

TOWN PLANNING BOARD

Minutes of 699th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 15.7.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr K.L. Wong

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

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

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

In Attendance

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

Chief Town Planner/Town Planning Board
Miss Josephine Y.M. Lo

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

Agenda Item 1

Confirmation of the Draft Minutes of the 698th RNTPC Meeting held on 24.6.2022

[Open Meeting]

1. The draft minutes of the 698th RNTPC meeting held on 24.6.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/ST/50 Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, To rezone the application site from “Green Belt” to “Government, Institution or Community (1)”, Lot Nos 374, 375 S.A and 375 S.B in D.D.186, To Fung Shan, Sha Tin (Ching To Yuen)
(RNTPC Paper No. Y/ST/50B)

3. The Secretary reported that the application site was located in Sha Tin and Professor John C.Y. Ng had declared an interest on the item for owning a property in Sha Tin.

4. The Committee noted that the applicant had requested deferral of consideration of the application. As the property of Professor John C.Y. Ng had no direct view of the application site, the Committee agreed that he could stay in the meeting.

5. The Committee noted that the applicant’s representative requested on 28.6.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted.

Sai Kung and Islands District

Agenda Item 4

Section 16 Application

[Open Meeting]

A/SK-HC/338 Proposed Recreational Use and Associated Filling and Excavation of Land Ancillary to the Permitted Residential Development in the Adjoining “Residential (Group C)1” Site in “Green Belt” Zone, Lots 877 RP, 878 RP, 879 RP, 1939 S.B ss.3, 1939 S.E, 1939 S.F, 1939 RP, 1940 (Part) and 1944 RP in D.D. 244, Nam Pin Wai, Sai Kung
(RNTPC Paper No. A/SK-HC/338)

7. The Secretary reported that AECOM Asia Company Limited was one of the consultants of the applicant. The following Members had declared interests on the item:

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

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

8. The Committee noted that the applicant had requested deferral of consideration of the application. As Dr C.H. Hau and Dr Conrad T.C. Wong had no involvement in the application, the Committee agreed that they could stay in the meeting.

9. The Committee noted that the applicant’s representative requested on 27.6.2022 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.

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 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 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/274 Renewal of Planning Approval for Temporary Eating Place including Outside Seating Accommodation of Restaurant for a Period of 3 Years in Area shown as 'Road', Shop 10D and Open Area in front of the Shop, G/F, Po Tung Road, Lot 1827 (Part) in D.D. 221 and Adjoining Government Land, Sai Kung
(RNTPC Paper No. A/SK-PK/274)

Presentation and Question Sessions

11. 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

12. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 30.7.2022 until 29.7.2025 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 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 30.1.2023;
- (b) in relation to (a) 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 30.4.2023; and
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given should cease to have effect and should on the same date be revoked without further notice.”

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

Agenda Item 6

Section 16 Application

[Open Meeting]

A/SK-TLS/60 Religious Institution (Existing Temple and Proposed Ancillary Quarters and Facilities) in “Village Type Development” and “Green Belt” Zones, Lot 542 in D.D. 401 and Adjoining Government Land, Ma Yau Tong, Sai Kung
(RNTPC Paper No. A/SK-TLS/60)

14. The Committee noted that the applicant’s representative requested on 8.7.2022 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.

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

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

Sha Tin, Tai Po and North District

[Mr Tim T.Y. Fung, Senior Town Planner/Shu Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting]

A/NE-HLH/56 Temporary Open Storage with Ancillary Hardware Processing Workshop for a Period of 3 Years in "Agriculture" Zone, Lot 539 (Part) in D.D. 84, Lot 440 (Part) in D.D. 87 and Adjoining Government Land, Hung Lung Hang
(RNTPC Paper No. A/NE-HLH/56)

16. The Committee noted that the applicant's representative requested on 8.7.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

17. 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.

[Mr L.T. Kwok joined the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/764 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" Zone, Lot 162 S.C ss.3 in D.D. 46, Ma Mei Ha, Fanling
(RNTPC Paper No. A/NE-LYT/764)

Presentation and Question Sessions

18. 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.

19. Members had no question on the application.

Deliberation Session

20. 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 Mei Ha 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.”

