

TOWN PLANNING BOARD

Minutes of 698th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 24.6.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr K.L. Wong

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

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

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

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

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

Secretary

Absent with Apologies

Mr Stephen L.H. Liu

Vice-chairman

Mr L.T. Kwok

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

In Attendance

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

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

Town Planner/Town Planning Board
Mr Alvin C.H. Kan

Agenda Item 1

Confirmation of the Draft Minutes of the 696th RNTPC Meeting held on 1.6.2022 and 697th on 10.6.2022

[Open Meeting]

1. The draft minutes of the 696th and 697th RNTPC meetings held on 1.6.2022 and 10.6.2022 respectively were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/TP/35 Application for Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/29, To rezone the application site from “Village Type Development” to “Government, Institution or Community (3)” and “Government, Institution or Community (4)”, Lots 1087, 1130 and 2089 in D.D. 6 and adjoining Government Land, Kam Shan, Tai Po (RNTPC Paper No. Y/TP/35)

3. The Secretary reported that the application site was located in Tai Po. Dr Venus Y.H. Lun had declared an interest on this item for co-owning with spouse a flat in Tai Po.

4. The Committee noted that the applicant had requested deferral of consideration of the application and Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting.

5. The Committee noted that the applicant requested on 1.6.2022 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.

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

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/NE-KTS/15 Application for Amendment to the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19, To rezone the application site from “Comprehensive Development Area”, “Agriculture” and area shown as ‘Road’ to “Residential (Group B)”, Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung South, Sheung Shui

(RNTPC Paper No. Y/NE-KTS/15)

7. The Secretary reported that the application was submitted by Hinying Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Ltd. (KMB) and Long Win Bus Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win; and

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

8. The Committee noted that the applicant had requested deferral of consideration of the application and Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the discussion of the item.

9. The Committee noted that the applicant requested on 16.6.2022 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.

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

Sai Kung and Islands District

[Mr Kenneth C.K. Yeung, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/170 Proposed Temporary Shop and Services for a Period of 6 Years in
"Village Type Development" Zone, Lots 66 (Part), 67, 68, 69 and 72
(Part) in D.D. 316L and Adjoining Government land, Pui O, Lantau
Island
(RNTPC Paper No. A/SLC/170B)

Presentation and Question Sessions

11. With the aid of some plans, Mr Kenneth C.K. Yeung, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public

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

12. Noting that the application site (the Site) was located near a stream course, a Member asked about the proposed sewage treatment arrangement. In response, Mr Kenneth C.K. Yeung, STP/SKIs, said that the applicant had not indicated whether a septic tank would be provided within the Site. The Director of Environmental Protection commented that should there be any wastewater or sewage arising from the proposed use during its operation, the applicant would be required to follow the requirements of the relevant practice notes for provision of sewage treatment facilities. An advisory clause on wastewater or sewage treatment was recommended in the Paper.

Deliberation Session

13. A Member, while having no objection to the application, opined that sewage treatment facility might need to be provided within the Site and its implementation should be closely monitored.

14. As invited by the Chairman, Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Strategic Assessment), Environmental Protection Department, said that as there was no public sewer serving the area, a septic tank would likely be needed to treat sewage from the Site. The applicant would be required to follow the relevant guidelines for the design and operation of a septic tank.

15. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 24.6.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a fire service installations and water supplies proposal 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 24.12.2022;
- (b) in relation to (a) above, the implementation of the fire service installations and water supplies proposal 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 24.3.2023; and

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

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

[The Chairman thanked Mr Kenneth C.K. Yeung, STP/SKIs, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Item 6

Section 16 Application

[Open Meeting]

A/NE-KLH/608 Proposed 5 Houses (New Territories Exempted Houses) in “Agriculture” Zone, Lots 643B S.A RP, 643B S.B, 643B RP, 644 S.A, 644 S.B and 644 RP in D.D. 9, Yuen Leng Village, Tai Po
(RNTPC Paper No. A/NE-KLH/608)

17. The Committee noted that the applicant's representative requested on 7.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

18. 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 7

Section 16 Application

[Open Meeting]

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

19. The Secretary reported that the applicant's representative requested on 14.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

for preparation of 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 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

21. With the aid of some plans, Mr Kevin K.W. Lau, 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 (PlanD) did not support the application.

22. Noting from Plan A-3 of the Paper that vegetation on the application site (the Site) had been cleared for car parking use since 2006, a Member asked whether the enforcement action taken required the reinstatement of the Site. In response, Mr Kevin K.W. Lau, STP/STN, said that the Enforcement Notice (EN) issued required discontinuation of the unauthorised development (UD) involving parking of vehicles and storage uses on the Site, and the UD had discontinued.

23. The Chairman remarked that PlanD would follow up on the enforcement case and might require reinstatement of the Site, if appropriate.

Deliberation Session

24. Noting the applicant’s claim that the Site had been used for a public car park for

nearly 20 years, a Member expressed concern that the applicant might continue to operate such use on the Site. In response, the Chairman said that whether the applied use at the Site could be considered as an existing use was subject to the evidence to be adduced in the ongoing enforcement case. The subject application that the Committee had to consider was for temporary public car park use on the Site.

25. In view that the applied use was not in line with the planning intention of the “Agriculture” zone and would have adverse landscape impact on the area, Members generally did not support the application.

26. 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 the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.”

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/716 Temporary Warehouse for a Period of 3 Years and Filling of Land in
“Agriculture” and “Village Type Development” Zones, Lots 128 (Part)
and 132 (Part) in D.D. 19, Lam Tsuen, Tai Po

(RNTPC Paper No. A/NE-LT/716A)

Presentation and Question Sessions

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

28. Members had no question on the application.

Deliberation Session

29. 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 the planning intentions, even on a temporary basis; and
- (b) the applicant fails to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.”

