

**Minutes of the Fourth Meeting of Town Planning and Development Committee  
under the Seventh Term Yuen Long District Council in 2024  
Hong Kong Special Administrative Region**

Date: 1 August 2024 (Thursday)

Time: 2:30 p.m. to 3:40 p.m.

Venue: Conference Room, Yuen Long District Council, 13/F., Yuen Long Government Offices,  
2 Kiu Lok Square, Yuen Long

Present

Chairman : Mr TANG Ho-nin, MH

Vice Chairman : Mr LI Kai-lap, Riben

Members : Mr MAN Yick-yeung

Mr MAN Ka-ho, Donald, JP

Mr WONG Hiu-shan

Mr SZE TO Chun-hin

Mr YU Chung-leung

Mr LUI Kin, MH

Ms LI Ching-yee

Mr SHUM Ho-kit, BBS, JP

Mr LAM Chung-yin

Mr LAM Wai-ming

Mr LAM Tim-fook

Ms LAM Wai-ming

Mr SEI Chun-hing

Mr CHUI Kwan-siu

Mr TSUI Wai-ngoi

Ms YUEN Man-yee, MH

Mr CHEUNG Wai-sum

Mr LEUNG Ming-kin

Mr LEUNG Yip-pang

Mr CHONG Kin-shing, MH, JP

Mr KWOK Wing-cheong

Mr CHAN Ka-fai

Ms CHAN Yin-kwan, Yankie

Mr CHAM Ka-hung, Daniel, BBS, MH, JP

Mr TONG Tak-chun

Mr CHING Chan-ming

Mr FUNG Chun-wing

Mr WONG Yuen-tai, MH

Mr WONG Siu-chung

Mr WONG Wing-ho, Allan

Ms LAU Kwai-yung

Mr TANG Che-keung, MH

Mr TANG Sin-hang

Mr TANG Yung-yiu, Ronnie

Mr TAM Tak-hoi

Mr SO Yuen

Co-opted Members : Mr MAN Kwai-sau

Ms YAU Tai-tai, BBS, MH

Mr CHANG Sek-yiu

Mr LAI Chuen-lai

Secretary : Miss WONG Cheuk-ying, Executive Officer I (District Council),  
Cherry Yuen Long District Office

In Attendance

Ms CHUI Po-ling, Polly	Senior Liaison Officer (2), Yuen Long District Office
Mr TO Kai-cho, Joe	Engineer/16 (West), Civil Engineering and Development Department
Mr SHUM Lok-yin	Engineer/New Territories West (Distribution 5), Water Supplies Department
Ms KOU Yee-fung, Kit	Professional Secretary/DLO (District Lands Office, Yuen Long), Lands Department
Mr CHIU Chi-yeung, Eric	Senior Town Planner/Yuen Long West 2, Planning Department

Item II

Mr DAI Lap-phat, William	Senior Executive Officer (Planning)33, Leisure and Cultural Services Department
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Item IV

Mr HO Ho-yuan	Engineer/Planning 6, Water Supplies Department
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Absence

Mr MAN Luk-sing, MH	(Absent due to sickness)
Mr TANG Kwok-fung, Mark	
Mr TANG Cheuk-lun	
Mr TANG Wing-chung, Billy	

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Opening Remarks

The Chairman welcomed Members and departmental representatives to the fourth meeting of the Town Planning and Development Committee (“TPDC”) under the seventh term Yuen Long District Council (“YLDC”) in 2024.

2. The Chairman welcomed Mr MAN Kwai-sau, Ms YAU Tai-tai, BBS, MH, Mr Mark TANG, Mr TANG Cheuk-lun, Mr Billy TANG, Mr CHANG Sek-yiu and Mr LAI Chuen-lai to serve as co-opted Members of the TPDC.

3. The Chairman said that the Secretariat had received prior to the meeting an application from Mr MAN Luk-sing, MH for absence from the meeting due to sickness. According to Order 64 of the YLDC Standing Orders, a Member who could not attend a meeting because of sickness, attendance at a meeting of an advisory body or organisation appointed by the State or the Government, or any other reasons considered reasonable by the meeting could apply to the Committee for absence from a meeting. The TPDC should decide at the commencement of the meeting whether to consent to the application for absence. The Chairman asked Members whether they would consent to the application for absence of Mr MAN Luk-sing, MH.

4. There being no objection from Members, the Chairman announced that the TPDC consented to the application for absence of Mr MAN Luk-sing, MH. Additionally, Mr Mark TANG, Mr TANG Cheuk-lun and Mr Billy TANG were unable to attend the meeting due to other commitments.

