item 33**

#### **Section 16 Application**

[Open Meeting]

A/YL-SK/326 Proposed Temporary Logistics Centre for a Period of 3 Years in “Industrial (Group D)” Zone, Lots 574 S.A, 574 S.B (Part) and 574 RP (Part) in D.D.114 and Adjoining Government Land, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/326)

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95. The Committee noted that the applicant’s representative requested on 12.5.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

96. 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 34**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/327            Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lots 1430 (Part), 1431 (Part), 1439 (Part) and 1440 (Part) in D.D.114, Shek Kong, Yuen Long  
  
(RNTPC Paper No. A/YL-SK/327)

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

97.            With the aid of some plans, Mr Patrick M.Y. Fung, 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.

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 20.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.11.2022;
  
- (b)    in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.2.2023;

- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.11.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.2.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 35**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/806 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/806A)

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### Presentation and Question Sessions

101. 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.

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 5 years until 20.5.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.11.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.2.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.11.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.2.2023;

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

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

### **Agenda Item 36**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/827      Renewal of Planning Approval for Temporary Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of 3 Years in “Agriculture” Zone, Lots 381 RP (Part), 382 RP (Part) and 412 RP (Part), D.D. 110, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTN/827)

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

#### **Deliberation Session**

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

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

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no heavy goods 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) a notice should be posted at a prominent location of the site to indicate that 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 all times during the planning approval period;
- (e) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (f) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, as proposed by the applicant, shall be carried out on the site at any time during the planning approval period;
- (g) the existing boundary fencing along the site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h) or (i)

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.”

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

### **Agenda Item 37**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/829 Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1750A2 RP in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/829)

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108. The Committee noted that the applicant requested on 17.5.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

## **Agenda Item 38**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/910 Proposed Religious Institution (Mosque) in “Agriculture” Zone, Lot 1542 RP (Part) in D.D. 106, Yuen Kong San Tsuen, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTS/910B)

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### **Presentation and Question Sessions**

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

111. In response to a Member’s enquiry, Mr Wallace W.K. Tang, STP/FSYLE, said that District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) had advised that the application site (the Site) zoned “Agriculture” (“AGR”) on the Outline Zoning Plan was within Yuen Kong Tsuen. Whilst the boundary of the village had not yet been defined, the area, on which the Site was located, was primarily reserved for the development of New Territories Exempted Houses (NTEHs) by indigenous villagers under the New Territories Small House Policy. In that regard, the applicant was reminded that land exchange application for non-NTEH developments would not normally be entertained.

### **Deliberation Session**

112. The Chairman remarked that the proposed development was located at a site within the “AGR” zone. While the comments of DLO/YL, LandsD as set out in paragraph 9.1.2(c) of the Paper was in relation to the consideration of land exchange application for the proposed development within Yuen Kong Tsuen, the consideration of the subject application should be based on, inter alia, whether the proposed development was in line with the planning intention of the “AGR” zone, its compatibility with the surrounding environment and whether it would result in adverse impacts on the surrounding areas.

113. Members generally had no objection to the application and a Member expressed support to the application having considered that the proposed development was for provision of a worship place for the Muslim community.

114. 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 20.5.2026, 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) the design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (c) the submission and implementation of a proposal for water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (d) the submission and implementation of a quantitative risk assessment to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB.”

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

**Agenda Item 39**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/920      Proposed Temporary Shop and Services for a Period of 3 Years in  
“Residential (Group C) 1” Zone, Lots 1878 RP (Part) and 1879 RP  
(Part) in D.D. 106, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTS/920)

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**Presentation and Question Sessions**

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

117.      Members had no question on the application.

**Deliberation Session**

118.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the submission of a 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 20.11.2022;
  
- (b)    in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.2.2023;
  
- (c)    in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (d) the 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 20.11.2022;
- (e) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

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

#### **Agenda Item 40**

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

[Open Meeting]

A/YL-KTS/921 Proposed Temporary Place of Recreation, Sports or Culture (Fishing Ground, Indoor Recreation Centre and Barbecue Site) with Ancillary Canteen for a Period of 3 Years and Land Filling in “Agriculture” Zone, Lots 1013, 1014 RP (Part), 1015 S.A, 1015 S.B, 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D.113, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/921)

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120. The Committee noted that the applicant’s representative requested on 12.5.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

121. After deliberation, the Committee decided to defer a decision on the application

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

#### **Agenda Item 41**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/914            Temporary Warehouse and Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/914)

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##### Presentation and Question Sessions

122.            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.

