

TOWN PLANNING BOARD

Minutes of 726th Meeting of the Rural and New Town Planning Committee held at 9:00 a.m. on 11.9.2023

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Conrad T.C. Wong

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

Principal Environmental Protection Officer (Territory North),
Environmental Protection Department
Ms Clara K.W. U

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

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

Secretary

Absent with Apologies

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Dr Venus Y.H. Lun

Professor John C.Y. Ng

Mr K.L. Wong

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

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Mr Edward H.C. Leung

Town Planner/Town Planning Board
Ms Andrea W.Y. Yan

Opening Remarks

1. The Chairman said that today's meeting was a rescheduled meeting due to the 'extreme conditions' announced by the Government on 8.9.2023. He thanked Members for attending the meeting under very short notice. The Chairman said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

Confirmation of the Draft Minutes of the 725th RNTPC Meeting held on 25.8.2023

[Open Meeting]

2. The draft minutes of the 725th RNTPC meeting held on 25.8.2023 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

3. The Secretary reported that in view of the reschedule of the meeting and the statutory deadline for consideration of the applications, Members agreed on 9.9.2023 by circulation to defer consideration of three section 16 applications (No. A/YL-KTN/910, A/YL-KTS/971 and A/YL-TYST/1211) to this meeting.

Agenda Item 3

[Closed Meeting]

[Downgraded on 22.9.2023]

Sai Kung and Islands District

[Ms W.H. Ho, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Mr Kenneth C.K. Yeung, Senior Town Planner/Sai Kung and Islands (STP/SKIs), and Mr Keith L.C. Wu, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

Proposed Amendments to the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21

(RNTPC Paper No. 5/23)

4. The Secretary reported that some proposed amendments were supported by the Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study (the Study) commissioned by the Sustainable Lantau Office (SLO), Civil Engineering and Development Department (CEDD). Dr C.H. Hau had declared interests on the item for being a member of the Urban Forestry and Diversity Focus Group of CEDD on the study related to the Artificial Islands in the Central Waters; being an honorary professional adviser on wetland conservation and biodiversity enhancement associated with the development of New Territories North of CEDD; and conducting contract research projects with CEDD.

5. As Dr C.H. Hau had no involvement in the Study conducted by CEDD, the Committee agreed that he could stay in the meeting.

6. With the aid of a PowerPoint presentation, Mr Kenneth C.K. Yeung, STP/SKIs, briefed Members on the background including the proposed designation of South Lantau Coast Regulated Area (SLCRA) by the Secretary for Development (SDEV), the proposed amendments to the Approved South Lantau Coast Outline Zoning Plan (OZP) and its Notes, technical considerations and departmental comments as detailed in the Paper. The proposed amendments were mainly (i) arising from the Study and land use review (Amendment Items A1 to A4); (ii) to reflect the as-built conditions of existing government, institution and community (GIC) facilities, open space, transport infrastructure, private developments and planned GIC facility (Amendment Items B1 to B21); (iii) to rationalise the boundary of

“Country Park” zone with the Lantau South Country Park (Amendment Items C1 to C3); and (iv) to incorporate an area near Fan Lau into planning scheme area (Amendment Item D1).

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

8. The Chairman and some Members asked the following questions:

- (a) noting that relevant authorities could undertake enforcement actions against unauthorised developments in “Coastal Protection Area” (“CPA”) and “Conservation Area” (“CA”) zones, the reasons for designating areas zoned “CPA” and “CA” as “regulated area” (RA);
- (b) whether the Planning Authority had enforcement power over the unauthorised developments in other conservation-related zones on Lantau Island, and if not, whether those areas would be designated as RA;
- (c) the differences between the “CPA” and “CA” zones in terms of planning intention;
- (d) whether the proposed amendments from “CPA” to “CA”, despite the similarity of these two conservation-related zones, would be objectionable to members of the public; and
- (e) whether public consultation had been conducted in the Study.

9. In response, Ms W.H. Ho, DPO/SKIs, made the following main points:

- (a) the pre-amended Town Planning Ordinance (the pre-amended Ordinance) did not confer enforcement authority in respect of areas not previously covered by Development Permission Area (DPA) plans. The first statutory plan covering the South Lantau Coast Planning Area (the Area) was exhibited in 1980 and the Area had never been covered by a DPA plan. While the other relevant enforcement departments might undertake

necessary enforcement actions in accordance with their respective powers and responsibilities, the Planning Authority could not undertake enforcement actions against unauthorised developments such as filling or excavation of land as the Area was not previously covered by a DPA plan. The amended Town Planning Ordinance (the Ordinance), which came into force on 1.9.2023, empowered SDEV to designate areas covered by OZP but not previously covered by any DPA plan as RA in the rural areas for the purposes of nature conservation and/or protecting the Area from environmental degradation. Similar to the areas previously covered by DPA plans, where land was within a RA, any unauthorized development would be subject to enforcement and prosecution by the Planning Authority. To step up law enforcement on unauthorized developments in areas with high ecological value, the conservation-related zones in the OZP, including “Green Belt”, “CA” and “CPA” would be designated as the SLCRA (about 626 ha);

- (b) under the Ordinance, the SDEV could designate an area being covered by an OZP but had never been covered by DPA plans as RA except areas within the Hong Kong Island, Kowloon and the New Kowloon. Whether or not to designate an area as RA would be governed by factors such as development pressure and environmental degradation. Many of the areas in the rural areas including Lantau either had been covered by DPA plans or fell within Country Parks, which meant that those areas were subject to enforcement control by the responsible government departments;
- (c) both “CPA” and “CA” zones were intended to protect areas of high ecological value, with the former intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, and the latter intended to protect and retain the existing natural landscape, ecological or topographical features of the area. According to the Study, some extensive pieces of land nurturing a wide variety of habitats with high ecological value (currently zoned “CPA”) were located in the inland of Shui Hau and Pui O. It was considered more appropriate to rezone the areas concerned from “CPA” to “CA” to reflect its inland natural habitats with

conservation importance;

- (d) the development control for the “CA” zone was largely the same as that of “CPA” zone. Besides, redevelopment of an existing house in the “CA” zone, if approved by the Town Planning Board (the Board), might be allowed with the same development intensity as that in the original “CPA” zone on the OZP. It was considered that such proposal would allay public’s concerns on the proposed rezoning of the areas concerned from “CPA” to “CA”; and
- (e) the findings of the Study were accessible online and the stakeholders had been engaged by the SLO of CEDD during the course of the Study.

10. On the designation of conservation-related zones on the OZP as RA, the Secretary supplemented that there was no provision for the Planning Authority to take enforcement actions under the pre-amended Ordinance if the area concerned had never been covered by a DPA plan. Unlike many of the rural OZPs in the New Territories which had been previously covered by DPA plans, enforcement power could only be conferred on Planning Authority by designating areas of high ecological value in the OZP as RA. Besides, opportunity had been taken by PlanD to review the land use zonings, in particular those conservation-related zones, on the OZP to reflect the latest planning circumstances, planning intentions and as-built developments.

11. In response to a Member’s question on whether there was a need to strengthen the enforcement control in areas of high ecological value on Lantau Island, the Secretary said that many areas of Lantau Island had previously been covered by DPA plans, including four DPA plans gazetted in 2021 (i.e. Sham Wat and San Shek Wan, Sha Lo Wan and San Tau, Pui O Au, and Mui Wo North). Moreover, a large portion of the land on Lantau Island was within Country Park which was governed by the Country Parks Ordinance against unauthorized activities.

12. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved South Lantau Coast

Outline Zoning Plan (OZP) No. S/SLC/21 and the draft South Lantau Coast OZP No. S/SLC/21A at Attachment II (to be renumbered to S/SLC/22 upon exhibition) and its Notes at Attachment III are suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance), subject to the designation of South Lantau Coast Regulated Area;

- (b) adopt the revised Explanatory Statement (ES) at Attachment IV for the draft South Lantau Coast OZP No. S/SLC/21A (to be renumbered to S/SLC/22) as an expression of the planning intentions and objectives of the Town Planning Board for various land use zonings of the OZP and the revised ES will be published together with the OZP; and
- (c) note that the draft South Lantau Coast OZP No. S/SLC/22 will be exhibited for public inspection under section 5 of the Ordinance on 15.9.2023.”

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

14. Members noted that due to the confidential nature of the amendments in connection with the designation of SLCRA, the proposed amendments to the OZP would be kept confidential until the gazettal of SLCRA on 15.9.2023.

[The Chairman thanked PlanD’s representatives for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 4

[Closed Meeting]

[Downgraded on 22.9.2023]

Sha Tin, Tai Po and North District

[Ms Margaret H.Y. Chan, District Planning Officer/Shan Tin, Tai Po and North (DPO/STN), and Ms Hannah H.N. Yick, Senior Town Planner/Shan Tin, Tai Po and North (STP/STN), were invited to the meeting at this point.]

Proposed Amendments to the Approved Ma On Shan Outline Zoning Plan No. S/MOS/26
(RNTPC Paper No. 6/23)

15. With the aid of a PowerPoint presentation, Ms Margaret H.Y. Chan, DPO/STN, briefed Members on the background including the proposed designation of Mui Tsz Lam Regulated Area (MTLRA) by the Secretary for Development, the proposed amendments to the approved Ma On Shan Outline Zoning Plan (OZP) and its Notes, technical considerations and departmental comments as detailed in the Paper. The proposed amendments were mainly related to the incorporation of strips of land located to the south of Chevalier Garden along Mui Tsz Lam Road and near Mui Tsz Lam Village into the OZP and zoning it as “Green Belt”.

16. Members had no questions regarding the proposed amendments to the OZP.

17. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/26 as shown on the draft Ma On Shan OZP No. S/MOS/26A at Attachment II (to be renumbered as S/MOS/27 upon exhibition) and its Notes at Attachment III are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance), subject to the reference back of the approved OZP and designation of Mui Tsz Lam Regulated Area;

- (b) adopt the revised Explanatory Statement (ES) at Attachment IV for the draft Ma On Shan OZP No. S/MOS/26A (to be renumbered as S/MOS/27) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP; and the revised ES will be published together with the OZP; and
- (c) note that the draft Ma On Shan OZP No. S/MOS/27 will be exhibited for public inspection under section 5 of the Ordinance on 15.9.2023.”

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

19. Members noted that due to the confidential nature of the amendments in connection with the designation of MTLRA, the proposed amendments to the OZP would be kept confidential until the gazettal of MTLRA on 15.9.2023.

Agenda Item 5

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/ST/56 Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/36, To rezone the application site from “Village Type Development” to “Other Specified Uses” annotated “Columbarium(2)”, Lots 35, 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP, 624, 676 and 699 in D.D. 176, Wo Liu Hang Village, Fo Tan, Shatin

(RNTPC Paper No. Y/ST/56A)

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

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

Mr Vincent K.Y. Ho - co-owning with spouse a property in Sha Tin; and

Ms Carrie K. Y. Leung - owning a property in Sha Tin.

21. The Committee noted that Professor John C.Y. Ng and Mr Vincent K.Y. Ho had tendered apologies for being unable to attend the meeting. As the property of Ms Carrie K. Y. Leung had no direct view of the application site, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

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

PlanD

Ms Margaret H.Y. Chan - District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)

Ms Hannah H.N. Yick - Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)

Mr Derek C.K. Wong - Town Planner/Shan Tin, Tai Po and North

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Applicants' Representatives

Mr Lit Ying Cheung

Knight Frank Petty Limited

Mr Calvin Kan

Ms Charlotte Lau

23. The Chairman extended a welcome and explained the procedures of the meeting.

He then invited PlanD's representatives to brief Members on the background of the application.

24. With the aid of a PowerPoint presentation, Ms Hannah H.N. Yick, STP/STN, briefed Members on the background of the application, the proposed rezoning of the Site from "Village Type Development" ("V") to "Other Specified Uses" annotated "Columbarium (2)" ("OU(Columbarium (2))") to regularise the existing columbarium, namely Yan Hau Ancestral Hall (YHAH) at Zone 1 and Zone 2 of the Site, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD did not support the application.

25. The Chairman then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation and a plan, Messrs Lit Ying Cheung and Calvin Kan, the applicants' representatives, made the following main points:

Initial and Current Proposals

- (a) the initial proposal mainly involved the columbarium with an ancillary office at a site of about 520.93m², providing a total of 8,828 niches. In order to demonstrate the intention of regularisation of an existing columbarium, the applicants refined the proposal to accord with the current scale of the columbarium (i.e. excluding the ancillary office to the immediate west of the Site) and confined to the 5,100 sold niches with a site area of 438m²;
- (b) noting that there was concern about the sharing of main pedestrian access to the south of the Site by the visitors and the residents of the six households to the east of Zone 1, the applicants had proposed to modify the existing boundary wall of the Site to provide a new entrance/exit and staircase widening works at Zone 2 connecting to an internal footpath to minimise the disturbance to the residents (Drawing Z-11a of the Paper). With such proposal for crowd control management purpose, the residents could continue access to/from Wo Liu Hang Village via the major access of Wo Liu Hang or the Wo Liu Hang Rest Garden, and sharing of access road by

the visitors to the Site and the residents was not anticipated;

Responses to PlanD's Views

- (c) the applicants had been putting in every effort to meet the requirements/address the concerns of the relevant government departments. The concerned government departments had no objection to or no adverse comment on the application except PlanD;
- (d) the applicants disagreed with PlanD's view that the application should not be supported as the Site fell within an area zoned "V" with the planning intention primarily for the development of Small Houses by indigenous villagers. The Site was solely owned by the applicants with no intention for Small House development. Other similar applications for columbarium use in "V" zones had been previously agreed by the Committee;
- (e) sharing of the major pedestrian access by the visitors to the Site and the nearby villagers was not a strong rejection reason as the applicants had demonstrated sufficient access road capacity to cater for such need of the visitors and villagers, and the additional pedestrian flow in the future. Traffic and pedestrian management arrangement had been incorporated in the Traffic Impact Assessment (TIA) and the Management Plan, to which the concerned government departments including the Transport Department (TD) and the Hong Kong Police Force (HKPF) had no objection. Moreover, should the Private Columbarium Licensing Board approved the licence application under the Private Columbaria Ordinance (PCO), the proposed pedestrian management measures including the 'visit-by-appointment' arrangement, implementation period, visiting quota, etc., would be included in the licencing conditions for the applicants' compliance/observance;
- (f) apart from the mitigation measures on the pedestrian flow, appropriate traffic management measures were also proposed by the applicants to

minimise the potential traffic impacts on the surrounding areas during festival periods, including encouraging the use of public transport for the visitors, temporary suspension of the adjacent village carpark to the north of the Site and prohibit motor vehicles from entering/leaving the major village access with consent obtained from the representatives of Wo Liu Hang Village and working closely with HKPF to ensure effective implementation of the traffic and crowd management plan;

- (g) although PlanD considered that the columbarium use under the current application was not compatible with the existing village setting of the area, particularly residential dwellings located to its north, east and west, the Chief Town Planner/Urban Design & Landscape (CTP/UD&L), PlanD had no particular comments from the urban design, visual and landscape planning perspectives;
- (h) to the immediate north and west of the Site were some temporary structures and an ancillary office of YHAH. Several clusters of graves and a permitted burial ground (Site No. ST/11) were identified to the further north of Zone 2. The columbarium use under the application was considered not incompatible with the surrounding areas;