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-FTA/212 Proposed Temporary Logistics Centre for a Period of 3 Years in “Agriculture” Zone, Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Ma Kam To Road, Sha Ling, Sheung Shui
(RNTPC Paper No. A/NE-FTA/212)

30. The Committee noted that the applicant's representative requested on 10.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 11

Section 16 Application

[Open Meeting]

A/NE-FTA/213 Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years in "Open Space", "Agriculture" Zones and area shown as 'Road', Lots 184 RP and 187 RP (Part) in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan, Sheung Shui
(RNTPC Paper No. A/NE-FTA/213)

32. 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

33. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years and be renewed from 5.7.2022 until 4.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:30 p.m. and 8:30 a.m. on Mondays to Saturdays, as proposed by the applicants, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicants, is allowed on the site during the planning approval period;
- (c) no medium/heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, as proposed by the applicants, is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (e) the maintenance of peripheral fencing on the site at all times during the planning approval period;
- (f) the existing mitigation measures to the ecological sensitive receivers in the vicinity of the Site should be maintained properly at all times during the planning approval period;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) the existing drainage facilities on the site should be properly maintained at all times during the planning approval period;

- (i) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.10.2022;
- (j) if any of the above planning condition (a) to (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if the above planning condition (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 12

Section 16 Application

[Open Meeting]

A/NE-HLH/55 Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years in “Agriculture” Zone, Lots 173 (Part) and 175 RP (Part) in D.D. 87, Ta Kwu Ling
(RNTPC Paper No. A/NE-HLH/55)

35. The Committee noted that the applicant’s representative requested on 14.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address comments of the Transport Department. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/144 Proposed House (New Territories Exempted House - Small House) in
 "Agriculture" Zone, Lot 1367 in D.D. 39, Ma Tseuk Leng, Sha Tau
 Kok

(RNTPC Paper No. A/NE-LK/144)

Presentation and Question Sessions

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

38. Two Members raised the following questions:

- (a) noting that there were a few approved Small Houses (SHs) in the vicinity of the application site (the Site), whether rejecting the current application would be in line with the Committee's previous decisions;
- (b) whether the three structures (annotated 'DOM' on Plan A-2a of the Paper) to the immediate north and south of the Site were SHs;

- (c) noting that it was the second time the applicant submitted an application for SH development at the Site, whether the reasons for rejection of the previous application had been conveyed to the applicant; and
- (d) noting from Plan A-3 of the Paper that land to the immediate south of the Site was covered by vegetation, whether development of the two remaining SHs under the approved application No. A/NE-LK/79 had commenced.

39. In response, Mr Tim T.Y. Fung, STP/STN, made the following main points:

- (a) with reference to Plan A-2a of the Paper, a similar application (No. A/NE-LK/79) for four SH (one to the north and three to south of the Site) was approved before the Board's adoption of the cautious approach in 2015 and one of those SHs to the south was already built. Another four similar applications (No. A/NE-LK/114 to 117) each for one SH to the further north and further east of the Site were rejected by the Committee or the Board on review in 2018 and 2019, after the adoption of the cautious approach, mainly on the grounds that there was still land available within the "Village Type Development" ("V") zone of Ma Tseuk Leng for SH development. The Site was the subject of a previous application (No. A/NE-LK/134) for SH development submitted by the same applicant, which was rejected by the Committee in 2020 on the similar ground as those rejected applications. Besides, there was active/fallow agricultural land to the east and west of the Site with potential for rehabilitation for cultivation and other agricultural purpose;
- (b) 'DOM' annotation meant a domestic structure and the three domestic structures to the immediate north and south of the Site within the 'Village Environ' should be SHs/New Territories Exempted Houses;
- (c) generally, the Committee's discussion and decision at the meeting would be recorded in the minutes that would be attached to the decision letter to the applicant. The applicant of the subject application had contacted the Planning Department regarding the application and was informed that since

the rejection of the last application (No. A/NE-LK/134), there had been no major change in planning circumstances; and

- (d) the aerial photo at Plan A-3 was taken in 2021. According to a recent site visit, there was construction work on the land to the immediate south of the Site.

Deliberation Session

40. Noting that the last application submitted by the same applicant was recently rejected by the Committee and there was no major change in planning circumstances, Members generally considered that the application should be rejected.

41. 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, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster where land is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 14

Section 16 Application

[Open Meeting]

A/NE-MUP/166 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” Zone, Lots 813 (Part), 823 S.B RP and 824 S.B RP (Part) in D.D. 46, Sha Tau Kok
(RNTPC Paper No. A/NE-MUP/166)

42. The Committee noted that the applicant requested on 6.6.2022 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.

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/167 Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Agriculture” Zone, Lot 755 RP in D.D. 46, Loi Tung
(RNTPC Paper No. A/NE-MUP/167)

Presentation and Question Sessions

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

45. Members had no question on the application.

Deliberation Session

46. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.12.2022;
- (b) in relation to (a) 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 24.3.2023;
- (c) 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 24.12.2022;
- (d) in relation to (c) 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 24.3.2023;
- (e) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the

satisfaction of the Commissioner for Transport or of the TPB by 24.3.2023;
and

- (f) if any of the above planning condition (a), (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.”

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

Agenda Item 16

Section 16 Application

[Open Meeting]

A/NE-TKL/698 Proposed Filling of Land for Agricultural Use in “Agriculture” Zone,
Lot 1110 S.A (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/698)

48. The Committee noted that the applicant’s representative requested on 2.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

49. 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-WKS/17 Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lots 1265 RP and 1267 in D.D. 79 and Adjoining Government Land, Ng Chow Road, Ping Che
(RNTPC Paper No. A/NE-WKS/17A)

Presentation and Question Sessions

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

51. Members had no question on the application.

Deliberation Session

52. 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 “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from such planning intention, even on a temporary basis;

- (b) the proposed development does not comply with Town Planning Board Guidelines PG-No. 10 for ‘Application for Development within “GB” Zone

under Section 16 of the Town Planning Ordinance’ in that the applicant fails to demonstrate in the submission that the proposed development would not affect the existing natural landscape; and

- (c) the applicant fails to demonstrate in the submission that the proposed development would not cause adverse environmental impacts to the surrounding areas.”