[The Chairman thanked Mr Tim T.Y. Fung, STP/STN, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Ms S.H. Lam, 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 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/89 Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles with Ancillary Resting Room and Office for a Period of 3 Years in “Other Specified Uses” annotated “Amenity Area” Zone and area shown as ‘Road’, Lots 664 RP (Part), 665 RP (Part), 667 (Part) and 668 (Part) in D.D. 96 and Adjoining Government Land, Kwu Tung North, Sheung Shui
(RNTPC Paper No. A/KTN/89)

21. The Secretary reported that 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.

22. 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.

Presentation and Question Sessions

23. With the aid of some plans, Ms S.H. Lam, 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.

24. Members had no question on the application.

Deliberation Session

25. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the submission of a proposal for fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.1.2023;
- (c) in relation to (b) above, the implementation of the proposal for fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2023;
- (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 15.1.2023;

- (e) in relation to (d) above, the implementation of the 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 15.4.2023;
- (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) implementation of the agreed landscape proposal within 9 months from the date of planning approval to the satisfaction of Director of Planning or of the TPB by 15.4.2023;
- (h) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approved hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (b), (c), (d), (e) 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.”

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

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/509 Utility Installation For Private Project (Transformer and Equipment) in “Village Type Development” Zone, Lots 457 S.C (part) and S.E (part) in D.D.94, Hang Tau Village, Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/509)

Presentation and Question Sessions

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

28. Members had no question on the application.

Deliberation Session

29. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 15.7.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (b) the submission and implementation of a fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/333 Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 319 S.B RP (Part) in D.D. 112, Lin Fa Tei, Yuen Long
(RNTPC Paper No. A/YL-SK/333)

Presentation and Question Sessions

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

32. Members had no question on the application.

Deliberation Session

33. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.7.2025 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 public road at any time during the planning approval period;
- (b) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.1.2023;
- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2023;
- (d) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.10.2022;
- (e) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (f) if any of the above planning condition (a) or (e) is not complied with during

the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/792 Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 3 Years in “Residential (Group D)” Zone, Lots 629 S.Q, 630 S.B ss15 and 653 S.B RP (Part) in D.D.110, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/792B)

Presentation and Question Sessions

35. 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 (PlanD) considered that the temporary use could be tolerated for a period of three years.

36. Noting from the signboards at the application site (the Site) as shown on Plan A-4 of the Paper that the Site might currently be used for vehicle trading and associated vehicle services such as car insurance and loans, a Member asked whether such use would be regarded as the applied use (i.e. open storage of private vehicles and vehicle parts) or commercial use in planning term. In response, Mr Wallace W.K. Tang, STP/FSYLE, said that based on the site visit conducted by PlanD, there were signboards indicating the use as pointed out by the Member and the applicant had explained that the applied use was for

operational need to support his business. In that regard, the applicant had already been reminded that the Site could only be used for the applied use should the application be approved by the Committee. The Member said that it appeared that the Site had been used for commercial use for quite some time and further asked whether the existing commercial use would be tolerated and continued if the current application was approved by the Committee. In response, Mr Wallace W.K. Tang, STP/FSYLE, said that if any use/development apart from the approved use was identified on the Site, it might constitute an unauthorised development subject to enforcement action by the Planning Authority (PA). The Chairman supplemented that planning permission granted under section 16 of the Town Planning Ordinance was confined to the approved scheme and PA might take enforcement action against any use/development on site which was in conflict with the approved scheme.

Deliberation Session

37. The Committee noted that the Site was not subject to any active enforcement action.

38. While not opposing the applied use under the current application, a Member said that the Site was subject to a previous application for the same applied use but no enforcement action was taken against the commercial use found at the Site and expressed concern that the commercial use might still be continued if the current application was approved by the Committee. In response, the Chairman said that PlanD would conduct regular site inspections to ascertain whether the use on the Site was consistent with the approved scheme. If there was sufficient evidence that the use on the Site did not conform to the approved scheme and the planning permission was revoked subsequently, PA would undertake enforcement action as appropriate such as issuance of warning letter to the applicant. Sympathetic consideration might not be given to the subsequent planning application in respect of the Site submitted by the same applicant for the same applied use. The Chairman remarked that the planning permission granted should not be taken as condoning the use currently existing on the Site which was not covered by the current application. The Chairman suggested and the Committee agreed to incorporate an additional advisory clause in that regard.