Similar Application

- (i) as stated in the Paper, there was one similar application (No. Y/ST/47) for rezoning a site located in another “V” zone near Fo Tan Village to “OU(Columbarium)” for regularisation of an existing columbarium, namely Memorial Park Hong Kong (MPHK). Similar to YHAH, low-rise residential developments could also be found in the surrounding area of MPHK;
- (j) MPHK was accessible by public transport including the MTR Fo Tan Station to its east and the bus and minibus terminus to its northwest. If travelling from/to the bus and minibus terminus, the visitors would likely share with the villagers the major pedestrian accesses along the eastern

periphery of the “V” zone to the immediate northwest of the MPHK;

Others

- (k) the applicants committed that they would not sell the unsold niches in the future. The current application was to regularise and operate the existing columbarium based on the sold niches only, which echoed with the Government’s intention to adopt a pragmatic and sensitive approach towards the consumers who had purchased the niches so as to minimise their losses and any social disruption arising from massive displacement of interred ashes;
- (l) whilst the Village Representative (VR) and Indigenous Inhabitant Representative (IIR) of a recognised village to the further west of the Site (i.e. Pat Tsz Wo Village) objected to the application, the concerned access road in Wo Liu Hang was not the major pedestrian access road to/from Pat Tsz Wo Village. On the contrary, the VR and IIR of Wo Liu Hang, the Chairman of Wo Liu Hang Rural Committee, the Chairman of Sha Tin Rural Committee and the Vice-chairmen of Heung Yee Kuk New Territories supported the application. Moreover, written support was obtained from the potential affected residents and owners of the dwellings to the east of the Site;
- (m) in contrast to the indigenous villagers who might make an application to the Government for burial within permitted burial ground, other members of the public were facing a shortfall in the supply of niches. The existing columbarium development under the current application was intended to provide funeral services and niches for the residents in Sha Tin;
- (n) since the operation of YHAH in 2007, no complaint was received from the nearby residents; and

Conclusion

- (o) the applicants urged the Committee to give favourable consideration to the

application since the other licensing requirements under PCO had been met. Should the application be agreed by the Committee, subsequent follow-up actions would have to be taken by the applicants, including submission of a s.16 application for the consideration of the Committee, supplementary information to the Private Columbaria Affairs Office (PCAO) in accordance with the agreed proposal and a lease modification/waiver application to the Lands Department (LandsD). If the Committee decided not to agree to the application, the existing columbarium would cease operation and the “Prescribed Ash Disposal Procedures” as promulgated by the PCAO would be carried out by the applicants to return/dispose the 3,255 interred niches.

26. As the presentations of PlanD’s representative and the applicants’ representatives had been completed, the Chairman invited questions from Members.

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

The Niches at the Site

- (a) noting that there was a total of 5,100 sold niches out of the 8,828 niches in the subject columbarium, whether the remaining 3,728 niches would be sold by the applicants;
- (b) the status of the sold niches at the Site;

Traffic and Pedestrian Management

- (c) whether the major access of Wo Liu Hang as shown in Plan Z-4a of the Paper was a vehicular access and located on Government land, and the ownership/management of the adjacent carpark to the north of the Site;
- (d) detailed arrangement of the temporary suspension of the adjacent village carpark during the festival periods;
- (e) whether the proposed traffic and pedestrian management measures would

be included in the Management Plan to be submitted to the PCAO under the licence application;

- (f) noting that the vehicles of the affected villagers would be parked at the nearby carparks in Fo Tan, the number of affected vehicles during the festival periods;
- (g) statistics on the number of visitors and how they visited the Site during the festival periods in the past two years; and
- (h) whether shuttle bus services to/from the MTR Station was proposed by the applicants.

28. In response, Messrs Lit Ying Cheung and Calvin Kan, the applicants' representatives, made the following main points:

The Niches at the Site

- (a) the applicant had committed that the unsold niches would be sealed off permanently to avoid selling or letting out in future;
- (b) of the 5,100 sold niches, ashes were interred in 3,255 niches;

Traffic and Pedestrian Management

- (c) the major access of Wo Liu Hang was both a vehicular access and a pedestrian access located on government land. The said access road also served as the only vehicular access to/from the adjacent carpark to the north of the Site (Plan Z-3 of the Paper), which was located at private land under management by the applicants;
- (d) an agreement had been made between the applicants and the villagers to temporarily suspend the adjacent carpark and prohibit motor vehicles from entering and leaving the major access road of Wo Liu Hang to ensure

pedestrian safety and regulate traffic flow during the festival periods. Stationed staff would direct the villagers to use nearby carparks in Fo Tan. Parking fare subsidy would be given to those affected villagers. With the assistance of HKPF, the said traffic and crowd control measures were smoothly implemented during the festival periods in the past two years;

- (e) the traffic and crowd control measures mentioned above had already been included in the Management Plan submitted to PCAO for consideration by the relevant government departments including the Food and Environmental Hygiene Department, TD and HKPF. The applicants had also adopted the measures included in the Management Plan during the festival periods in the past two years;
- (f) it was estimated that there were 10 to 20 affected vehicles during the festival periods;
- (g) although there was no available information at hand, a ‘visit-by-appointment’ arrangement was adopted to control the number of visitors. During the festival periods in the past two years, overcrowding and illegal parking had not occurred in the surrounding areas of the Site; and
- (h) there was no shuttle bus service provided by the applicants.

29. In response to two Members’ enquiries on the details of the pedestrian management measure proposed by the applicants and why such measure was considered insufficient by PlanD, Ms Margaret H.Y. Chan, DPO/STN, said that the land use compatibility was the main concern of PlanD. The Site was situated at the centre of the subject “V” zone and sandwiched between Pat Tsz Wo Village and Wo Liu Hang Village. The subject columbarium was located in close proximity to the existing residential dwellings. Although the applicants had proposed a new entrance/exit as an alternative route for the visitors, the major access of Wo Liu Hang would be inevitably shared by both the visitors and villagers. In view of the above, the proposed use was considered not compatible with the existing village setting of the area.

30. Noting from Plans Z-2b and Z-3 of the Paper that there were some temporary structures to the immediate northwest of Zone 2, a Member asked what the uses of the temporary structures were and whether those structures were facing towards a grave. In response, Ms Margaret H.Y. Chan, DPO/STN, said that the temporary structures were used for domestic purpose and there was a grave to its immediate north.

31. In response to a Member's question, Ms Margaret H.Y. Chan, DPO/STN, said that no planning permission had been obtained for the existing ancillary office of YHAH at House 10 of Wo Liu Hang, which was excluded from the Site.

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

Deliberation Session

33. The Chairman remarked that while concerned departments had no objection to or adverse comment on the application, PlanD did not support the application mainly due to the consideration that proposed columbarium use was not compatible with the existing village setting of the area with the major pedestrian access shared by the visitors and the nearby villagers. Although there was one similar application for columbarium use in another "V" zone of the OZP which was agreed by the Committee, the planning circumstances of that application were different from those of the current application.

34. A Member was not convinced by PlanD's rejection reason in relation to the land use compatibility as the Site was surrounded by some graves and the concerned government departments including even CTP/UD&L, PlanD had no objection to/adverse comment on the application. Despite the objecting public comments from the residents of some distant residential developments, the local residents and villagers of Wo Liu Hang rendered support to the application. Besides, the applicants had committed not to sell the unsold niches in the

future. In view of the above, the Member expressed support to the application for regularisation of the sold niches at the Site. Regarding the comments of CTP/UD&L, PlanD, the Secretary supplemented that CTP/UD&L, PlanD was responsible for providing comments from visual and landscape planning perspectives. The current application involved an existing building without construction of any new structure or removal of existing trees. In view of the above, CTP/UD&L, PlanD had no objection to the application. As from district planning perspective, DPO had to take into account a basket of factors such as land use compatibility, technical aspects, public comments, etc., when assessing an application. As such, CTP/UD&L, PlanD and DPO might have different views on an application.