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

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 18

Section 16 Application

[Open Meeting]

A/KTN/87 Renewal of Planning Approval for Temporary Container Tractor/Trailer Park for a Period of 3 Years in “Open Space (1)”, “Residential (Group B)”, “Other Specified Uses” annotated “Business and Technology Park”, “Other Specified Uses” annotated “Amenity Area” Zones and area shown as ‘Road’, Lots 868 RP(Part), 869, 870, 871(Part), 872, 873 and 874 in D.D.95, Kwu Tung North, Sheung Shui (RNTPC Paper No. A/KTN/87)

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

54. As the property of Dr C.H. Hau had no direct view of the Site, the Committee agreed that he could stay in the meeting.

55. 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

56. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 14.7.2022 until 13.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 p.m. and 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 existing access road should be maintained at all times during the planning approval period;
- (d) the existing noise mitigation measures should be maintained at all times during the planning approval period;
- (e) the existing peripheral fencing should be maintained at all times during the planning approval period;
- (f) the existing drainage facilities shall be properly maintained and rectified if they are found inadequate/ineffective at all times during the planning approval period;
- (g) the existing fire service installations shall be properly maintained at all

times during the planning approval period;

- (h) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if the above planning condition (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.”

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

Agenda Item 19

Section 16 Application

[Open Meeting]

A/NE-KTS/506 Proposed Comprehensive Residential Development with Commercial and Social Welfare Facilities and Minor Relaxation of Plot Ratio and Building Height restrictions in “Comprehensive Development Area (1)” and “Government, Institution or Community” Zones and area shown as ‘Road’, Lot 2579 in D.D.92, Kwu Tung South, Sheung Shui (RNTPC Paper No. A/NE-KTS/506)

58. The Secretary reported that the application was submitted by Base One Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Ltd. (KMB) and Long Win Bus Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win; and

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

59. The Committee noted that the applicant had requested deferral of consideration of the application and Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the discussion of the item.

60. The Committee noted that the applicant's representative requested on 16.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

61. 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 20

Section 16 Application

[Open Meeting]

A/YL-SK/330 Renewal of Planning Approval for Temporary Dog Kennels for a Period of 3 Years in “Conservation Area” Zone, Lots 1353 S.A, 1354 (Part) and 1355 S.A in D.D. 114, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/330)

62. 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

63. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 3.8.2022 until 2.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing trees on the site shall be maintained at all times during the planning approval period;

- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (c) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 3.11.2022;

- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

- (e) 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;
- (f) if the above planning condition (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; and
- (g) 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.”

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

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/331 Proposed Temporary Shop and Services for a Period of 5 Years and Filling of Land in “Village Type Development” Zone, Lot 911 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/331)

Presentation and Question Sessions

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

66. Members had no question on the application.

Deliberation Session

67. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.6.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the implementation of the accepted drainage proposal with 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (e) the implementation of the accepted run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 24.3.2023;
- (f) 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 without further notice; and
- (g) if any of the above planning condition (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.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/YL-SK/332 Proposed Temporary Holiday Camp with Temporary Eating Place and Ancillary Public Vehicle Park for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1001, 1002 and 1006 in D.D. 106, Lots 627 and 630 in D.D. 112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long

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

Agenda Item 23

Section 16 Application

[Open Meeting]

A/YL-KTN/835 Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in “Residential (Group B)” Zone, Lots 1845 RP and 1846 RP in D.D. 107 and Lot 2099 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/835)

70. The Committee noted that the applicant’s representative requested on 15.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

71. 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/YL-KTN/836 Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1345 (Part) and 1346 (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/836)

Presentation and Question Sessions

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

73. A Member raised the following questions:

- (a) in comparison with application No. A/YL-TT/551 (Item 51 to be considered in the same meeting), what the difference in ‘animal boarding establishment’ with and without specification of ‘dog kennel’ as the applied use was; and
- (b) the reason for the difference in the period of temporary permission under application (i.e. five years for the subject application and three years for application No. A/YL-TT/551).

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

- (a) according to the definition of terms used in statutory plans, ‘animal boarding establishment’ could be boarding for any animals other than livestock. A planning permission for ‘animal boarding establishment’ with specification of ‘dog kennel’ could only accommodate the specified dog kennel use and would have less flexibility in operation. For the subject application, although there was no specification on the type of ‘animal boarding establishment’, the applicant stated that no more than 60 dogs would be accommodated at the application site; and

- (b) for uses that were neither Column 1 nor Column 2 under the relevant zonings, planning application on a temporary basis for a period of not more than three years might be submitted for the Board’s consideration under the provision in the Covering Notes of the rural Outline Zoning Plan. This was the case for application No. A/YL-TT/551. For the subject application, ‘animal boarding establishment’ was a Column 2 use in “Agriculture” zone and it was up to the applicant to apply for a temporary permission (which could be more than three years) instead of a permanent one.

75. The Chairman supplemented that applying for ‘animal boarding establishment’ without specification of the type of animals involved would provide more flexibility. Taking the broad use term of ‘shop and services’ use as a reference, some applications might provide specification of ‘restaurant’ or ‘real estate agency’ and some might not. In any case, should a planning application be approved, the proposed use would be subject to the proposed scheme and terms of the application as submitted.