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

temporary basis for a period of 3 years until 15.7.2025 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 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle other than private car 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 existing fencing erected on the site should be maintained at all times during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) 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 15.1.2023;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) the provision of fire extinguisher(s) with a valid fire certificate (FS251) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.8.2022;
- (j) 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 15.1.2023;

- (k) in relation to (j) above, the provision of the fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2023;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (g), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

“the planning permission is given to the use under the application. It does not condone any use currently existing on the site which was not covered by the application. Immediate action should be taken to discontinue such use not covered by the permission. Otherwise, the approval given will cease to have effect and be revoked immediately without further notice and enforcement action will be undertaken by the Planning Authority as appropriate.”

Agenda Item 13

Section 16 Application

[Open Meeting]

A/YL-KTN/838 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 822, 824, 826 and 827 in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/838)

41. The Committee noted that the applicant requested on 11.7.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

42. 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 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/839 Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years in “Agriculture” Zone, Lots 3 S.E (Part) and 8 S.L in D.D. 110, Tai Kong Po, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/839)

Presentation and Question Sessions

43. 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

44. 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) 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) all animals shall be kept inside the enclosed animal boarding establishment on the site, as proposed by the applicant, at all times during the planning approval period;

- (c) no public announcement system, portable loud speaker, or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, at any time during the planning approval period;

- (d) the existing drainage facilities on the site shall be maintained at all times

during the planning approval period;

- (e) the submission of 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 3.11.2022;
- (f) the existing fire services installations and equipment implemented on the site shall be maintained at all times during the planning approval period;
- (g) 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
- (h) 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.”

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

Agenda Item 15

Section 16 Application

[Open Meeting]

A/YL-KTN/840 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1505 RP (Part), 1506 RP and 1510 (Part), in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/840)

46. The Committee noted that the applicant requested on 7.7.2022 deferment of consideration of the application for two months so as to allow more time to prepare further

information in response to departmental comments. It was the first time that the applicant requested deferment of the application.

47. 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 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/925 Proposed Public Convenience and Excavation of Land in "Village Type Development" Zone, Government Land in D.D.113, Ho Pui Tsuen, Yuen Long
(RNTPC Paper No. A/YL-KTS/925)

Presentation and Question Sessions

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

49. Members had no question on the application.

Deliberation Session

50. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 15.7.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

“the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/926 Temporary Vegetable Collection Station for a Period of 3 Years in
“Village Type Development” Zone, Lot 365 S.A in D.D. 106, Shek Wu
Tong Tsuen, Kam Sheung Road, Yuen Long
(RNTPC Paper No. A/YL-KTS/926)

Presentation and Question Sessions

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

53. Members had no question on the application.

Deliberation Session

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

temporary basis for a period of 3 years until 15.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 12:00 noon and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.1.2023;
- (d) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) 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.”

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

Agenda Item 18

Section 16 Application

[Open Meeting]

A/YL-KTS/927 Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South
(RNTPC Paper No. A/YL-KTS/927)

56. The Committee noted that the applicant’s representative requested on 8.7.2022

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

57. 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 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/892 Proposed Temporary Tent Camping Ground for a Period of 3 Years in
"Conservation Area" Zone, Lot 74 in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/892B)

Presentation and Question Sessions

58. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

59. By referring to Drawings A-2 and A3a of the Paper, a Member asked whether the structures in the vicinity of the application site (the Site), which were situated within the same "Conservation Area" ("CA") zone, were unauthorised developments. In response, Mr Wallace W.K. Tang, STP/FSYLE, said that the structures to the immediate southeast were

suspected unauthorised developments and were subject of enforcement action by the Planning Authority while the structures to the immediate east of the Site was not subject to enforcement action.

Deliberation Session

60. The Committee noted from Drawing A-2 of the Paper that the structures to the immediate southeast/east of the Site were used as vehicle workshops and storage yard, which were different from those revealed by the land use survey conducted by PlanD before the gazettal of the first statutory plan covering the Site.

61. A Member did not support the application. Noting that the Site was partly paved and the vegetation thereat had been removed, and the parking of vehicles/storage use on the Site was not an 'Existing Use' and the Site was currently not subject to any active planning enforcement action, the Member considered that the use currently identified on the Site should be conveyed to PlanD for appropriate follow-up actions. Another Member echoed and said that those suspected unauthorised developments in the immediate surrounding areas of the Site should also be referred to PlanD. In response, the Chairman said that while removal of vegetation was not an unauthorised development, PlanD would check if there was any unauthorised use/development on the Site and if there was sufficient evidence, PA would undertake enforcement action as appropriate.