35. Another Member considered that it was a dilemma as to whether the application could be supported. While considering that the grounds of the objecting public comments were unsound and the Site was located at the periphery of the “V” zone and village ‘environs’, the Member expressed concerns about the sharing of the major pedestrian access by the visitors and villagers as raised by PlanD.

36. Some Members did not support the application due to the following considerations/reasons:

- (a) the major access of Wo Liu Hang to the south of the Site as well as Wo Liu Hang Road would be very busy during the festival periods with a large number of grave sweepers and vehicles picking up/dropping-off there, which would cause nuisance to the residents in the neighbourhood. Such traffic condition would be worsened with the increase in number of interred niches in the future. Also, the objecting views from the villagers of Pat Tsz Wo Village were considered reasonable as the subject columbarium might bring adverse traffic impacts on Wo Liu Hang Road, which was a major access road to Pat Tsz Wo Village. Given its close proximity to the residential neighbourhood, the columbarium use was considered incompatible with the surrounding residential developments;
- (b) the feasibility of the temporary suspension of the adjacent village carpark during the festival periods was in doubt and there was no information provided by the applicants on the number of affected vehicles even though

they had claimed that such measure was implemented in the past two years;

- (c) typical traffic mitigation measures such as provision of shuttle bus services was not proposed by the applicants; and
- (d) it was noted that there was a similar application agreed by the Committee in 2021 mainly on the considerations that the concerned columbarium was located at the periphery of the “V” zone with an independent access not shared by nearby villagers, no adverse traffic and environmental impacts, and concerned government departments had no objection to or no adverse comment on the application. The planning circumstances of that application, however, were different from those of the current application. There were some other similar applications within the “V” zone which might share similar circumstances, and a more prudent approach should be considered. Approval of the current application would set an undesirable precedent for similar applications within “V” zone in Sha Tin.

37. Regarding the temporary suspension of the adjacent carpark and the major access of Wo Liu Hang for vehicular access, Ms Jane K.C. Choi, Assistant Director/Regional 3, LandsD, supplemented that LandsD had no adverse comment on such measure subject to confirmation from TD and HKPF on its feasibility. To ensure the implementation of the said measure, it was considered more appropriate to include the measure in the Management Plan to be submitted to FEHD. Ms Carrie K.Y. Leung, Chief Traffic Engineer/New Territories West, TD, added that having noted that the applicants had proposed a ‘visit-by-appointment’ arrangement, the Site was located within the walking distance of MTR Fo Tan Station and the capacity of the single two-lane carriageway, Wo Liu Hang Road, was sufficient to cater for the short stay for pick up/drop-off with the assistance of HKPF during the festival periods, TD had no in-principle objection to the application from traffic engineering and transport operation points of view.

38. The Chairman concluded that while there was no objection/technical issue raised by the concerned government departments, the majority of Members did not support the application mainly on the grounds that the proposed columbarium was not compatible with the existing village setting of the area with the major pedestrian access shared by nearby

villagers.

39. After deliberation, the Committee decided not to agree to the application for the following reason :

“the Site falls within an area zoned “Village Type Development” (“V”) with the planning intention primarily for development of Small Houses by indigenous villagers. The columbarium use under application is considered not compatible with the existing village setting of the area, particularly the residential dwellings located to its north, east and west, with the major pedestrian access shared by nearby villagers. There is no strong planning justification for rezoning of the Site from “V” to “Other Specified Uses” annotated “Columbarium (2)” zone to allow columbarium use. Approval of the current application would set an undesirable precedent for similar applications within “V” zone in Sha Tin. The current “V” zone for the Site is considered appropriate.”

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 6

Section 12A Application

[Open Meeting]

Y/YL-KTS/8

Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, To rezone the application site from “Agriculture” to “Residential (Group A) 1”, Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long
(RNTPC Paper No. Y/YL-KTS/8)

40. The Committee noted that the applicant’s representative requested on 30.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment

of the application.

41. 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.

Sai Kung & Islands District

Agenda Item 7

Section 16 Application

[Open Meeting]

A/SK-TMT/78 Proposed House (New Territories Exempted House - Small House) in "Green Belt" Zone, Lots 19 S.A and 220 S.A in D.D. 252, Tso Wo Hang, Sai Kung
(RNTPC Paper No. A/SK-TMT/78)

42. The Committee noted that the applicant's representative requested on 25.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

43. 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.

Sha Tin, Tai Po and North District

[Mr Jeffrey P.K. Wong and Ms Carman C.Y. Cheung, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting]

A/NE-KLH/632 Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in "Village Type Development" Zone, Lots 756 S.A, 756 S.B, 756 S.C, 756 S.D, 756 S.E, 756 S.F, 756 S.G, 756 S.H, 756 S.I (Part), 756 S.J, 756 S.K (Part), 756 S.L (Part) and 756 RP (Part) in D.D. 9, Yuen Leng, Tai Po
(RNTPC Paper No. A/NE-KLH/632)

44. The Committee noted that the applicant's representative requested on 29.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LCW/8 Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Excavation of Land in "Green Belt" Zone, Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968 and 969 in D.D. 141 and Adjoining Government Land, Mui Tsz Lam, Sha Tau Kok
(RNTPC Paper No. A/NE-LCW/8)

46. The Secretary reported that Centre for Civil Society and Governance (CCSG) of the University of Hong Kong (HKU) and Outdoor Wildlife Learning Hong Kong Limited (OWLHK) were the consultants of the applicant. The following Members had declared interests on the item:

Dr C.H. Hau - being a Principal Lecturer of HKU, OWLHK was founded and operated by his former students, and his spouse being the deputy director of CCSG and had involved in the current application;

Professor John C.Y. Ng - being the Adjunct Professor of HKU;

Dr Venus Y.H. Lun - being an external examiner of one of HKU's programmes; and

Dr Conrad T.C. Wong - being the Adjunct Professor of HKU.

47. The Committee noted that Professor John C.Y. Ng and Dr Venus Y.H. Lun had

tendered apologies for being unable to attend the meeting. As the interest of Dr C.H. Hau in relation to his spouse was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the interest of Dr Conrad T.C. Wong was indirect, the Committee agreed that he could stay in the meeting.

[Dr C.H. Hau left the meeting temporarily and Ms Carrie K.Y. Leung left the meeting at this point.]

Presentation and Question Sessions

48. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

49. Members had no question on the application.

Deliberation Session

50. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system or any form of audio amplification system is allowed to be use on the site at any time during the planning approval period, as proposed by the applicant;
- (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 11.3.2024;
- (c) in relation to (b) above, the implementation of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;

- (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 proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (f) in relation to (e) above, the implementation of the proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.6.2024;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the planning approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (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; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.”

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

[Dr C.H. Hau rejoined the meeting at this point.]

Agenda Items 10 and 11

Section 16 Applications

[Open Meeting]

A/NE-TK/772 Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Lots 1343 S.B ss.1 (Part), 1343 S.B RP, 1346 S.B ss.1 (Part), 1346 S.B RP, 1347 S.A (Part), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP and 1361 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po

A/NE-TK/773 Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Lots 1352 RP and 1353 RP in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/772A and 773A)

52. The Committee noted that the applicants’ representative requested on 31.8.2023 deferment of consideration of the applications for two months so as to allow more time to address departmental comments. It was the second time that the applicants requested deferment of the applications. Since the last deferment, the applicants had submitted further information in response to departmental comments.