**Item I: Confirmation of minutes of the third meeting of TPDC in 2024 held on 13 June 2024**

5. Members unanimously confirmed the minutes of the third TPDC meeting in 2024 held on 13 June 2024.

**Questions Raised by Members:**

**Item II: Mr KWOK Wing-cheong, Mr SHUM Ho-kit and Ms LI Ching-ye proposed a discussion on “Enquiry about the planning progress of the joint-user complex at Site 1, Kam Tin South” (TPDC Paper No. 14/2024)**

6. The Chairman referred Members to Paper No. 14 and a consolidated written reply from the Government Property Agency, the Leisure and Cultural Services Department (“LCSD”) and the Environmental Protection Department (“EPD”). He also welcomed Mr William DAI, Senior Executive Officer (Planning) 33 of the LCSD, to the meeting.

7. Members’ views and enquiries on the item were summarised as follows:

- (1) An enquiry was made as to the progress of planning for the joint-user complex (“JUC”) at Site 1, Kam Tin South. Suggestions were made to provide additional parking spaces in the public car park at the JUC, and to include a swimming pool and GREEN@COMMUNITY recycling facilities within the complex;
- (2) It was considered that the existing swimming pools in the district were mostly located in the Yuen Long Town Centre and Tin Shui Wai and could not serve the residents of Yuen Long Rural East;
- (3) An enquiry was made as to whether the construction plan of Swimming Pool Complex, Kam Tin, previously discussed by the YLDC, had been abandoned;
- (4) An enquiry was made as to whether, in their assessment of whether swimming pools were sufficient in the district, the departments concerned would take into consideration the number of swimming pools located in private housing estates in the district and the projected future population growth, in addition to the recommendations set out in the Hong Kong Planning Standards and Guidelines (“HKPSG”);
- (5) The views of many residents in Kam Tin and Pat Heung about the lack of recreational and sports facilities in their neighbourhood were presented. It was suggested that the departments concerned should consider both the views of the residents of the district and the recommendations of the HKPSG. It was also suggested that the Government should reconsider the possibility of providing swimming facilities in Yuen Long Rural East, given the anticipated increase in demand for such facilities with the gradual completion of several development projects in Yuen Long District;
- (6) At present, there were no GREEN@COMMUNITY recycling facilities in Yuen Long Rural East, and the existing Recycling Stores were not open 24 hours a day. A

Member suggested that the EPD consider the possibility of installing smart recycling bins in the JUC and granting short term tenancies (“STTs”) to the existing service contractors to operate Recycling Spots there;

- (7) It was suggested that additional sports grounds and fencing areas should be provided in the district; and
- (8) It was hoped that the Government would expedite the implementation of the construction of the JUC and also maintain communication with the Rural Committees and local stakeholders.

8. A consolidated reply provided by Mr William DAI of the LCSD was as follows:

- (1) The data from the Planning Department (“PlanD”) showed that Yuen Long District currently had a population of approximately 680 000. According to the HKPSG recommendation of one public swimming pool for every 287 000 people, the four existing public swimming pools in Yuen Long District (including the forthcoming Tin Sau Road Swimming Pool) were already more than sufficient to meet the needs of the district’s population. Therefore, the LCSD had no plans to provide a swimming pool within the JUC at this stage;
- (2) The LCSD would not consider the number of existing swimming pools in private housing estates in the district when determining the number of swimming facilities required for the district in accordance with the HKPSG;
- (3) The LCSD would closely monitor population growth in the district and timely review the need to provide additional recreational and sports facilities in accordance with established criteria;
- (4) With regard to the construction plan of the Swimming Pool Complex, Kam Tin, the LCSD concluded that the site concerned was unsuitable for the development of a swimming pool. This was due to the fact that the number of swimming pools in Yuen Long District had already exceeded the number recommended by the HKPSG. Furthermore, the construction of a swimming pool complex on the proposed site was not consistent with the current planning intention for the site as a conservation area. Additionally, the proposed site consisted of private land and government-owned land with approved STTs, and lied within the MTRC West Railway Protection Boundary. The LCSD had already classified the works under “Capital Works Project Subject to Review” in District Facilities Works Committee Paper No. 44/2021; and
- (5) The JUC could not accommodate additional facilities due to a number of factors. Firstly, the total gross floor area of the proposed building already reached the plot ratio permitted by the preliminary design. Furthermore, the JUC was located within the height restriction zone of Shek Kong Airfield (i.e. approximately 69 metres above the Hong Kong Principal Datum). Finally, there were other land-related restrictions that had to be considered.