123.            Members had no question on the application.

##### Deliberation Session

124.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.5.2025 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 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;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 1.7.2022;
- (g) 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 20.11.2022;
- (h) 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
- (i) if any of the above planning condition (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.”

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

## **Agenda Item 42**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/915 Proposed Temporary Place of Recreation, Sports or Culture (including Barbecue and Picnic Sites with Ancillary Facilities) in “Agriculture” Zone, Lots 2894 (Part) and 2895 (Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/915)

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### **Presentation and Question Sessions**

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

127. Members had no question on the application.

### **Deliberation Session**

128. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage

Services or of the TPB by 20.11.2022;

- (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 20.11.2022;
- (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.”

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

### **Agenda Item 43**

#### **Section 16 Application**

[Open Meeting]

A/YL-PH/916      Renewal of Planning Approval for Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials for a Period of 3 Years in “Agriculture” and “Open Storage” Zones, Lot 1845 (Part) in D.D.111 and Various Lots in D.D. 114 and Adjoining Government Land, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/916)

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

Deliberation Session

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

- “(a) no operation between 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 shall be carried out on the site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (g) 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.”

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

#### **Agenda Item 44**

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

[Open Meeting (Presentation and Question Sessions Only)]

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

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

133. With the aid of a PowerPoint presentation, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

134. The Chairman and a Member raised the following questions:

- (a) what the assessment criteria under Town Planning Board Guidelines No. 12C (TPB PG-No. 12C) were in considering development proposals within the Deep Bay Area; and
- (b) noting that the application site (the Site) was almost entirely covered with fish ponds and with minor strips of land being paved/vacant, whether the development of the Site was in line with the planning intention of “Other Specified Uses” annotated “Comprehensive Development to include

Wetland Restoration Area” (“OU(CDWRA)”) zone and the “no-net-loss in wetland” principle.

135. In response, Ms Christine C.M. Cheung, STP/FSYLE, made the following main points:

- (a) according to the TPB PG-No. 12C, development proposal in the Deep Bay Area should adopt the principle of “no-net-loss in wetland” to ensure no decline in area of wetland or ecological functions served by the existing wetland within the Site;
- (b) the planning intention of the “OU(CDWRA)” zone was intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include WRA. More than 90% of the Site was abandoned ponds and about two-thirds of the Site (5.62ha) was proposed for development. To comply with the “no-net-loss in wetland” principle under the TPB PG-No. 12C, the applicant proposed to compensate for the wetland loss by enhancing the remaining one-third of the abandoned ponds (2.02ha) which was considered to be of low to moderate ecological value by the applicant as WRA. Nevertheless, the Director of Agriculture, Fisheries and Conservation (DAFC) was of the view that the applicant was yet to demonstrate that the proposed WRA could fully compensate for the wetland loss. In that regard, the proposed development failed to meet the principle of “no-net-loss in wetland” in terms of both area and function under TPB PG-No. 12C.

#### Deliberation Session

136. Members generally agreed with PlanD’s recommendation that the proposed development should not be supported mainly because it was not in line with the TPB PG-No. 12C and noted that the four similar applications for residential developments within the same “OU(CDWRA)” zone were all rejected by the Committee or the Board upon review. The Chairman remarked that the “OU(CDWRA)” zone was intended to provide incentives for

restoration of degraded wetlands, such as those that had been filled and occupied by brownfield operations. It would be difficult for sites with mainly fishponds, such as the Site, to fulfil the “no-net-loss in wetland” principle. A Member said that there was no basis for the applicant to consider that abandoned fishponds had low ecological value, and was of the view that the proposed WRA to be surrounded by houses would have low wetland function for wildlife. Proposed WRAs would only be more beneficial if they could be linked up with existing wetland cluster.