62. A Member observed that it was difficult to obtain planning approval for tent camping ground use in "CA" zone and it was doubtful why there were applicants wasting efforts in submitting such applications. The Chairman said that the planning intention of the "CA" zone was to protect and retain the existing natural landscape, ecological or topographical features of the area. While the subject privately operated tent camping ground was regarded as 'Holiday Camp' use under Column 2 of the "CA" zone, in general only developments needed to support the conservation of the existing natural landscape or scenic quality of the area or those essential infrastructure projects with overriding public interest might be permitted. Developments solely for privately operated commercial use would normally not be permitted. Notwithstanding that, the applicants had the right to submit the planning applications in accordance with the Town Planning Ordinance.

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

- “(a) the application is not in line with the planning intention of the “Conservation Area” (“CA”) zone which is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development, and there is a general presumption against development in “CA” zone. No strong planning justification has been given in the submission to justify for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate in the submission that the proposed development would not result in adverse landscape and traffic impacts on the surrounding area.”

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/921 Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years in “Open Storage” Zone, Lots 1458 S.B (Part) and 1459 S.B (Part) in D.D. 111 and Adjoining Government Land, Kam Tin Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/921)

Presentation and Question Sessions

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

[Mrs Vivian K.F. Cheung joined the meeting during the presentation of PlanD.]

65. Members had no question on the application.

Deliberation Session

66. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 15.7.2027 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 within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.1.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.1.2023;
- (e) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/922 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of Land in “Residential (Group D)” Zone, Lots 163 (Part), 164 (Part), 165 (Part) and 166 (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/922)

Presentation and Question Sessions

68. 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 (PlanD) considered that the temporary use could be tolerated for a period of three years.

69. A Member, having noted that the application site (the Site) was not close to any residential clusters and there might not be strong local demand for private vehicle park, asked whether the Site could be used for open storage of vehicles should the subject application be approved by the Committee. In response, Mr Wallace W.K. Tang, STP/FSYLE, said that the Site was currently used as a vehicle park which was covered by a valid planning permission under application No. A/YL-PH/852 and the subject application was submitted for the same applied use. An approval condition was recommended to ensure that no vehicles without valid licences were allowed to be parked/stored on the Site at any time during the planning approval period. If open storage of vehicles was identified on the Site, the planning approval given would be revoked and the unauthorised use thereon would be subject to enforcement action.

Deliberation Session

70. While not opposing the application, a Member considered that there was no

strong local demand for parking spaces and was concerned that the Site might be intended for uses other than the applied use. The Member said that should the application be approved, the relevant government department should monitor the use of the Site and undertake enforcement action, where appropriate.

71. The Chairman concluded that Members generally considered that the application could be approved. He further said that in accordance with the current practice, should there be any unauthorised developments, PlanD would instigate planning enforcement action.

72. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) only private cars 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 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/stored on or enter/exit the site at all times 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 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 15.1.2023;
- (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.”

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

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/327 Temporary Social Welfare Facility (Drug Dependent Persons Treatment and Rehabilitation) for a Period of 3 Years in “Recreation” Zone, First Floor, Lot 4620 in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/327)

74. The Secretary reported that the application site was located in Mai Po and Mr K.W. Leung had declared an interest on the item for owning a property in Fairview Park, Mai Po.

75. As the property of Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

76. 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.

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

- (a) noting that opposing comments from the Estate Owners' Committees of Royal Palms of Phases A and B were received, what the spatial relationship between the application site (the Site) and Royal Palms was; and
- (b) whether the temporary social welfare facility was accommodated within the existing building.

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

- (a) with reference to Plan A-1 of the Paper, Royal Palms was located to the north of the Site at a distance; and
- (b) the temporary social welfare facility was located on 1/F of an existing church building.

Deliberation Session

79. A Member said that while the temporary drug dependent persons treatment and rehabilitation centre was usually unwelcome by the nearby residents, it was noted from a recent site inspection that the applied use was located within an existing building and could not be easily seen from the outside. Besides, the Site was rather distant from residential developments in the area. As such, the opposing comments from Royal Palms were considered unsound, and the application could be supported.