9. The Chairman concluded by urging the LCSD to consider the provision of additional recreational and sports facilities in Yuen Long Rural East. He also requested that the Secretary forward the suggestions raised by the Members for recycling facilities to the EPD after the meeting.

(Post-meeting note: The Secretariat forwarded a written reply from the EPD to the TPDC on 3 September 2024.)

**Item III: Mr LEUNG Ming-kin proposed a discussion on “Streamlined procedures to expedite approval of applications for temporary waivers and short term tenancies”**  
**(TPDC Paper No. 15/2024)**

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10. The Chairman referred Members to Paper No.15 and a written reply from the Lands Department (“LandsD”).

11. Members’ views and enquiries on the item were summarised as follows:

- (1) As it normally took three to five years to process the vetting and approval of applications for temporary waivers and STTs, a Member suggested that the LandsD increase its manpower to process the applications while simultaneously improving its procedures to handle objections and thereby expedite the vetting and approval process;
- (2) Quite a number of logistics warehouse operators in the New Development Areas (“NDAs”) in Yuen Long had to identify alternative sites for their operations as a result of the Government’s land resumption and clearance exercises in recent years. It was hoped that the LandsD would expedite processing of applications for temporary waivers and STTs submitted by brownfield operators for relocating their operations, with a view to minimising the impact on the logistics industry in the district;
- (3) As one of Hong Kong’s four pillar industries, the logistics industry played a pivotal role in the city’s economic growth. Given the inextricable link between the vetting and approval of temporary waiver and STT applications and the development of the logistics industry in the district, it was hoped that the LandsD would expedite the processing of such applications, thereby fostering the growth of the logistics industry;
- (4) An enquiry was made about the Government’s schedule for developing multi-storey buildings for modern industries (“MSBs”) in Yuen Long District, as well as about the requirements that had to be fulfilled in order to obtain planning permission from the Town Planning Board (“TPB”) prior to the submission of temporary waiver and STT applications;
- (5) It was relayed that some applicants had not received a reply from the LandsD about six to nine months after the submission of their applications. Furthermore, the LandsD had not posted any notices regarding their applications at the relevant locations. In light of this, it was suggested that the LandsD enhance the transparency of its application processing procedures, for instance by formulating performance pledge for each workflow, in order to keep applicants informed of the status of their applications; and
- (6) An enquiry was made as to whether planning permission was required for the construction of car park roofs.

12. A consolidated reply provided by Ms Kit KOU of the LandsD was as follows:

- (1) Application procedures for temporary waivers and STTs for old scheduled agricultural lots had been streamlined in recent years. In cases where planning permission had been granted for such applications, further consultation with departments and local communities was no longer required. Furthermore, the LandsD would accord priority to processing applications for temporary waivers from operators affected by the resumption and clearance of land under the Government's development projects;
- (2) For applications without planning permission, the LandsD would normally consult with the PlanD to determine whether such permission was required. If the PlanD considered that planning permission was not required, the LandsD would proceed with departmental circulation and local consultation in accordance with established procedures. They would then address the feedback received from relevant departments and local communities;
- (3) On average, more complicated cases required longer processing time. These cases often involved applications for a larger number of plots, the presence of unauthorised structures on the plot, and discrepancies between the application and the approved parameters in the planning permission;
- (4) The LandsD had already deployed manpower to expedite the processing of cases and new applications that had been accumulated during the pandemic. Meanwhile, an increase in the annual number of approved cases had been seen;
- (5) The Development Bureau ("DEVB") would provide advisory services on planning and land administration to brownfield operators affected by the resumption and clearance of land required for public projects. A multi-disciplinary team would check whether planning permission and temporary waivers were required for relocation sites identified by affected brownfield operators;
- (6) The DEVB permitted affected brownfield operators to lease government land on a STT basis through a restricted tender process, thereby facilitating their relocation of operations. So far, eight plots of government land had been tendered;
- (7) Regarding the development of MSBs, the DEVB had already announced the extension of the tender deadline for MSB sites in Yuen Long District until the end of 2024 and the inclusion of the Hung Shui Kiu site for MSBs in the Government's land sales list for this year; and
- (8) Members' views on how the application process should be handled were noted. Members concerned would be contacted after the meeting for a follow-up to the progress of individual applications.