53. 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. 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 Items 12 to 14

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/228 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 259 S.C RP in D.D. 52, Sheung Shui Wa Shan, Sheung Shui

A/NE-FTA/229 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 259 S.D RP in D.D. 52, Sheung Shui Wa Shan, Sheung Shui

A/NE-FTA/230 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 259 S.F RP in D.D. 52, Sheung Shui Wa Shan, Sheung Shui
(RNTPC Paper No. A/NE-FTA/228 to 230)

54. The Committee agreed that as the three applications each for a proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to one another, they could be considered together.

Presentation and Question Sessions

55. With the aid of some plans, Ms Carman C.Y. Cheung, STP/STN, briefed Members on the background of the applications, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the applications.

56. Members had no question on the applications.

Deliberation Session

57. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 11.9.2027, and after the said date, the permissions should cease to have

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

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

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/153 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1371 S.C in D.D. 39, Ma Tseuk Leng, Sha
Tau Kok
(RNTPC Paper No. A/NE-LK/153)

Presentation and Question Sessions

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

60. Members had no question on the application.

Deliberation Session

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

“(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality

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

- (b) land is still available within the “Village Type Development” (“V”) zone of Ma Tseuk Leng & San Uk Ha and Shek Kiu Tau village cluster 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 orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 16

Section 16 Application

[Open Meeting]

A/NE-LYT/803 Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Green Belt” Zone, Lots 2647 RP, 2650 RP, 2651RP and 2652 RP in D.D. 51 and Adjoining Government Land, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/803)

62. The Committee noted that the applicant’s representative requested on 24.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

63. 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 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/25 Temporary Open Storage and Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 664 S.A in D.D. 90, Lin Ma Hang Road, Man Kam To
(RNTPC Paper No. A/NE-MKT/25A)

Presentation and Question Sessions

64. With the aid of some plans, Ms Carman C.Y. Cheung, STP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

65. Noting from an aerial photo taken in 2021 (Plan A-3 of the Paper) that the application site (the Site) was vegetated back then, a Member asked whether there were any enforcement actions undertaken by the Planning Authority in respect of the unauthorized developments identified at the Site. In response, Ms Carman C.Y. Cheung, STP/STN, said that the majority of the Site was subject to active enforcement action against unauthorized developments for filling of land and storage use. Since the unauthorized storage use had not been discontinued, the Site was under close monitoring by the Planning Authority.

Deliberation Session

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

“(a) the development is not in line with the planning intention of the

“Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

- (b) the development does not comply with Town Planning Board Guidelines PG-No. 13G for “Application for Open Storage and Port Back-up Uses” in that no previous approval has been granted to the site and there are adverse departmental comments and local objections; and
- (c) the applicant fails to demonstrate in the submission that the development would not generate adverse traffic, drainage and environmental impacts on the surrounding areas.”

Agenda Item 18

Section 16 Application

[Open Meeting]

A/NE-MUP/183 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 52 S.A (Part), 52 S.B (Part), 245, 246, 250, 251, 252 (Part) and 255 (Part) in D.D. 37, Man Uk Pin, Sha Tau Kok
(RNTPC Paper No. A/NE-MUP/183A)

67. The Committee noted that the applicant requested on 24.8.2023 deferment of consideration of the application for two months so as to allow more time 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 in response to departmental comments.

68. 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 19

Section 16 Application

[Open Meeting]

A/NE-TKL/724 Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in "Agriculture" Zone, Lots 175 and 176 in D.D. 84, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/724A)

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

70. As the land owned by Dr Conrad T.C. Wong's firms had no direct view of the application site, the Committee agreed that he could stay in the meeting.

71. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the proposed temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

72. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 5:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) 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 11.3.2024;
- (d) in relation to (c) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the 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 23.10.2023;
- (g) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (h) in relation to (g) above, the provision of the water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.6.2024;

- (i) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (c), (d), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.”

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

Agenda Item 20

Section 16 Application

[Open Meeting]

A/NE-TKL/736 Proposed Temporary Cargo Handling and Freight Forwarding Facilities (Logistics Centre) for a Period of 3 Years in “Open Storage” and “Agriculture” Zones, Lot 506 RP (Part) in D.D. 83 and Adjoining Government Land, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/736)

74. The Secretary reported that the application site was located in Ta Kwu Ling and Dr Conrad T.C. Wong had declared an interest on the item for his firms owning some land in Ta Kwu Ling.

75. As the land owned by Dr Conrad T.C. Wong’s firms had no direct view of the application site, the Committee agreed that he could stay in the meeting.

76. The Committee noted that the applicant requested on 4.9.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the

application.

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

Agenda Item 21

Section 16 Application

[Open Meeting]

A/NE-TKL/737 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" and "Recreation" Zones, Lots 967 (Part), 968 (Part), 969 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82 and Adjoining Government Land, Ping Che (RNTPC Paper No. A/NE-TKL/737)

78. The Secretary reported that the application site was located in Ta Kwu Ling and Dr Conrad T.C. Wong had declared an interest on the item for his firms owning some land in Ta Kwu Ling.

79. As the land owned by Dr Conrad T.C. Wong's firms had no direct view of the application site, the Committee agreed that he could stay in the meeting.

80. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the proposed temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

81. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m. from Mondays to Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) set back of all the proposed works for at least 3m away from the top of the bank of streamcourse;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.3.2024;
- (e) in relation to (d) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;
- (f) in relation to (e) above, the implemented drainage facilities on the site should be maintained at all times during the planning approval period;
- (g) the implementation of proposals for the fire service installations and water supplies for firefighting, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.6.2024;
- (h) the submission of a run-in/out proposal within 6 months from the date of

planning approval to the satisfaction of the Director of Highways or of the TPB by 11.3.2024;

- (i) in relation to (h) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 11.6.2024;
- (j) the implementation of the environmental mitigation measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 11.6.2024; and
- (k) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;
- (l) if any of the above planning condition (d), (e), (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/NE-TKLN/62 Proposed Temporary Warehouse (Excluding Dangerous Good Godown) and Open Storage and Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 487 S.B RP, 488, 489, 490, 491, 497, 572 S.A, 573, 574, 575, 576 and 577 in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North

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

Agenda Item 23

Section 16 Application

[Open Meeting]

A/NE-TKLN/63 Proposed Temporary Private Club for a Period of 5 Years in “Recreation” Zone, Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/63)

84. The Committee noted that the applicant’s representative requested on 31.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

85. 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 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/64 Proposed Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot Nos. 158 S.A, 158 S.B, and 158 R.P. in D.D.80, Heung Yuen Wai, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/64)

Presentation and Question Sessions

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

87. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use is not in line with the planning intention of “Village Type Development” zone which is primarily intended for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from such planning intention; and
- (b) the applicant fails to provide sufficient information in the submission to demonstrate that the proposed development will not cause adverse traffic and drainage impacts on the surrounding areas.”

[The Chairman thanked PlanD's representatives for their attendance to answer Members' enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Ms Anny P.K. Tang, Mr C.K. Fung and Mr Kimson P.H. Chiu, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/530 Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South
(RNTPC Paper No. A/NE-KTS/530)

Presentation and Question Sessions

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

90. In response to a Member's question, Ms Anny P.K. Tang, STP/FSYLE, said that as shown in Plan A-1 of the Paper, part of the application site fell within the Agricultural Park in Kwu Tung South.

Deliberation Session

91. While not opposing the applied use under the current application, a Member considered that the applied use was not incompatible with the surrounding area with agricultural uses and opined that a farmland could not be reinstated to its existing condition once it was filled with other materials.