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

- “(a) the development is not in line with the Town Planning Board Guidelines No. 12C for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ in that the “no-net-loss in wetland” principle is not complied with. The applicant fails to demonstrate that the loss of ecological function of the existing fish ponds can be adequately compensated by the proposed mitigation and wetland restoration area; and
- (b) the submitted technical assessments fail to demonstrate that the proposed development would not generate adverse sewerage and drainage impacts on the surrounding areas.”

#### **Agenda Item 45**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/296 Temporary Shop and Services (Sales of Hardware Accessories) for a Period of 3 years in “Undetermined” Zone, Lots 771(Part), 772(Part), 787(Part), 788(Part) and 789(Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long  

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(RNTPC Paper No. A/YL-NSW/296)

### Presentation and Question Sessions

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

139. Members had no question on the application.

### Deliberation Session

140. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.11.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.2.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.11.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.2.2023;

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

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

#### **Agenda Item 46**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/438 Proposed Temporary Shop and Services for a Period of 5 Years in “Residential (Group C)” Zone, Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/438)

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##### Presentation and Question Sessions

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

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 5 years until 20.5.2027 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 access the site during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.11.2022;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.2.2023;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.11.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.2.2023;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr Patrick M.Y. Fung, Mr Wallace W.K. Tang and Ms Christine

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

### **Tuen Mun and Yuen Long West District**

[Ms Janet K.K. Cheung and Mr Steven Y.H. Siu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

### **Agenda Items 47 and 48**

#### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

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

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

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146. The Committee agreed that as the two s.16 applications for minor relaxation of plot ratio (PR) restriction for permitted industrial use were similar in nature and the application sites were abutting each other within the same "Industrial" zone, they could be considered together.

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

147. With the aid of a PowerPoint presentation, Ms Janet K.K. Cheung, STP/TMYLW, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the applications.

148. Some Members raised the following questions:

- (a) whether there was any drawing/plan to illustrate the design merits of the proposed schemes in terms of greenery provision and improvements to the pedestrian environment;
- (b) details on vertical greening proposal and whether the trees along Tin Hau Road as shown in Drawings A-12 and A-13 of the Paper were existing trees;
- (c) whether the applications were submitted by the same applicant and whether the application sites (the Sites) would be redeveloped separately; and
- (d) the main differences between the current applications and the previously approved application (No. A/TM/539) covering both sites in terms of setback and greenery provision.

149. In response, Ms Janet K.K. Cheung, STP/TMYLW, made the following main points:

- (a) with reference to Drawings A-12 and A-13 of the Paper, various greening proposals including planters/shrubs planting on G/F, 1/F and 3/F, vertical greenings on façades facing San On Street and Tin Hau Road on 1/F, and a communal garden on R/F opened for future tenants and their visitors would be incorporated in each of the industrial buildings (IBs). The proposed developments had also incorporated a voluntary full-height setback of 1.5m at the western boundaries fronting San On Street and a setback of 0.4m at the eastern boundaries fronting Tin Hau Road as well as provision of lightweight glass canopies of 2.4m-wide over the fully frontage of Tin Hau Road for pedestrian comfort and weather protection;
- (b) the trees on Tin Hau Road as shown in Drawings A-12 and A-13 of the Paper were existing trees on the pavement outside the Site. Vertical greening proposed on building façades facing Tin Hau Road (as shown in Drawings A-14 and A-15 of the Paper) and San On Street on 1/F was

included in the greenery coverage of 20%. A modular system with automatic irrigation and drainage system would be adopted for the vertical greening;

- (c) the two Sites jointly were the subject of a previous application (No. A/TM/539) for minor relaxation of PR restriction for redevelopment into a single IB. The previous and current applications were submitted by the same applicant, and the current applications were to allow more flexibility for the two sites to be redeveloped separately and to provide industrial floor space as soon as possible; and
- (d) a comparison of the subject applications and the previously approved application No. A/TM/539 was summarised in paragraph 1.4 of the Paper. The site coverage (below 15m) of the proposed developments would be reduced from about 95% to 93.5% under the current applications and their building height (BH) in terms of number of storeys was increased from 22 to 23 but the BH in mPD remained the same. Regarding the setback, a full-height (3.5m) setback from the northern boundary with a total setback area of 96m<sup>2</sup> was proposed under application No. A/TM/539, whilst two full-height setbacks (1.5 m and 0.4m) along the site boundaries facing San On Street and Tin Hau Road respectively with a total setback area of 65m<sup>2</sup> for each site (i.e. a total setback area of 130m<sup>2</sup> for the two sites) was proposed under the current applications. The green coverage under application No. A/TM/539 and the current applications were 20% with a slight difference in the location of planters and vertical greening.