Deliberation Session

76. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.6.2027 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 animals shall be kept inside the enclosed animal boarding establishment structures on the site, except that up to 6 dogs are allowed for outdoor activities at the same time between 8:00 a.m. to 6:00 p.m., 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 is allowed to be used on the site, as proposed by the applicant, during the planning approval period;
- (d) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) 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 24.12.2022;
- (f) 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
- (g) if the above planning condition (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/837 Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in “Comprehensive Development Area (1)” Zone, Lots 1750A9 (Part) and 1905 RP(Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/837)

Presentation and Question Sessions

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

79. In response to a Member’s question, Mr Wallace W.K. Tang, STP/FSYLE, with reference to Plan A-2, said that the parking and open storage of container truck uses to the immediate east of the application site (the Site) were not covered by any planning permission, while the vehicle parking use to the west of the Site was covered by an approved application (No. A/YL-KTN/650). With reference to Plan A-1b of the Paper, a much larger site covering the Site was the subject of an approved application (No. A/YL-KTN/604) for proposed comprehensive residential development with minor relaxation of plot ratio and building height restrictions.

Deliberation Session

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.6.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle other than private car is allowed to access the site at any time during the planning approval period;

- (b) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;
- (c) a notice should be posted at a prominent location of the site to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to be parked on the site at all times 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 24.12.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have

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

81. 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-KTS/923 Renewal of Planning Approval for Temporary Storage and Parking of Private Vehicles for a Period of 3 Years in “Agriculture” Zone, Lots 425 S.A (Part) and 429 RP (Part) in D.D. 103, Ko Po San Tsuen, Kam Tin, Yuen Long

(RNTPC Paper No. A/YL-KTS/923)

82. 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

83. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 25.6.2022 until 24.6.2025 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 vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (b) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;

- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (f) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Agenda Item 27

Section 16 Application

[Open Meeting]

A/YL-KTS/924 Renewal of Planning Approval for Temporary Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 476 RP (Part) and 477 in D.D.106, Kam Sheung Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/924)

85. 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

86. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 14.7.2022 until 13.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 8:30 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby

given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/918 Proposed Temporary War Game Centre with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 2873 S.B (Part), 2874 (Part), 2875 (Part), 2891 (Part) and 2892 (Part) in D.D.111 Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/918)

Presentation and Question Sessions

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

89. In response to a Member’s question regarding the planning considerations in assessing applications in “Agriculture” (“AGR”) zone, Mr Wallace W.K. Tang, STP/FSYLE, said that for the subject application, although the proposed use was not in line with the planning intention of the “AGR” zone, approval of the application on a temporary basis would not jeopardise the long-term planning intention. The proposed use was considered not incompatible with the surrounding areas that was rural in character and was far away

from residential use. Except the Director of Agriculture, Fisheries and Conservation, other relevant Government departments had no objection to the application.

90. Noting a Member's general concern on whether temporary uses involving filling of land in "AGR" zone might have implication on the long term use of sites for agricultural purposes, the Chairman said that some of the permitted agricultural uses e.g. green house and other structure ancillary to agricultural activities might also involve filling of land. Applications for temporary uses involving filling of land would be assessed on individual merits. For some cases, such as those within conservation zonings, approval condition requiring the applicant to reinstate the formed land into amenity area upon lapsing of the temporary permission might be imposed.

91. Another Member, while having no objection to the application, said that a comprehensive land use review of the area might be needed as the application site and the surrounding areas, which were intermixed with open storage yards, grassland and residential structures, might no longer be suitable for agricultural uses in the long term. The Chairman remarked that the Food and Health Bureau was conducting a study to identify agricultural priority areas that had higher value for agricultural activities. Upon completion of the study and subject to the study recommendations, land use review of those agricultural areas not identified as agricultural priority areas might be considered as appropriate.

Deliberation Session

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the provision of boundary fence on the site, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 24.12.2022;
- (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 24.12.2022;

- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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 29

Section 16 Application

[Open Meeting]

A/YL-PH/919 Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre 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, Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/919)

94. The Committee noted that the applicant’s representative requested on 22.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

95. 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 30

Section 16 Application

[Open Meeting]

A/YL-NSW/293 Proposed Comprehensive Residential Development in “Undetermined” Zone, Various Lots in D.D. 103 and D.D. 115, Tung Shing Lei, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/293)

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

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/298 Proposed Temporary Shop and Services for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lot 3250 S.B ss.46(Part) in D.D.104, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/298)

Presentation and Question Sessions

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

98. Members had no question on the application.

Deliberation Session

99. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no dismantling, assembly repairing or workshop activities, 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 24.12.2022;
- (d) in relation to (c) above, the implementation of 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 24.3.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a 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 24.12.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have

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

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-ST/618 Proposed Public Utility Installation (Pole and Pole Stay Erection) and associated Filling and Excavation of Land in “Conservation Area” and “Green Belt” Zones, Government Land in D.D. 96, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/618)

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

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

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

102. The Committee noted that the applicant’s representative had requested deferment of consideration of the application, and Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong had tendered apologies for being unable to attend the meeting.

103. The Committee noted that the applicant’s representative requested on 15.6.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-ST/619 Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years in "Undetermined" Zone, Lot 97 (Part) in D.D. 99 and Lot 2208 S.B RP (Part) in D.D. 96, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/619)

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

Deliberation Session

106. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 6.7.2022 to 5.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period;

- (b) no car washing and vehicle repair workshop/dismantling, repairing works involving metal cutting, drilling, hammering, paint spraying and oil/lubricant changing are allowed on the site;
- (c) a notice should be posted at a prominent location of the Site to indicate that only private cars as defined in the Road Traffic Ordinance is allowed to be parked/stored on the site;
- (d) the boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the existing fire services installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (f) the submission of photographic records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.10.2022;
- (g) in relation to (f) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/620 Temporary Open Storage of Recyclable Metal with Ancillary Office
for a Period of 3 Years in “Residential (Group D)” Zone, Lot 156 S.B
RP (Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen
Long
(RNTPC Paper No. A/YL-ST/620)

Presentation and Question Sessions

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

109. Members had no question on the application.

Deliberation Session

110. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 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) no dismantling, repairing, cleansing or any other workshop activities shall

be carried out on the site at any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of photographic records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (f) in relation to (e) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 5.8.2022;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (j) if any of the above planning condition (a), (b), (c), (d) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr Patrick M.Y. Fung, Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Kepler S.Y. Yuen, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), Ms Janet K.K. Cheung, Ms Bonnie K.C. Lee, Mr Alexander W.Y. Mak, Mr Simon P.H. Chan and Mr Steven Y.H. Siu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 35

[Open Meeting (Presentation and Question Sessions Only)]

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/35
(RNTPC Paper No. 4/22)

112. The Secretary reported that the proposed amendment item A1 involved a site in Tuen Mun Area 16 which was supported by a consultancy study commissioned by the Mass Transit Railway Corporation Limited (MTRCL), and AECOM Asia Company Limited (AECOM) was one of the consultants. The following Members had declared interests on the item:

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

Dr C.H. Hau - having past business dealings with AECOM.

113. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. As Dr C.H. Hau had no involvement in the study, the

Committee agreed that he could participate in the discussion of the item.

114. With the aid of a PowerPoint presentation, Ms Janet K.K. Cheung, STP/TMYLW, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), the technical considerations, consultations conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Items A1 and A2 – to rezone a site atop the additional station of the Tuen Mun South Extension (TME) in Tuen Mun Area 16 (A16 station) and at its adjoining land at Hoi Wong Road (about 6.86ha) from “Government, Institution or Community” (“G/IC”) and “Open Space” to “Other Specified Uses” (“OU”) annotated “Commercial/Residential Development with Public Transport Interchange (PTI)” with a maximum domestic gross floor area (GFA) of 366,678m², a maximum non-domestic GFA of 31,100m² and a maximum building height (BH) of 174mPD; and to revise the BH restriction of the “G/IC” zone currently occupied by the Castle Peak Bay Fire Station (about 0.07ha) to a maximum BH of 5 storeys to reflect the as-built condition;
- (b) Amendment Item B – to revise the BH restriction of the “G/IC” zone at Tuen Mun Clinic (about 0.53ha) with a maximum BH of 115mPD for a joint-user complex providing district-based clinical/healthcare facilities, social welfare facilities and government offices;
- (c) Amendment Items C1 and C2 – to rezone a site at Kwun Chui Road (about 4.67ha) from “Comprehensive Development Area” (“CDA”) to “Residential (Group B)” (“R(B)”) with a maximum BH of 57mPD to reflect an as-built residential development, namely Avignon; and to rezone a section of Kwun Chui Road (about 1.03ha) from “CDA” and “R(B)17” to an area shown as ‘Road’ to reflect the existing road;
- (d) Amendment Item D – to rezone a site to the south of Hoh Fuk Tong Centre (about 0.24ha) from “Green Belt” (“GB”), “G/IC” and area shown as ‘Road’ to “Residential (Group A)27” with a maximum BH of 100mPD to facilitate a high-density residential development with social welfare

facility under an approved s.12A application (No. Y/TM/20); and

- (e) Amendment Item E – to rezone a site to the northwest of Hing Fu Street (about 0.31ha) from “GB” to “G/IC(2)” with a maximum BH of 2 storeys and a maximum number of niches not exceeding 11,094 to regularise the existing religious institution and columbarium uses under an approved s.12A application (No. Y/TM/23).

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

116. Some Members raised the following questions on Amendment Item A1:

- (a) the details for re-provisioning of the existing Tuen Mun Swimming Pool and other Government, institution and community (GIC) facilities at the rezoning site (the Site);
- (b) the details of how the proposed development could realise the intention for the Site to become the southern gateway of Tuen Mun New Town;
- (c) pedestrian connectivity of the proposed commercial/residential development and A16 station with the surrounding areas, in particular to the west side of the Tuen Mun River Channel and the residential area to the east of the Site across Hoi Wong Road; and
- (d) the design of open space along the east bank of Tuen Mun River Channel, in particular the proposed width of the riverside promenade underneath the A16 station.

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

- (a) the existing GIC facilities at the Site would be affected by the MTR TME Railway Project. According to MTRCL’s proposal, Tuen Mun Swimming Pool would be re-provisioned at the practice greens in the Tuen Mun Golf

Centre. Hoi Wong Road Garden and Tuen Mun Community Green Station would be re-provisioned at the government land adjacent to the Tuen Mun River (Eastern Bank) Garden and the landscape site at Lung Chak Road underneath the Lung Fu Road flyover respectively. Re-provisioning of these facilities would be followed up under the TME Railway Project by MTRCL. At the proposed commercial/residential development, a PTI with GFA of about 5,500m², social welfare facilities with GFA of about 6,600m² and POS would be provided;

- (b) the proposed commercial/residential development, with a domestic plot ratio (PR) of about 6, non-domestic PR of about 0.5 and maximum BH of 174mPD, would signify the prominent location of the site as the southern gateway of Tuen Mun New Town with a new commercial, recreational and community hub and transport node by provision of retail and various GIC facilities, a PTI and open space to serve the community;
- (c) with reference to Plan 6a-19 of the Paper, in order to strengthen the east-west pedestrian connectivity, comprehensive pedestrian links including at-grade pedestrian crossings, covered walkways and footbridges would be provided to connect the proposed commercial/residential development and the A16 station with the surrounding areas across the Tuen Mun River Channel to the west and across Hoi Wong Road to the east. Two signalised junctions at Hoi Wong Road would also be improved. The need for an additional footbridge across Tuen Mun River Channel would be subject to further study of pedestrian demand in future; and
- (d) the existing riverside promenades on both banks of the Tuen Mun River Channel (including the river embankment) were currently zoned as “Open Space”. For construction of the A16 station and the viaduct, the riverside promenade on the east bank would be partially covered, but opportunity would be taken to re-provide and revitalize the section of promenade within the Site to maintain a continuous north-south connection to Yau Oi Estate and Tuen Mun Town Park in the north. A riverfront plaza with quality open space would be provided to the south of the station for public enjoyment.

The urban design elements had been reflected in the revised Explanatory Statement (ES) of the OZP in Attachment IV of the Paper. The riverside promenade to the further south of the Site would be subject to the design of the proposed sports ground within the “G/IC” zone.