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.7.2025 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 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 15.1.2023;

- (b) in relation to (a) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2023; 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.”

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/328 Proposed Field Study and Education Centre (Tower Hides), Nature Trail and associated Excavation of Land in “Conservation Area” and “Site of Special Scientific Interest” Zones, Gei Wais 7, 8, 19 and 20e, Mai Po Nature Reserve, Government Land in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/328)

82. The Secretary reported that the application site (the Site) was located in Mai Po and AECOM Asia Company Limited was one of the consultants of the applicant. The following Members had declared interests on the item:

- Dr C.H. Hau - having past business dealings with AECOM;
- Mr K.W. Leung - owning a property in Fairview Park, Mai Po; and
- Dr Conrad T.C. Wong - having current business dealings with AECOM.

83. As Dr C.H. Hau and Dr Conrad T.C. Wong had no involvement in the application and the property of Mr K.W. Leung had no direct view of the Site, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

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

85. Noting that the Site fell within the Wetland Conservation Area, a Member asked whether the proposed development would comply with the “no-net-loss in wetland” principle. In response, Ms Christine C.M. Cheung, STP/FSYLE, said that the proposed development and associated works would be carried out on the soil bunds without affecting the ponds and gei wai. In addition, both the Environmental Impact Assessment (EIA) and the Ecological Impact Assessment indicated no adverse environmental and ecological impacts associated with the development, and the Director of Agriculture, Fisheries and Conservation considered the proposed development in compliance with the “no-net-loss in wetland” principle.

Deliberation Session

86. The Chairman remarked that the proposed development and associated works would not involve wetland area and had complied with the requirements of EIA conducted under the EIA Ordinance.

87. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 15.7.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

“(a) the submission of a fire service installations proposal to the satisfaction of

the Director of Fire Services or of the TPB; and

- (b) the implementation of the fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/299 Temporary Social Welfare Facility (Integrated Community Service Centre) for a period of 3 years in “Undetermined” Zone, Former Small Traders New Village Public School in D.D. 115, Small Traders New Village, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/299)

Presentation and Question Sessions

89. 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.

90. Members had no question on the application.

Deliberation Session

91. The Chairman remarked that the application site was the subject of four previously approved applications. The last approved application No. A/YL-NSW/264 submitted by the current applicant for the same applied use for a period of five years was revoked on 2.3.2022 due to non-compliance with the approval condition on the

implementation of fire service installations proposal. In that regard, a Member asked whether shorter compliance periods for the approval conditions should be given, should the current application be approved. The Committee noted that to ensure timely compliance with planning conditions, the Town Planning Board (TPB) Guidelines PG-No. 34B was amended (subsequently renumbered to TPB PG-No. 34C) to set out clearly that approval for extension of time for compliance with planning conditions would normally not be granted if the total time period for compliance exceeded half of the duration of the temporary approval. The applicant also proposed to shorten the approval period sought under the current application to three years instead of five years and a registered fire service installation contractor had been appointed to ensure that the approval conditions would be timely complied with should the current application be approved.

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.7.2025 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 public road at any time during the planning approval period;
- (b) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.1.2023;
- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.4.2023;
- (d) the submission of photographic records of the existing drainage facilities on the site within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.1.2023;
- (e) in relation to (d) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

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

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 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/439 Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 2212 RP and 2213 RP in D.D. 104, San Wai Tsuen, Ngau Tam Mei, Yuen Long
Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 2212 RP and 2213 RP in D.D. 104, San Wai Tsuen, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/439)

Presentation and Question Sessions

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

95. Members had no question on the application.

Deliberation Session

96. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 15.7.2027 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) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site 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 any time 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 15.1.2023;
- (e) 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 15.4.2023;
- (f) 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 15.1.2023;
- (g) 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 15.4.2023;
- (h) in relation to (g) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

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

97. 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 (Presentation and Question Sessions Only)]

A/YL-ST/621 Proposed Temporary Eating Place for a Period of 3 Years in “Village Type Development” Zone, Lots 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/621)

Presentation and Question Sessions

98. 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.

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

- (a) whether mitigation measures to address the sewerage impacts generated by the proposed temporary eating place were proposed; and
- (b) whether the Food and Environmental Hygiene Department (FEHD)

considered that the proposed mitigation measures had complied with the licencing requirements and whether their comments would be conveyed to the applicant for necessary follow-up actions.