### Deliberation Session

150. The Chairman remarked that the applied use and major development parameters of the proposed schemes were largely the same as those approved previously under application No. A/TM/539 with improvements such as more setback area. The current two applications were to ascertain that the two sites could be redeveloped separately. The approval of the current applications was in line with the Committee's previous decision on application No. A/TM/539.

151. A Member expressed support to the policy on revitalisation of pre-1987 IBs but opined that the applicant should consider developing both sites together in an integrated manner, which for example could reduce the number of ingress/egress points. Regarding the greening proposals, the Member considered that the change of the vertical greening from G/F to 1/F under the current applications would be of less benefit to the pedestrian environment.

152. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 20.5.2026, and after the said date, the permissions should cease to have effect unless before the said date, the developments permitted were commenced or the permissions were renewed. Each of the permissions was subject to the following conditions :

- “(a) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission and implementation of the traffic management measures including the signalised crossing, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the submission and implementation of a sewerage improvement proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (d) the submission of a land contamination assessment and the implementation of the mitigation measures identified therein prior to the commencement of the foundation works for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (e) the submission and implementation of a proposal for fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

**Agenda Item 49**

**Section 16 Application**

[Open Meeting]

A/TM-SKW/114      Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years in “Village Type Development” Zone, Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun  
(RNTPC Paper No. A/TM-SKW/114)

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

**Deliberation Session**

155. 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 of the barbecue area between 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the paving and boundary fencing on the site shall be maintained at all times 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 existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the existing trees and landscape plantings 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 commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 1.12.2022;
- (g) in relation to (f) 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;
- (h) 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
- (i) if any of the above planning condition (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.”

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

**Agenda Item 50**

**Section 16 Application**

[Open Meeting]

A/TM-LTY Y/423 Proposed Temporary Shop and Services for a Period of 5 Years in  
“Village Type Development” Zone, Lot 2336 (Part) in D.D.130, Lam  
Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/423A)

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157. The Committee noted that the applicant’s representative requested on 3.5.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

**Agenda Item 51**

**Section 16 Application**

[Open Meeting]

A/TM-LTY Y/425 Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 2382 (Part), 2383 (Part) and 2384 (Part) in D.D.130 and Adjoining Government Land, Tsoi Yuen Tsuen, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/425)

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159. The Committee noted that the applicant’s representative requested on 4.5.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

160. 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 52**

**Section 16 Application**

[Open Meeting]

A/YL/291                      Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office and Shop and Services Uses in “Other Specified Uses” annotated “Business” Zone, 8 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot No. 387)  
(RNTPC Paper No. A/YL/291)

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161.            The Committee noted that the applicant’s representative requested on 16.5.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

162.            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 53**

**Section 16 Application**

[Open Meeting]

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

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163. The Committee noted that the applicant's representative requested on 12.5.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the fourth time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

#### **Agenda Item 54**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/544      Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminium Plates) for a Period of 3 Years in "Agriculture" Zone, Lots 1339 S.A(Part), 1339 S.B to S.G, 1339 S.H ss.1(Part), 1339 S.H RP(Part) and 1339 RP(Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/544)

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##### Presentation and Question Sessions

165. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public

comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

166. Members had no question on the application.

#### Deliberation Session

167. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:30 p.m. and 8:30 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 20.11.2022;
- (d) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB by 20.11.2022;
- (e) in relation to (d) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB by 20.2.2023;
- (f) 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 20.11.2022;

- (g) in relation to (f) 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 20.2.2023;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) 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 20.11.2022;
- (j) in relation to (i) 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 20.2.2023;
- (k) if any of the above planning condition (a), (b) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning condition (c), (d), (e), (f), (g), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 55**

**Section 16 Application**

[Open Meeting]

A/YL-TT/545

Proposed House with Minor Relaxation of Building Height Restriction and Excavation of Land in “Residential (Group D)” and “Village Type Development” Zones and area shown as ‘Road’, Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong, Yuen Long