118. In response to a Member’s question on whether the MTRCL was an appropriate implementation agent for reprovisioning the affected GIC facilities at the Site, the Chairman remarked that the MTRCL had been involved in similar reprovisioning works for other railway projects. The reprovisioning of the affected GIC facilities would be subject to further liaison between the project proponent and the relevant Government departments. In response to another Member’s remark that the pedestrian facilities for the Site needed to be improved, the Chairman supplemented that the details could be addressed through the requirement for the project proponent to submit a master layout plan (MLP) under the land lease.

119. The Chairman concluded that Members generally had no objection to Amendment Item A1. Appropriate revision to the ES should be made to reflect some Members’ views on stating more clearly the intention to improve pedestrian connectivity between the Site and the surrounding areas and the design of the open space along the riverside promenade, which would provide better guidance for preparation of the MLP under the land lease. Members agreed.

120. Members had no question on the other proposed amendments i.e. Amendment Items A2 to E.

[Miss Winnie W.M. Ng left the meeting during the Question and Answer session.]

121. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 as shown on the draft Tuen Mun OZP No. S/TM/35A at Attachment II (to be renumbered as S/TM/36 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Ordinance; and

- (b) adopt the revised Explanatory Statement at Attachment IV of the Paper, with revisions to clearly state the need to improve pedestrian connectivity and the design of the open space along the riverside promenade, for the draft Tuen Mun OZP No. S/TM/35A (to be renumbered as S/TM/36) as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

122. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZPs including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[Post meeting note: Paragraph 9.12 (t) (ii) of the ES of the OZP was amended as follows:

“The site is subject to a maximum building height of 174mPD and a stepped height concept descending from the east to the west towards the riverfront of Tuen Mun River Channel and respecting the waterfront setting of Tuen Mun Typhoon Shelter would be adopted within the site. The layout of the development shall take due consideration of the better integration, ~~and~~ connection *and accessibility* of the planned railway station with the commercial and residential uses, social welfare facilities, PTI, riverside promenade and open space within the zone *as well as and nearby existing footbridge connecting to* the surrounding communities *on both sides of Tuen Mun River Channel*. In addition, the layout shall also take into account the interfacing with the nearby planned sports ground *and create a vibrant and unique riverside promenade and quality open space for public enjoyment*. To ensure that development or redevelopment would be developed and designed in an integrated manner with the adoption of appropriate urban design concept *and the above considerations*, a master layout plan should be submitted, as an administrative measure under the lease, by the project proponent for development in this zone before development proceeds.”]

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/425 Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years with Filling and Excavation of Land in “Residential (Group C)” and “Residential (Group D)” Zones, Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 in D.D. 129, and adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/425)

123. The Secretary reported that the application was submitted by Tung Wah Group of Hospitals (TWGHs), and AECOM Asia Company Limited (AECOM) and Ho & Partners Architects Engineers & Development Consultants (HPA) were two of the consultants. The following Members had declared interests on the item:

Dr Conrad T.C. Wong - having current business dealings with TWGHs and past business dealings with HPA; and

Dr C.H. Hau - having past business dealings with AECOM.

124. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

125. With the aid of a PowerPoint presentation, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper.

The Planning Department had no objection to the application.

[Mr Vincent K.Y. Ho left temporarily and Mr Paul Y.K. Au, Chief Engineer (Works), Home Affairs Department, left the meeting during the presentation session.]

126. A Member raised the following questions:

- (a) whether the applied duration of three years was shorter than other similar applications for temporary transitional housing developments; and
- (b) noting that the building heights (BHs) of the proposed temporary transitional housing development would exceed the BH restrictions of the “Residential (Group C)” and “Residential (Group D)” zones, whether approving the application with such BHs would have implication on the future developments at the application site (the Site).

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

- (a) the applicant intended to operate the proposed transitional housing development for five years, subject to the liaison between the applicant and the relevant policy bureau. A renewal application might be submitted for the Board’s consideration if needed. For the subject application, as the proposed use was not permitted under the respective zonings, the application was made on a temporary basis for three years under the provision of the Covering Notes of the relevant Outline Zoning Plan. In other similar applications under which the applied use was a Column 2 use within the respective zoning, a temporary permission for a longer period could be applied for; and
- (b) the BH restrictions of the “Residential (Group C)” and “Residential (Group D)” zones were 3 storeys and 2 storeys respectively (i.e. maximum BH of about 9m). The maximum proposed BH of 22mPD (i.e. absolute BH of about 17m) was considered not incompatible with the rural character of the surrounding area. Future applications for other uses at the application site

(the Site) would be considered on individual merits based on the BH restrictions under the Outline Zoning Plan.

Deliberation Session

128. Members noted that the Director of Fire Services had no objection to the proposal with no emergency vehicular access to Block A in the north-western part of the Site, subject to the provision of fire service installations and water supplies for firefighting.

129. The Chairman remarked that it was the Government's policy to increase the provision of short-term transitional housing for meeting the imminent needs of people waiting for public housing. Generally, the planning considerations for permanent uses would be different from temporary ones and all applications would be considered on their individual merits.

130. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a revised sewerage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;

- (e) in relation to (d) above, the implementation of the revised sewerage proposal within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2023;
- (f) in relation to (e) above, the implemented sewerage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a proposal 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 24.3.2023;
- (h) in relation to condition (g) above, the provision of the fire service installations and water supplies for firefighting within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2023;
- (i) if any of the above planning condition (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (a), (b), (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.”