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

- (a) the applicant was committed to implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes 5/93 issued by the Environmental Protection Department for sewage treatment at the application site. The applicant also indicated in the further information that licensed collectors would be employed to collect and dispose sewage regularly to minimise adverse environmental impact on the surrounding area; and
- (b) FEHD had no comment on the proposed mitigation measures, and their detailed comments on the application and the licensing requirements were indicated in Appendices IV and V of the Paper respectively. The applicant could make reference to the said appendices for necessary follow-up actions. The potential sewerage impacts would be further scrutinised at the food licence application stage where the applicant would be required to submit relevant plans/drawings of the proposed sewerage facilities for FEHD's consideration.

Deliberation Session

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 10:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium and heavy vehicles including container vehicles defined in the

Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) no vehicle is allowed to queue back to or reverse onto/from 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 15.1.2023;
- (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 Service or of the TPB by 15.4.2023;
- (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 Director of Fire Services or of the TPB by 15.1.2023;
- (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 Director of Fire Services or of the TPB by 15.4.2023;
- (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.”

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

[The Chairman thanked Ms S.H. Lam, 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 Simon P.H. Chan, Mr Alexander W.Y. Mak, Ms Bonnie K.C. Lee 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 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/378	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years in "Residential (Group B) 2", "Open Space" Zones and area shown as 'Road', Various Lots in D.D. 128 and D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long (RNTPC Paper No. A/HSK/378)
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Presentation and Question Sessions

103. 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

104. 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 until 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 operation between 9:00 p.m. to 7:00 a.m. is allowed on the site, as proposed by the applicant, during the planning approval period;
- (b) no operation on Sundays and public holidays is allowed on the site, as proposed by the applicant, during the planning approval period;
- (c) 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 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 20.10.2022;
- (e) the provision of fire extinguisher(s) within 6 weeks from the date of the commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 31.8.2022;
- (f) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.1.2023;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.4.2023;
- (h) 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

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

105. 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/HSK/380 Temporary Open Parking of Coaches/Buses, Private Cars and Open Storage of Tyres, Storage of Parts with Ancillary Workshop for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 479 RP (Part), 480 S.A RP (Part), 480 RP (Part), 485 (Part), 486, 487 S.A, 487 S.B, 488, 489 S.A, 489 S.B RP (Part), 490 RP, 491 RP, 494 RP, 495 RP (Part), 496, 497, 498, 499, 500, 501 RP (Part), 505, 506 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/380)

Presentation and Question Sessions

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

107. Two Members raised the following questions:

- (a) noting that the planning permission of the last approved application No. A/YL-HT/1001 for the same applied use submitted by the same applicant

lapsed on 22.1.2019, whether the uses on the application site (the Site) had been discontinued since then, and if not, whether enforcement action against the unauthorised developments existing thereon had been undertaken; and

- (b) noting that there were some oil drums and no smoking signs placed at the Site (Plan A-4b of the Paper), whether there was storage of dangerous goods which might cause fire hazards.

108. In response, Mr Simon P.H. Chan, STP/TMYLW, made the following main points:

- (a) since the expiry of the last planning permission, the Site had been used for the applied uses without valid planning permission. The Site was currently not subject to any active planning enforcement action. However, parking of vehicles was observed within the Site. Subject to collection of sufficient evidence, appropriate enforcement action would be undertaken by the Planning Authority; and
- (b) the Site was operated by a coach/school bus services company. There was an ancillary repair workshop on the Site and the drums might be used for collecting spent lubricating oil. In terms of fire safety, the Fire Services Department had no objection to the application, and approval conditions on the submission and implementation of a fire service installation proposal were recommended.

Deliberation Session

109. A Member, while having no objection to the application, expressed concern that the oil drums might be regarded as dangerous goods and might cause fire hazards, and considered that the relevant government departments should be alerted of the situation for any necessary follow-up actions. The Chairman said that approval conditions and advisory clauses on fire safety aspect were recommended and the concerns could be conveyed to the applicant for follow-up actions. If any irregularities associated with the uses on the Site

were found, relevant government departments would undertake enforcement actions, where appropriate.

110. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.7.2025 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 shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.10.2022;
- (c) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB by 15.1.2023;
- (d) in relation to (c) above, the implementation of the approved run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB by 15.4.2023;
- (e) the provision of fire extinguisher(s) within 6 weeks from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.8.2022;
- (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 15.1.2023;
- (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 15.4.2023;

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

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

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/427 Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lots 515 and 516 (Part) in D.D.130 and Adjoining Government Land, San Hing Tsuen, Lam Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/427)

Presentation and Question Sessions

112. With the aid of some plans, Mr Alexander W.Y. Mak, 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.

113. A Member enquired whether the application site (the Site) was currently used for shop and services. In response, Mr Alexander W.Y. Mak, STP/TMYLW, said that the Site was currently occupied by a temporary warehouse. The existing dilapidated structures

would be demolished and the Site would be developed for shop and services use to serve the local community.

Deliberation Session

114. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 15.7.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.1.2023;
- (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 15.4.2023;
- (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 15.1.2023;
- (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 15.4.2023;
- (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.”

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-HTF/1134 Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years in “Residential (Group D)” Zone, Lot 136 in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1134)

116. The Committee noted that the applicant’s representative requested on 28.6.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/426 Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years in “Residential (Group E)” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/426)

Presentation and Question Sessions

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

119. Some Members raised the following questions:

- (a) why it was said in the paper that sympathetic consideration could be given to the application, but not simply having no objection to the application;
- (b) whether the applicant of the current application was the same as that of the last approved application No. A/YL-LFS/353;
- (c) the zoning history of the application site (the Site) and the total area zoned “Residential (Group E)” (“R(E)”) on the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (the OZP); and
- (d) noting that the Site would take up a large portion of the entire “R(E)” zone on the OZP and the planning intention of the “R(E)” zone was for phasing out of existing industrial uses through redevelopment for residential use, what the long-term development of the Site and its implementation timeframe would be.

120. In response, Ms Bonnie K.C. Lee, STP/TMYLW, made the following main points:

- (a) the application was generally in line with the Town Planning Board Guidelines PG-No. 13F in that the local concerns and technical concerns of the relevant government departments could be addressed through the implementation of approval conditions. Although the approval conditions on the implementation of fire service installations and submission of condition record of existing drainage facilities under the last approved application No. A/YL-LFS/353 had not been complied with to date, the applicant had submitted relevant plans and proposals in support of the current application and the concerned government departments had no objection to or adverse comments on the submission. As such, sympathetic consideration might be given to the current application;
- (b) the current application was submitted by a different applicant, but it was noted that the Site was currently used by the same operator;
- (c) the Site had been zoned “R(E)” since the gazettal of the first statutory plan covering the Site in 1990. There were about 12 ha of land currently zoned “R(E)” on the OZP; and
- (d) the Site fell within areas covered by the Northern Metropolis Development Strategy and the long-term planning and development of the areas would be subject to study by the relevant government departments.

121. Regarding the long-term development of the Site, the Chairman supplemented that the Government would commence a feasibility study on the development potential of the Tsim Bei Tsui, Lau Fau Shan and Pak Nai areas within this year. The planned development of the Site would be subject to the findings of the said study.

Deliberation Session

122. Whilst noting that existing industrial uses could be tolerated in the “R(E)” zone, a

Member opined that the Site had been zoned “R(E)” for more than 30 years but had not yet been redeveloped for residential use, and considered that land resources should be better utilised to meet the strong housing demand. The Chairman said that factors like insufficient supporting infrastructural/community facilities and fragmented ownership in rural areas of the New Territories (NT) might hinder the development/redevelopment process. In order to increase land supply and enhance infrastructural support, and hence the development potential of the rural NT, the Government were conducting/would commence various comprehensive studies for different parts of the rural NT New Development Areas such as San Tin/Lok Ma Chau Development Node and New Territories North under the Northern Metropolis Development Strategy. There were also some individual housing projects proposed/implemented through planning applications from time to time.

123. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.7.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 9:00 p.m. to 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 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 15.10.2022;
- (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 15.4.2023;

- (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.”

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

[Post-meeting note: to rectify an editorial error, paragraph (c) of Appendix V of the Paper was amended as follows:

“to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Tenancy (STT) and Short Term Waivers (STW) holder(s) will need to apply to LandsD for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW will need to immediately apply to LandsD to permit the structures to be erected or regularize any irregularity on site, if any. Also, the applicant has to either exclude the GL without STT from the Site or apply for a formal approval prior to the actual occupation of the remaining GL. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. ~~**No construction of New Territories Exempted Building(s) will be considered or allowed.**~~ Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If the application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fees, as may be imposed by LandsD.”]