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, 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) 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 23.10.2023;
- (c) the submission of a proposal for fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (d) in relation to (c) above, the implementation of the proposal for fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.6.2024;
- (e) the implementation of the drainage measures, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.3.2024;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all time during the planning approval period;
- (g) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (h) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-KTN/910 Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 609 and 610 in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/910A)

94. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

Deliberation Session

95. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.9.2028, 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 8:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) all dogs shall be kept inside the enclosed structures on the site from 6:00 p.m. to 8:00 a.m., and up to six dogs with dog masks are allowed for outdoor activities at the same time during the operation hours, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.3.2024;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.6.2024;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site, as proposed by the applicant, to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 27

Section 16 Application

[Open Meeting]

A/YL-KTN/912 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 58 S.B in D.D. 110, Tai Kong Po Tsuen, Pat Heung, Yuen Long

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

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-KTN/913 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 58 S.A in D.D. 110, Tai Kong Po Tsuen, Pat Heung, Yuen Long

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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-KTN/941 Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/941)

99. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

100. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, 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 11.3.2024;
- (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 11.6.2024;
- (c) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;

- (e) in relation to (d) above, the implementation of the revised 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 11.6.2024;
- (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.”

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-KTN/942 Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Open Space” , “Residential (Group C) 2” and “Agriculture” Zones, Lot 513 in D.D. 110, Kam Tin Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/942)

102. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the proposed temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

103. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, 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 11.3.2024;
- (b) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (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 11.6.2024;
- (e) 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;
- (f) if any of the above planning condition (a), (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; and
- (g) upon expiry of the planning permission, the reinstatement of the portion zoned “Agriculture” in the site to an amenity area, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB.”

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 31

Section 16 Application

[Open Meeting]

A/YL-KTN/945 Proposed Residential Development (House) with Minor Relaxation of Building Height Restriction in “Residential (Group D)” and “Residential (Group C) 2” Zones, Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-KTN/945)

105. The Committee noted that the applicant’s representative requested on 24.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

106. 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/YL-KTS/949 Proposed Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land in “Agriculture” Zone, Lots 1363 S.A (Part) and 1363 S.B RP (Part) in D.D. 106, Tin Sam San Tsuen, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/949B)

Presentation and Question Sessions

107. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

108. Some Members raised the following questions:

- (a) while noting from the site photos that the application site (the Site) had already been paved and the applicant would adopt agrivoltaic farming under the current application, whether the vegetable crops would be placed in pots or planted into the ground underneath the solar panels;
- (b) noting that the site possessed potential for agricultural rehabilitation, whether the proposed development was in line with the assessment criteria for considering applications for solar photovoltaic (SPV) system (the Assessment Criteria);
- (c) whether it was enforceable if the proposed agrivoltaic farming was not implemented by the applicant; and
- (d) noting that sympathetic consideration might be given to the application, whether there was any precedent case which had been approved by the Committee.

109. In response, Mr C.K. Fung, STP/FSYLE, made the following main points:

- (a) according to the information provided by the applicant, the proposed filling of land (about 148.7m²) with concrete was for the purpose of site formation of structures and stabilising the metal plinths to support the solar panels. The remaining areas of the Site would be unpaved and vegetable crops and nitrogen-fixing plants would be planted underneath the solar panels;
- (b) although the proposed development was not in line with Assessment Criteria in that planning application for stand-alone SPV System in the “Agriculture” (“AGR”) zone was generally not supported except those on land with no active farming activities and low agricultural rehabilitation potential, the Environment and Ecology Bureau (EEB) had given policy support to the application as the proposed development would put idle land to good use while achieving Government’s carbon neutrality target. Furthermore, in order to retain its potential for future agricultural rehabilitation, the applicant would adopt agrivoltaic farming at the Site and decommission the proposed development in 2034. After that, the solar panels would be removed and the Site would be reinstated. Given the above, sympathetic consideration might be given to the application;
- (c) there was no approval condition imposed on the implementation of the proposed agrivoltaic farming at the Site. Nevertheless, planning permission granted by the Committee would be based on the development proposal submitted by the applicant including the proposed development parameters and mitigation measures, if any. Should the application be approved by the Committee, the applicant would be required to submit implementation proposals for the concerned government department’s scrutiny. PlanD would also closely monitor the implementation of the approved scheme when those implementation proposals were submitted by the applicant;
- (d) although there was no similar application for SPV use within the “AGR”

zone in the Approved Kam Tin South Outline Zoning Plan, there was an approved application (No. A/YL-KTN/785) in Kam Tin North with a site area of 7,043m² for erection of 1,650 solar panels. The merits under the approved application were similar to those of the current application including policy support from EEB, adoption of agrivoltaic farming and retention of the long-term agricultural potential of the site. Approval of the application was in line with the Committee's previous decisions.

110. In response to a Member's question on whether a more lenient approach had been adopted by the Committee in assessing applications for SPV, the Chairman said that the Assessment Criteria was first promulgated in 2020. Subsequently, the Town Planning Board (TPB) agreed the revisions to the Assessment Criteria in 2022 with a view to relaxing and allowing flexibility for installation of SPV systems, particularly in "GB" zone.

Deliberation Session

111. While not opposing the application, a Member expected that PlanD would closely monitor the implementation of the proposed agrivoltaic farming as put forward by the applicant in order to retain the long-term agricultural potential of the Site.

112. 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 11.9.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (b) the design and provision of the water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

set out at Appendix IV of the Paper.

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-KTS/971 Proposed Temporary Public Vehicle Park for a Period of 3 Years in
“Village Type Development” Zone, Lot 393 (Part) in D.D. 109, Po Tei
Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/971)

114. The Committee noted that the applicant requested on 29.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

115. 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]

A/YL-KTS/972 Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in “Residential (Group C)” Zone, Lots 341, 342, 343, 344 (Part) and 350 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/972)

116. The Committee noted that the applicant’s representative requested on 23.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

117. 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 35

Section 16 Application

[Open Meeting]

A/YL-PH/955 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services (Convenience Store) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/955A)

118. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the proposed temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

119. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles exceeding 26 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter/exit the site at any time, as proposed by the applicant, during the planning approval period;
- (b) no vehicle without valid licences issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.3.2024;
- (d) in relation to (c) above, the implementation of the drainage proposal

identified in the drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;

- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the 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 11.3.2024;
- (g) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if any of the above planning condition (c), (d) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

120. 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 (Presentation and Question Sessions Only)]

A/YL-PH/960 Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Office and Staff Resting Room for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Various Lots in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/960)

Presentation and Question Sessions

121. With the aid of some plans, Mr C.K. 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 considered that the proposed temporary use could be tolerated for a period of three years.

122. As revealed in Plan A-4b of the Paper that there were residential dwellings/structures to the west of the application site (the Site) and having noted that the Director of Environmental Protection (DEP) did not support the application as it would cause environmental nuisance to the nearby residential uses, a Member asked whether any mitigation measure was proposed by the applicant in that regard. In response, Mr C.K. Fung, STP/FSYLE, said that the proposed vehicular access was on the south of the Site which was at a distance from the residential dwellings to the west and northwest. The applicant also proposed to erect boundary fencing along the Site to minimise nuisance to the surrounding area. In addition, compensatory plantings were proposed along the periphery of the Site for screening purpose.

123. In response to a Member’s question regarding the layout of the proposed development, Mr C.K. Fung, STP/FSYLE, by referring to Drawing A-1 of the Paper, said that major part of the proposed development would be used as three open storage yards for construction machineries and materials. Parking spaces for private car, light goods vehicles and heavy goods vehicle would be provided at the Site.

124. A Member pointed out that there were some existing trees along the western periphery of the Site, at which the proposed parking spaces for private car and light goods vehicles situated. The Member expressed concern on the applicant's proposal for clearance of those trees to accommodate the proposed parking spaces and considered that the proposed layout could be enhanced as those trees could be served as a natural barrier to minimise the nuisance of the proposed development.