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

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/661 Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 63(Part), 68(Part), 69, 70(Part), 71(Part), 72(Part) and 73(Part) in D.D.126, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/661)

Presentation and Question Sessions

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

133. Members had no question on the application.

Deliberation Session

134. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium and heavy goods vehicle exceeding 8.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (b) no vehicle without valid licence 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 revised drainage proposal within 6 months from the

date of planning approval to the satisfaction of the Director of Drainage Services and Director of Agriculture, Fisheries and Conservation or of the TPB by 24.12.2022;

- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and Director of Agriculture, Fisheries and Conservation or of the TPB by 24.3.2023;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (h) if the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL/293 Proposed Temporary Shop and Services for a Period of 6 Years in “Open Space” and “Village Type Development” Zones, Lot 2086 RP (Part) in D.D. 116 and Adjoining Government Land, Yuen Long (RNTPC Paper No. A/YL/293)

136. The Committee noted that the applicant requested on 16.6.2022 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.

137. 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 39

Section 16 Application

[Open Meeting]

A/TM-LTY Y/426 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Residential Development with Shop and Services Use in “Commercial” Zone, Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun (RNTPC Paper No. A/TM-LTY Y/426)

138. The Committee noted that the applicant requested on 10.6.2022 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.

139. 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 40

Section 16 Application

[Open Meeting]

A/YL-PS/658 Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years in “Village Type Development”, “Residential (Group B) 1”, “Residential (Group E) 2” and “Comprehensive Development Area” Zones, Lots 568 (Part), 569 RP (Part), 585 (Part), 586, 590 (Part) and 591 (Part) in D.D. 122 and Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/658)

140. 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

141. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 20.7.2022 to 19.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.10.2022;
- (f) 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
- (g) if the above planning condition (e) is not complied with by the specified

date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/659 Temporary Logistics Centre for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/659)

Presentation and Question Sessions

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

144. Members had no question on the application.

Deliberation Session

145. In response to a Member’s enquiry, the Chairman said that in recommending approval of an application for temporary use, if the applied use was a Column 2 use, the term ‘no objection’ would be used in the Paper. If the applied use was neither a Column 1 nor 2 use (as for this application), the term ‘could be tolerated’ would be used.

146. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (g) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 42

Section 16 Application

[Open Meeting]

A/YL-PS/660

Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 692 (Part), 693 (Part), 694 (Part), 695 (Part), 697 (Part), 698 (Part), 897 (Part), 898 (Part), 900 (Part), 901 (Part), 942 (Part), 943 (Part), 944 and 946 (Part) in D.D. 122, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/660)

148. The Committee noted that the applicant requested on 20.6.2022 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

149. 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 one month was 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-PS/662 Proposed Temporary Logistics Centre for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 688, 689 (Part), 690 (Part), 691 (Part), 692 (Part), 693 (Part), 694 (Part), 695 (Part), 756 (Part), 757 (Part), 758 (Part) and 947 (Part) in D.D. 122, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/662)

150. The Committee noted that the applicant requested on 23.6.2022 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

151. 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 one month was allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 44

Section 16 Application

[Open Meeting]

A/HSK/371

Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Trailers for a Period of 3 Years in “Residential (Group A) 3” and “Open Space” Zones, Lots 826 S.A (Part), 828, 839 (Part) and 840 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/371)

152. 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

153. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 6.7.2022 to 5.7.2025 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 on the site should be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.10.2022;
- (c) 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 6.1.2023;

- (d) in relation to (c) 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 6.4.2023;
- (e) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) 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.”

154. 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 (Presentation and Question Sessions Only)]

A/HSK/373 Proposed Temporary Shop and Services for a Period of 3 Years in
“Government, Institution or Community” and “Village Type
Development” Zones, Lot 121 (Part) in D.D. 128, Ha Tsuen, Yuen
Long

(RNTPC Paper No. A/HSK/373)

Presentation and Question Sessions

155. With the aid of some plans, Mr Simon P.H. Chan, 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.

156. Members had no question on the application.

Deliberation Session

157. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.12.2022;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (e) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/375 Proposed Temporary Wholesale Trade and Ancillary Office for a Period of 3 Years in “Village Type Development” and “Open Space” Zones, Lots 33 (Part), 34 (Part) and 41 (part) in D.D. 124, Ha Tsuen, Yuen Long

(RNTPC Paper No. A/HSK/375)

Presentation and Question Sessions

159. With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

[Mr Vincent K.Y. Ho rejoined the meeting during the presentation.]

160. Members had no question on the application.

Deliberation Session

161. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.12.2022;

- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;

- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/376 Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lots 2061, 2062 (Part), 2063 RP (Part) and 2064 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/376)

Presentation and Question Sessions

163. With the aid of some plans, Mr Simon P.H. Chan, 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. Taking into account the assessment and the public comments, the Planning Department had no objection to approval of the application for a period of three years, instead of five years as sought by the applicant.

164. Members had no question on the application.

Deliberation Session

165. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.12.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the

satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;

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

166. 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/HSK/377 Renewal of Planning Approval for Temporary Vehicle Service Centre for a Period of 3 Years in “Open Space” Zone and area shown as ‘Road’, Lots 3138 RP (Part), 3139 (Part), 3140, 3141 (Part) and 3143 (Part) in D.D. 129, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/377)

167. 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

168. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 17.8.2022 to 16.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. to 8:00 a.m. is allowed on the site, as proposed by the applicant, during the planning approval period;
- (b) no operation on Sundays and public holidays is allowed on the site, as proposed by the applicant, during the planning approval period;
- (c) the existing drainage facilities on the site should be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 17.11.2022;
- (e) 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 17.2.2023;
- (f) in relation to (e) 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 17.5.2023;
- (g) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 49

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/549 Proposed Temporary Shop and Services for a Period of 5 Years in
“Village Type Development” Zone, Lot 643 S.B ss.1 S.A in D.D. 117,
Wong Nai Tun Tsuen, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/549)

Presentation and Question Sessions

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

171. Members had no question on the application.

Deliberation Session

172. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.6.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a 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 24.12.2022;
- (b) 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 24.3.2023; and
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall

on the same date be revoked without further notice.”