(RNTPC Paper No. A/YL-TT/545)

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169. The Committee noted that the applicant’s representative requested on 3.5.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

170. 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 56**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/546            Proposed Temporary Shop and Services for a Period of 5 Years in  
                                 “Open Space” Zone, Lot 4219 (Part) in D.D. 116, Tai Tong, Yuen  
                                 Long  
                                 (RNTPC Paper No. A/YL-TT/546)

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**Presentation and Question Sessions**

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

172.            Members had no question on the application.

**Deliberation Session**

173.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 20.5.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no light, medium or heavy goods vehicles, including container trailers/tractors, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
  
- (b) 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 20.11.2022;
  
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (d) the 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 20.11.2022;
- (e) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 57**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1155 Proposed Service Reservoirs and Public Utility Installation (Pumping Station) with Associated Excavation and Filling of Land in “Green Belt” and “Government, Institution or Community” Zones, Government Land Adjacent to Tan Kwai Tsuen South Fresh Water Service Reservoir

(RNTPC Paper No. A/YL-TYST/1155)

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175. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD). Dr C.H. Hau had declared an interest on the item for currently conducting contract research project with CEDD.

176. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting.

### Presentation and Question Sessions

177. With the aid of a PowerPoint presentation, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

178. In response to the Chairman's enquiry on whether the roof-top of the proposed service reservoirs would be opened for public use, Mr Steven Y.H. Siu, STP/TMYLW, said that suggestions for recreational and associated public uses atop the service reservoirs could be conveyed to the applicant for further consideration at the detailed design stage.

179. In response to a Member's enquiry regarding details of the proposed landscape treatment for the slopes at the application site (the Site), Mr Steven Y.H. Siu, STP/TMYLW, with reference to the applicant's Landscape Plan in Drawing A-10 of the Paper, said that according to the applicant, the gradient of the new-formed slopes was 50 to 55 degrees, which were not suitable for tree planting, and hydroseeding was proposed for landscaping treatment. According to the Development Bureau (DEVB) Technical Circular (Works) No. 4/2020 – Tree Preservation, planting of whips or seedlings as a woodland mix would be more appropriate for landscaping of such steep slopes. In addition, roof-top greenery was proposed for the service reservoirs to help blend in with the green backdrop. Details of the landscape mitigation measures would be determined at the detailed design stage.

180. Another Member expressed that based on experience in other similar projects, there might be delay in implementation of the proposed landscape treatment which would result in poor visual appearance of the slopes in the interim period.

### Deliberation Session

181. Members generally supported the application having considered that the proposed development was to serve the water demands of the planned public housing development near Tan Kwai Tsuen.

182. Noting the site constraints and the DEVB guidelines for landscape treatment for the slope works, a few Members considered that there was scope to enhance the landscape

treatment for the slopes at the Site, including planting of a wider range of vegetation types such as shrubs and climbers, planting more trees on the flat surfaces of the Site and at the toe of the slopes to promote visual interest, and the applicant should ensure that the proposed landscape treatment would be implemented without delay.

183. In response to Members' concerns, the Chairman suggested and the Committee agreed to include two additional advisory clauses to request the applicant (i) to enhance the landscaping proposal for the proposed development, as well as to ensure the timely provision of the proposed landscape treatment, and (ii) to consider providing recreational uses at the roof-top of the service reservoirs for public enjoyment.

184. 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 20.5.2026, 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) the implementation of the agreed measures in the accepted drainage impact assessment for the proposed development to the satisfaction of the Director of Drainage Services or of the TPB; and
- (b) the submission and implementation of a proposal for water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

- “(a) to enhance the landscaping proposal for the proposed development, as well as to ensure the timely provision of the proposed landscape treatment; and
- (b) to consider providing recreational uses at the roof-top of the service reservoirs for public enjoyment.”

[The Chairman thanked Ms Janet K.K. Cheung and Mr Steven Y.H. Siu, STPs/TMYLW, for their attendance to answer Members' enquiries. They left the meeting at this point.]

**Agenda Item 58**

Any Other Business

186. There being no other business, the meeting was closed at 5:35 p.m..