Deliberation Session

125. A Member considered that the proposed layout for car parking spaces at the western periphery of the Site would involve clearance of existing trees thereat and an approval condition should be added for reviewing the submitted landscape proposal by the applicant with a view to retaining the existing trees at the western periphery of the Site to minimise the nuisance on the nearby residential developments. The meeting agreed that an approval condition should be added in that regard.

126. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, 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, as proposed by the applicant, shall be carried out on the site at any time during the planning approval period;
- (d) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 11.3.2024;

- (e) in relation to (d) above, the implementation of the revised landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 11.6.2024;
- (f) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.3.2024;
- (g) in relation to (f) above, the implementation of the drainage proposal identified in the drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;
- (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 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 23.10.2023;
- (j) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (k) in relation to (j) above, the implementation of the revised 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 11.6.2024;
- (l) if any of the above planning condition (a), (b), (c) 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;
- (m) if any of the above planning condition (d), (e), (f), (g), (i), (j) or (k) 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

- (n) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 37

Section 16 Application

[Open Meeting]

A/YL-MP/343 Temporary Eating Place and Shop and Services for a Period of 3 Years and Associated Excavation of Land in “Village Type Development” Zone, Lot 1294 RP (Part) in D.D. 105 and Adjoining Government Land, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/343A)

128. The Secretary reported that the application site was located in Mai Po and Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po. As the property of Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

129. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

Deliberation Session

130. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, 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 11.3.2024;
- (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 11.6.2024;
- (c) 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 11.3.2024;
- (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) if the planning condition (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
- (f) if any of the above planning condition (a), (b) 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.”

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-MP/348 Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Lot 2905 S.C RP (Part) in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/348A)

132. The Secretary reported that the application site was located in Mai Po and Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po. As the property of Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

133. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

Deliberation Session

134. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.9.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11.00 p.m. and 7:30 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no light, medium or heavy goods vehicles including container trailers/tractors as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time 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 11.3.2024;

- (d) the submission of records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.12.2023;
- (e) in relation to (d) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (g) if any of the above planning condition (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; and
- (h) upon expiry of the planning permission, the reinstatement of the site to amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 39

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/303 Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) Development in “Undetermined” Zone, Lots 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP and 892 in D.D. 115 and Adjoining Government Land, Tung Shing Lei, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/303)

Presentation and Question Sessions

136. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, 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.

137. Members had no question on the application.

Deliberation Session

138. 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 11.9.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission of a revised drainage impact assessment and implementation of the measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB;
- (b) the implementation of the mitigation measures identified in the accepted sewerage impact assessment to the satisfaction of the Director of Drainage

Services or of the TPB;

- (c) the submission of a noise impact assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (d) the submission of a land contamination assessment and implementation of the necessary remedial works before the commencement of construction works of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the design and provision of the vehicle parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB; and
- (f) the provision of the water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 40

Section 16 Application

[Open Meeting]

A/YL-NSW/312 Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 1 Year in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Village Type Development” Zones, Lots 3664 (Part), 3665 RP (Part), 3666 RP (Part), 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part) and 3673 RP (Part) in D.D. 104, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/312)

140. The Committee noted that the applicants’ representative requested on 29.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicants requested deferment of the application. Since the last deferment, the applicants had submitted further information in response to departmental comments.

141. After deliberation, the Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the applicants. 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 applicants. If the further information submitted by the applicants 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 applicants 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 41

Section 16 Application

[Open Meeting]

A/YL-NTM/458 Proposed Temporary Shop and Services and Ancillary Site Office for a Period of 3 Years in “Residential (Group C)” Zone, Lot 1699 in D.D. 105, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/458A)

142. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the proposed temporary use based on the assessments set out in the Paper.

Deliberation Session

143. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, 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 11.3.2024;

- (c) 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 11.6.2024;

- (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 installation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;

- (f) 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 11.6.2024;
- (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.”

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

Agenda Item 42

Section 16 Application

[Open Meeting]

A/YL-NTM/465 Temporary Social Welfare Facility (Drug Dependent Persons Treatment and Rehabilitation Centre) for a Period of 3 Years in “Green Belt” Zone, Lots 762 (Part), 763 (Part), 765 (Part), 790 (Part), 791 (Part) and Adjoining Government Land in D.D.105, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/465)

145. The Committee noted that the applicant requested on 29.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

146. 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 43

Section 16 Application

[Open Meeting]

A/YL-ST/648 Proposed House in "Village Type Development" Zone, Lot 210 S.C in
D.D. 96, Chau Tau Tsuen, San Tin, Yuen Long

147. The Secretary reported that consideration of the application had been rescheduled.

Agenda Item 44

Section 16 Application

[Open Meeting]

A/YL-ST/655 Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services and Ancillary Offices for a Period of 3 Years in “Other Specified Uses” annotated “Service Stations” Zone, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/655)

148. 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

149. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.9.2023 to 15.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation between 8:00 a.m. and 10:00 a.m. and between 5:00 p.m. and 11:00 p.m. on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) the containers stacked within 5m of the periphery of the site shall not exceed the height of the boundary fence at any time during the planning

approval period;

- (d) the stacking height of containers stored at any other location within the site shall not exceed 8 units at any time during the planning approval period;
- (e) the existing boundary fencing and paving on the site shall be maintained at all times during the planning approval period;
- (f) a vehicular access/run-in between the site and Tun Yu Road shall be maintained at all times during the planning approval period;
- (g) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) the existing trees and vegetation on the site should be maintained at all times during the planning approval period;
- (i) the maintenance of the existing drainage facilities on the site at all times during the planning approval period;
- (j) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.3.2024;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.6.2024;
- (l) 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; and

- (m) if any of the above planning condition (j) or (k) 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.”

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

Agenda Item 45

Section 16 Application

[Open Meeting]

A/YL-SK/343 Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 319 S.B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long
(RNTPC Paper No. A/YL-SK/343A)

151. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

Deliberation Session

152. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the submission of a 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 11.3.2024;
- (c) in relation to (b) 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 11.6.2024;

- (d) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.12.2023;
- (e) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (f) if any of the above planning condition (a) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (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.”

153. 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 PlanD’s representatives for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Simon P.H. Chan and Ms Carol K.L. Kan, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW) and Mr Ajyum D. Chan, Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW) were invited to the meeting at this point.]

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/477 Temporary Reinforcing Steel Processing Workshop with Ancillary Office for a Period of 3 Years in “Other Specified Uses” annotated “Logistics Facility” Zone, Lot 1262 (Part) in D.D. 124, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/477)

Presentation and Question Sessions

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

155. Members had no question on the application.

Deliberation Session

156. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

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

- (c) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;

- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (f) in relation to (e) above, the implementation of the revised 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 11.6.2024;
- (g) if any of the above planning condition (a), (b) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 47

Section 16 Application

[Open Meeting]

A/HSK/479 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 1149 (Part) in D.D. 125, Tseung Kong Wai, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/479)

158. 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

159. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 10.10.2023 to 9.10.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.1.2024;
- (c) the existing fire service installations implemented on the site shall be maintained at all times during the planning approval period;
- (d) 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
- (e) if the planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 48

Section 16 Application

[Open Meeting]

A/TM/587 Proposed Temporary Industrial Use (Recycling Facilities for Scrap Metals, Plastics, Electronics and Papers) for a Period of 3 Years in “Other Specified Uses” annotated “Business” Zone, Unit 4, 18/F, Block A, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun
(RNTPC Paper No. A/TM/587)

161. The Committee noted that the applicant requested on 4.9.2023 deferment of consideration of the application for two months so as to allow more time 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 Items 49 and 50

Section 16 Applications

[Open Meeting]

A/TM-LTY/457 Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Lot 836 S.H in D.D. 130, Lam Tei San Tsuen, Tuen Mun

A/TM-LTY Y/458 Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Lot 836 R.P. in D.D. 130, Lam Tei San Tsuen, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/457A and 458A)

163. The Committee noted that the applicants’ representative requested on 29.8.2023 deferment of consideration of the applications for two months so as to allow more time to address departmental comments. It was the second time that the applicants requested deferment of the applications. Since the last deferment, the applicants had submitted further information in response to departmental comments.