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

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/550 Proposed Temporary Wholesale Trade with Ancillary Facilities for a Period of 5 Years in “Open Storage” Zone, Lots 1474 (Part), 1477 S.A (Part), 1477 S.B (Part), 1477 S.A ss.1 (Part), 1477 S.B ss.5 (Part), 1477 S.B ss.2 RP (Part) and 1477 S.B ss.2 S.A (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/550)

Presentation and Question Sessions

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

175. Members had no question on the application.

Deliberation Session

176. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.6.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.12.2022;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a 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 24.12.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/551 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1454 S.B ss.1 and 1454 S.B RP in D.D. 118, Tai Shu Ha Road West, Yuen Long
(RNTPC Paper No. A/YL-TT/551)

Presentation and Question Sessions

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

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 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) all dogs shall be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system, as proposed by the applicant, at all times during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (c) the existing boundary fencing on the site shall be maintained at all times 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 24.3.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a 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 24.12.2022;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/552 Temporary Public Vehicle Park for Private Car for a Period of 3 Years
in “Village Type Development” Zone, Lots 1080 (Part) and 1081 RP
(Part) in D.D. 117 and Adjoining Government Land, Wong Nai Tun
Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TT/55)

Presentation and Question Sessions

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

183. Members had no question on the application.

Deliberation Session

184. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no light, medium or heavy goods vehicles, including container tractor/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) no vehicle without valid licences issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times

during the planning approval period;

- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (e) 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 24.3.2023;
- (f) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

185. 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 (Presentation and Question Sessions Only)]

A/YL-TYST/1159 Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lot 1022 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1159)

Presentation and Question Sessions

186. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed

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

187. Members had no question on the application.

Deliberation Session

188. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;
- (b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (c) 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 24.3.2023;
- (d) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (a) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

189. 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-TYST/1160 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1” and “Residential (Group B) 2” Zones, Lot 293 S.B in D.D. 127, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/YL-TYST/1160)

Presentation and Question Sessions

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

191. In response to a Member’s questions on the vehicular access to the application site (the Site), parking spaces within the Site and whether the proposed use and illegal parking on Hung Shun Road would affect the neighbouring school, Mr Steven Y.H. Siu, STP/TMYLW, said that the application involved car beauty services with two parking spaces for private cars within the Site. Trips generated by the proposed use were limited and there was little traffic (other than in peak school hours) on Hung Shun Road. Hence, no adverse traffic impact was envisaged and the Commissioner for Transport and Commissioner of Police had no objection to the application. Approval conditions on the submission and implementation of run-in/out proposal were recommended. Should there be illegal parking on Hung Shun Road, the relevant Government department would take enforcement action.

192. The Chairman supplemented that should any of the relevant approval conditions be not complied with during the planning approval period, the planning approval would cease to have effect and would be revoked.

Deliberation Session

193. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.6.2025 on the terms of the application as

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

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the 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 24.12.2022;
- (c) in relation to (b) 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 24.3.2023;
- (d) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.12.2022;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2023;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.12.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2023;
- (i) if any 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; and

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

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

[The Chairman thanked Mr Kepler S.Y. Yuen, DPO/TMYLW, Ms Janet K.K. Cheung, Ms Bonnie K.C. Lee, Mr Alexander W.Y. Mak, Mr Simon P.H. Chan and Mr Steven Y.H. Siu, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 55

Any Other Business

[Open Meeting]

(i) Parking Space Provision

195. A Member noted that the Committee had considered a number of applications for temporary public vehicle park use and some of which were located near new residential developments, such as application No. A/YL-KTN/837 considered at the meeting. The Member was doubtful whether there was a general shortage of car parking spaces in new developments in the New Territories, for example in Tuen Mun and Yuen Long Districts. Another Member echoed that parking provision in new developments might need to be increased and the Government should build more public car parks including those using mechanical parking to meet the strong public demand for car parking spaces.

196. Regarding application No. A/YL-KTN/837, the Chairman said that the proposed temporary public vehicle park was the applicant’s interim arrangement to better utilise the application site before commencement of the permanent comprehensive residential

development approved under the concerned “Comprehensive Development Area (1)” zone. In order to meet the long-term demand, the Transport Department (TD) had revised the parking requirement in the Hong Kong Planning Standards and Guidelines (HKPSG) in 2021.

197. As invited by the Chairman, Mr Ken K.K. Yip, Chief Traffic Engineer/New Territories East, TD, further explained that the decreasing ratio of licensed vehicles to parking spaces was noted and TD had adopted a multi-pronged approach in addressing the problem e.g. increasing the parking requirements for new developments in the HKPSG, incorporation of new public vehicle park in government facilities and public open spaces under the ‘single site, multiple use’ policy and a few thousand parking spaces were being planned and/or under construction. In the interim, temporary public vehicle parks were instrumental in meeting the short-term parking demand, especially in the New Territories. Members noted.

(ii) Streamlining the Committee’s consideration of s.16 applications for temporary uses

198. In view of the large number of s.16 applications for temporary uses to be considered by the Committee every meeting and a considerable number of which Members had no question to raise, a Member said that there might be scope to streamline consideration of these cases e.g. delegate the consideration of the applications to the Director of Planning, or consideration of some typical applications in group. This would allow Members to focus discussion on the more complex applications.

199. The Chairman said that according to the Town Planning Ordinance, all planning applications, regardless of their temporary or permanent nature, were required to be considered by the Committee and there was no provision for delegation of such power. Having said that, efforts had already been made in simplifying the papers for temporary uses. Making reference to the current practice of considering deferral cases and renewal cases of temporary approvals in groups, it was worthwhile to explore the feasibility of considering some other simple cases in a group. The Secretary added that while some applications for temporary uses were straight-forward, some other cases might still require in-depth consideration by the Committee. Another Member, while supporting to streamline the

procedures, expressed the need to formulate some criteria in shortlisting applications for group consideration. The objective for streamlining should be balanced with the need for public accountability of the Committee's decisions. The Committee agreed that the Secretariat of the Board would look into the possible ways for streamlining the procedures for the Committee's consideration.

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