13. Mr Eric CHIU of the PlanD responded to the question of whether prior planning permission from the TPB would be required for the use of a car park (including roof construction). He said that this would be subject to the zoning requirements set out in the Outline Zoning Plan for the relevant site. If necessary, the PlanD could advise relevant Members on a case-by-case basis after the meeting.

14. The Chairman concluded by urging the LandsD to expedite the vetting and approval of applications for temporary waivers and STTs to enable brownfield operators affected by the Government's development projects to relocate their operations as soon as possible.

**Item IV: Mr Daniel CHAM proposed a discussion on “Matters relating to the provision of additional infrastructure for fresh water supply and seawater flushing in the New Development Areas in Yuen Long and the Northern Metropolis” (TPDC Paper No. 16/2024)**

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15. The Chairman referred Members to Paper No. 16 and a written reply from the Water Supplies Department (“WSD”). He also welcomed Mr HO Ho-yuan, Engineer/Planning 6 of the WSD to the meeting.

16. Members' views and enquiries on the item were summarised as follows:

- (1) Members were informed that the Ngau Tam Mei Water Treatment Works (“NTM WTW”) would be expanded in the near future. They expressed concern that the NTM WTW could pose a risk to future residents of Ngau Tam Mei, given the need to store large quantities of chlorine for disinfection purposes and the proposed NDA status of the area. It was asked whether the location of the NTM WTW would have any impact on future development projects in Ngau Tam Mei and whether the WSD would consider the possibility of relocating the NTM WTW to caverns to minimise the impact on nearby residents;
- (2) Regarding the WSD's plan to build a number of water reclamation plants in Yuen Long District, concerns were raised as to whether the proposed plants would also store large quantities of chlorine for disinfecting effluent, and whether this would have an impact on the health of nearby residents;
- (3) An enquiry was made as to whether District Metering Areas (“DMAs”) under the Water Intelligent Network (“WIN”) would cover the pipes as part of the planned water supply facilities;
- (4) An enquiry was made as to whether reclaimed water was already used in other parts of Hong Kong, and if so, what the quality of the reclaimed water in those districts was; and
- (5) It was pointed out that water resource planning and services were important livelihood issues. With a number of development projects planned or underway in Yuen Long District, it was expected that the WSD would continue to attend TPDC meetings as a standing department in order to respond to issues raised by Members and to maintain close communication with them on relevant issues as a way of listening directly to the views of Members and residents of the district.

17. A consolidated reply provided by Mr HO Ho-yuan and Mr SHUM Lok-yin of the WSD was as follows:

- (1) Previously, the WSD imported chlorine from the Mainland and stored it at water treatment works. With the advent of improved technology, chlorine could be produced at the water treatment works and used immediately on site to disinfect the

fresh water. This eliminated the need to store large quantities of chlorine at the water treatment works and minimise the associated risk. As the level of risk had been reduced, it might not be necessary to classify water treatment works as potentially dangerous installations;

- (2) DMAs under the WIN would cover all NDAs in Yuen Long;
- (3) Hong Kong's first water reclamation plant, located in Shek Wu Hui, commenced operations in March of this year. Its purpose was to provide reclaimed water for toilet flushing to residents in Sheung Shui and some parts of Fanling. All reclaimed water was subjected to rigorous treatment and testing in accordance with WSD standards before being released for public use; and
- (4) The WSD welcomed the concerns expressed by Members regarding water supply planning. The department would provide written responses to any further queries and would arrange for representatives to attend TPDC meetings should further discussions on water supply planning be required. In addition, the WSD noted Members' wish for the department to have its staff attend TPDC meetings as standing representatives and to convey Members' views to the management.

18. The Chairman concluded and thanked the WSD for providing Members with an overview of the water supply planning of Yuen Long District. In light of the numerous development projects being planned or underway in Yuen Long District, Members expressed their sincere hope that the WSD would have its staff attend future meetings as standing representatives to demonstrate its support for the work of the TPDC.

#### **Reports of Government Departments**

##### **Item V: Progress report on development works in Yuen Long District (TPDC Paper No. 17/2024)**

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19. Members noted the aforesaid report. The Chairman added that any Member who wished to make enquiries about specific works projects could contact relevant departments directly.

##### **Item VI: Any other business**

##### **Item VII: Date of next meeting**

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20. The Chairman said that the next TPDC meeting would be held in the Conference Room of the YLDC at 2:30 p.m. on 10 October 2024.

21. There being no other business, the meeting ended at 3:40 p.m.