164. 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. 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/YL-TT/601 Proposed Temporary Warehouse for a Period of 3 Years in “Residential (Group D)” Zone, Lot 4058 RP in D.D. 116 and Adjoining Government Land, Shap Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-TT/601)

165. The Committee noted that the applicant requested on 23.8.2023 deferment of

consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

166. 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-TT/602 Proposed Temporary Shop and Services for a Period of 5 Years in
"Village Type Development" Zone, Lot 3934 S.A (Part) in D.D. 116,
Yuen Long
(RNTPC Paper No. A/YL-TT/602)

167. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the proposed temporary use based on the assessments set out in the Paper.

Deliberation Session

168. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.9.2028, 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 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 11.3.2024;
- (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 11.6.2024;
- (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 11.3.2024;
- (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 11.6.2024;
- (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.”

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

Agenda Item 53

Section 16 Application

[Open Meeting]

A/YL-TT/603 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lot 3578 RP in D.D. 116, Tong
Tau Po, Yuen Long
(RNTPC Paper No. A/YL-TT/603)

170. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the proposed temporary use based on the assessments set out in the Paper.

Deliberation Session

171. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, 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 11.3.2024;

- (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 11.6.2024;

- (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 11.3.2024;

- (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 11.6.2024;

- (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.”

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

Agenda Item 54

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/302 Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) and Proposed House Use with Conservation Proposal in “Government, Institution or Community (1)” Zone, Lots 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120 and Adjoining Government Land, Tai Kei Leng, Yuen Long
(RNTPC Paper No. A/YL/302)

Presentation and Question Sessions

173. With the aid of PowerPoint presentation, Mr Ajjum D. Chan, TP/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.

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

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

- (a) the operation mode of the proposed residential care home for the elderly (RCHE);
- (b) noting that the proposed development involved an increase in plot ratio (PR) from 3.04 to 3.71 (+22%) as compared to the previous application No. A/YL/298, whether there was any PR restriction in the subject “Government, Institution or Community (1)” (“G/IC(1)”) zone;
- (c) the absolute building height of the proposed RCHE;
- (d) in order to provide more beds to cater for the public demand for RCHE, whether the applicant could further increase the building height and gross floor area (GFA) of the proposed RCHE; and
- (e) the reasons for the reduction of the number of beds from 281 to 241 as compared to the previous application.

175. In response, Ms Carol K.L. Kan, STP/TMYLW, and Ajum D. Chan, TP/TMYLW, made the following main points:

- (a) the proposed RCHE would be privately operated;
- (b) there was no PR restriction in the subject “G/IC(1)” zone;
- (c) the absolute building height of the proposed RCHE was 25m, while the accessible floor level of the RCHE was about 22m (measuring from the mean street level to the 5/F of the premises where the dormitories would be situated), which had met the fire safety and other licensing requirements for RCHE;
- (d) according to the latest Government’s policy for exemption of land premium

in land transactions so as to encourage the provision of purpose-built RCHE by private initiatives, the total GFA for eligible RCHEs had been relaxed to not more than 12,000m². However, a RCHE must not be situated at a height of more than 24m above ground level unless the operator could prove that the RCHE was provided with facilities for fire safety, evacuation and rescue, and appropriate evacuation, contingency and fire drill plans to the satisfaction of the Director of Social Welfare. Considering the above restrictions and the building bulk of the proposed RCHE, the applicant considered that the proposed development intensity was appropriate; and

- (e) according to the applicant, the reduction in number of beds was mainly due to design and operational requirements and constraints as well as for enhancing the living space and quality for future residents of the RCHE.

Deliberation Session

176. 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 11.9.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a Conservation Management Plan for the conservation of the Main Building and the Annex Block of ‘Siu Lo’ prior to commencement of any works to the satisfaction of the Antiquities and Monuments Office or of the TPB;
- (b) the submission of a full set of photographic and cartographic records of the Main Building and the Annex Block of ‘Siu Lo’ prior to commencement of any works to the satisfaction of the Antiquities and Monuments Office or of the TPB;
- (c) the submission and implementation of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;

- (d) the submission of an updated noise impact assessment and provision of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (e) the provision of the water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

177. 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 (Presentation and Question Sessions Only)]

A/YL/308 Proposed Temporary Institutional Use for a Period of 6 Years in “Village Type Development” Zone, Government Land in D.D. 116 (Ex-Pui Tak School), Ha Yau Tin Tsuen, Shap Pat Heung, Yuen Long (RNTPC Paper No. A/YL/308)

Presentation and Question Sessions

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

179. Members had no question on the application.

Deliberation Session

180. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 11.9.2029, 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 11.3.2024;
- (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 11.6.2024;
- (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 11.3.2024;
- (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 11.6.2024;
- (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.”

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

Agenda Item 56

Section 16 Application

[Open Meeting]

A/YL-HTF/1156 Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone and area shown as ‘Road’, Lots 335 S.B and 337 (Part) in D.D. 128 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-HTF/1156)

182. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the proposed temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

183. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicle exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (b) the submission of a revised drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services and the Antiquities and Monuments Office or of the TPB by 11.3.2024;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services and the Antiquities and Monuments Office or of the TPB by 11.6.2024;
- (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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.6.2024;
- (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;
- (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; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

184. 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]

A/YL-HTF/1157 Temporary Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group D)” Zone, Lots 172, 173 and 174 in D.D.128 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1157)

185. The Committee noted that the application was selected for streamlining

arrangement and the Planning Department considered that the temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

186. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicle exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (b) the submission of a revised drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.3.2024;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (e) 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 23.10.2023;
- (f) the implementation of the accepted fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.6.2024;
- (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.”

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

Agenda Item 58

Section 16 Application

[Open Meeting]

A/YL-LFS/482 Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years in “Recreation” Zone, Lot 1965 in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/482)

188. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

189. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (d) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;
- (g) in relation to condition (f) above, the implementation of the revised 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 11.6.2024;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 59

Section 16 Application

A/YL-PN/69 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 8 (Part) in D.D. 135, Pak Nai, Yuen Long

191. The Secretary reported that consideration of the application had been rescheduled.

Agenda Item 60

Section 16 Application

[Open Meeting]

A/YL-PS/694 Proposed Filling of Land for Permitted Agricultural Use in “Recreation” Zone, Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part) in D.D. 126, Ping Shan, Yuen Long (RNTPC Paper No. A/YL-PS/694)

192. The Committee noted that the applicant requested on 4.9.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

193. 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 61

Section 16 Application

[Open Meeting]

A/YL-TYST/1211 Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years in “Undetermined” Zone, Lots 1343 (Part), 1344 (Part), 1345 (Part), 1349 (Part), 1351 (Part), 1353 (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long (RNTPC Paper No. A/YL-TYST/1211A)

194. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

195. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no repairing, dismantling, spraying, cleansing, other workshop activities and storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or electronic waste, as proposed by the applicant, shall be carried out on the site at any time during the planning approval period;

- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.12.2023;
- (f) the implementation of the accepted 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 11.6.2024;
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (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.”

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

Agenda Item 62

Section 16 Application

[Open Meeting]

A/YL-TYST/1233 Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1314, 1315, 1316 and 1317 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1233)

197. The Committee noted that the application was selected for streamlining

arrangement and the Planning Department considered that the temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

198. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, 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 11.3.2024;
- (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 11.6.2024;
- (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 11.3.2024;
- (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 11.6.2024;
- (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.”

199. 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 PlanD’s representatives for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 63

Any Other Business

200. There being no other business, the meeting was closed at 12:30 p.m..