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/553 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1448 in D.D. 116, Yuen Long
(RNTPC Paper No. A/YL-TT/553)

Presentation and Question Sessions

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

126. Some Members raised the following questions:

- (a) noting that the proposed land filling of 35% of the application site (the Site) was not considered small in proportion and there were two similar applications No. A/YL-TT/372 and A/YL-TT/380 for filling of land within the subject “Agriculture” (“AGR”) zone (Plan A-1 of the Paper) rejected by the Committee in 2016, whether there was any assessment criteria for the allowable extent of land filling;
- (b) nothing that an opposing comment had queried the genuine need of the proposed land filling, whether PlanD had requested the applicant to justify the need for the proposed land filling; and
- (c) whether removal of proposed temporary structures on the Site would be required upon expiry of the planning permission.

127. In response, Mr Steven Y.H. Siu, STP/TMYLW, made the following main points:

- (a) the two similar applications were for filling of land for permitted agriculture use (No. A/YL-TT/372) and proposed temporary open storage of construction and decoration material and containers for storage of decoration equipment (No. A/YL-TT/380). The two sites were already entirely covered with concrete paving prior to applying for planning permission. As for the current application, the Site was currently a piece of fallow agricultural land. There was no standard criteria in assessing the allowable extent of land filling and each application would be considered on its individual circumstances and merits;

- (b) according to the applicant, the majority of the Site would be used as farming area (65%) and the hard-paved area (35%) would be for accommodating a 2-storey structure and associated drainage facilities. The extent of land filling (about 143m²) was not considered unacceptable; and

- (c) upon expiry of the planning permission, the proposed hobby farm and its temporary structures would have to be discontinued and removed. Otherwise, the use and structure would be considered as unauthorised which would be subject to enforcement actions by the Lands Department and the Planning Authority.

128. A Member expressed concern that if the temporary structure and land filling were not removed, there might be implication on the long-term use of the site for agricultural purpose. The Member also considered that, in general, applicants of such kind of temporary applications should be requested to reinstate the sites upon expiry of the planning permission.

Deliberation Session

129. The Chairman remarked that Members generally had no objection to the application. Regarding a Member's concern on the loss of agricultural land if the applicant was not requested to reinstate the Site, the Chairman said that while any unauthorised developments/structures would be subject to appropriate enforcement actions by relevant authorities, to ensure that the Site would be reinstated upon expiry of the planning permission,

an approval condition could be incorporated in that regard.

130. A Member supported adding an approval condition on reinstatement of the Site and opined that if the applicant was not requested to do so, the high-quality agricultural land would be damaged and could not be restored to its original state, as if it was a loophole allowing ‘destroy first, build later’ activities in the planning regime.

131. Another Member suggested and the Committee agreed that an approval condition requiring the applicant to reinstate the application site to an amenity area should be incorporated for all future applications involving temporary uses and/or filling of land in “AGR” zone, where appropriate.

132. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 15.7.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no usage of public announcement system, portable loudspeaker or any form of audio amplification system is allowed on the site at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.1.2023;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.4.2023;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.1.2023;

- (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 15.4.2023;
- (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;
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Items 33 and 34

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/554 Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 1600 RP in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TT/554)

A/YL-TT/555 Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 1109 RP in D.D. 117, Wong Nai Tun Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TT/555)

134. The Committee agreed that as the two s.16 applications for temporary shop and

services for a period of three years in “Village Type Development” zone were similar in nature, they could be considered together.

Presentation and Question Sessions

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

136. Members had no question on the applications.

Deliberation Session

137. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 15.7.2025 on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

Application No. A/YL-TT/554

- “(a) 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 15.1.2023;
- (b) in relation to (a) 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 15.4.2023;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.1.2023;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the

satisfaction of the Director of Fire Services or of the TPB by 15.4.2023; and

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

Application No. A/YL-TT/555

- “(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 15.1.2023;
- (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 15.4.2023; 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.”

138. The Committee also agreed to advise the applicants to note the advisory clauses as set out at Appendix IV of the Papers.

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

Agenda Item 35

Any Other Business

139. There being no other business, the meeting was closed at 4:20 p.m..