

TOWN PLANNING BOARD

Minutes of 702nd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 26.8.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

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 (Regional Assessment),
Environmental Protection Department
Mr Victor W.T. Yeung

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

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

Secretary

Absent with Apologies

Professor John C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

In Attendance

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

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

Town Planner/Town Planning Board
Miss Carman C.Y. Cheung

Agenda Item 1

Confirmation of the Draft Minutes of the 701st RNTPC Meeting held on 12.8.2022

[Open Meeting]

1. The draft minutes of the 701st RNTPC meeting held on 12.8.2022 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/ST/52

Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34, To rezone the application site from “Industrial” to “Residential (Group E)”, “Government, Institution or Community”, “Open Space” and area shown as ‘Road’, Various Sha Tin Town Lots and Lot 750 RP & Extension in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin
(RNTPC Paper No. Y/ST/52)

3. The Secretary reported that the application was located in Fo Tan, Sha Tin. The following Members had declared interests on the item:

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

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

4. The Committee noted that the applicant had requested deferment of consideration of the application and Professor John C.Y. Ng had tendered an apology for being unable to attend the meeting. As the flat co-owned by Mr Vincent K.Y. Ho 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 18.8.2022 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.

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

Tuen Mun and Yuen Long West District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/YL-PN/10

Application for Amendment to the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, To rezone the application site from “Coastal Protection Area” and area shown as ‘Road’ to “Other Specified Uses” annotated “Columbarium(1)”, Lot 118 in D.D.135 and Adjoining Government Land, Nim Wan Road, Pak Nai, Yuen Long

(RNTPC Paper No. Y/YL-PN/10)

7. The Committee noted that the applicant’s representative requested on 15.7.2022 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.

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

Sai Kung and Islands District

[Ms Jane W.L. Kwan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/275 Proposed Public Utility Installation (Pole with Transformer and Underground Cable) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 216, Shan Liu Lower Road, Sai Kung
(RNTPC Paper No. A/SK-PK/275)

9. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

10. With the aid of some plans, Ms Jane W.L. Kwan, STP/SKIs, 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.

[Mr L.T. Kwok and Mrs Vivian K.F. Cheung joined the meeting during the presentation session.]

11. Members had no question on the application.

Deliberation Session

12. 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 26.8.2026, 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.

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

[The Chairman thanked Ms Jane W.L. Kwan, STP/SKIs, for her attendance to answer Members' enquiries. She left the meeting at this point.]

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

Sha Tin, Tai Po and North District

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

Agenda Item 6

Section 16 Application

[Open Meeting]

A/NE-HLH/54 Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years in "Agriculture" Zone, Lot 175 RP (Part) in D.D. 87, Ta Kwu Ling
(RNTPC Paper No. A/NE-HLH/54A)

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

Deliberation Session

15. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 6:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.2.2023;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.10.2022;
- (g) the submission of a proposal for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (h) in relation to (g) above, the provision of water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by

26.5.2023;

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

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

Agenda Item 7

Section 16 Application

[Open Meeting]

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

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

Deliberation Session

18. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.2.2023;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.10.2022;
- (g) the submission of a proposal for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (h) in relation to (g) above, the provision of water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (i) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (c), (d), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have

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

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

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/57 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 325 (Part) in D.D. 87, Hung Lung Hang
(RNTPC Paper No. A/NE-HLH/57)

Presentation and Question Sessions

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

21. In response to a Member’s enquiry on the stream course at the northwest of the application site, Mr Tim T.Y. Fung, STP/STN, said that the stream course was currently surrounded by shrubs and grass. Concerned government departments including the Environmental Protection Department and Agriculture, Fisheries and Conservation Department had no adverse comment on the application from environmental impact perspective. Appropriate approval conditions (i.e. operation hours, submission, implementation and maintenance of the drainage proposal) were recommended to minimise any possible environmental nuisance and address the technical requirements of the concerned departments.

Deliberation Session

22. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.8.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) all animals shall be kept inside the enclosed animal boarding establishment on the site between 6:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, at any time during the planning approval period;
- (c) the submission of a drainage proposal, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.2.2023;
- (d) in relation to (c) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities at the site shall be maintained at all times during the planning approval period;
- (f) the submission of a proposal for fire service installations and water supplies for fire-fighting, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (g) in relation to (f) above, the implementation of the proposal for fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;

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

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/58 Temporary Private Vehicle Park (Medium Goods Vehicle Only) for a
Period of 3 Years in “Agriculture” Zone, Lot 396 in D.D. 87, Hung
Lung Hang
(RNTPC Paper No. A/NE-HLH/58)

Presentation and Question Sessions

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

25. Members had no question on the application.

Deliberation Session

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

- “(a) the development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the development would not cause adverse traffic impact on the surrounding areas.”

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-TKL/702 Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land in “Agriculture” and “Industrial (Group D)” Zones, Lot 554 S.A ss.2 (Part) in D.D. 77, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/702)

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

Deliberation Session

28. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 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. from Mondays to Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (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 26.2.2023;
- (e) in relation to (d) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2023;
- (f) in relation to (e) above, the implemented drainage facilities at the site shall be maintained at all times during the planning approval period;
- (g) the submission of a proposal for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (h) in relation to (g) above, the implementation of the proposal for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (i) 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 26.2.2023;

- (j) in relation to (i) 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 26.5.2023;
- (k) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning condition (d), (e), (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon expiry of the planning permission, the reinstatement of the portion of the site falling within “Agriculture” zone to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Items 11 to 13

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/703 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 546 S.H ss.1 in D.D. 77, Ping Che

A/NE-TKL/704 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 546 S.J ss.1 in D.D. 77, Ping Che

A/NE-TKL/705 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 546 S.K ss.1 in D.D. 77, Ping Che
(RNTPC Paper No. A/NE-TKL/703 to 705)

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

Presentation and Question Sessions

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

32. Noting that the applicant of application No. A/NE-TKL/705 was different from that of the previously approved application No. A/NE-TKL/536 which had lapsed, a Member asked whether sympathetic consideration of the application was recommended due to the proximity of the application site to the village cluster. Mr Tim T.Y. Fung, STP/STN, replied that applications No. A/NE-TKL/703 and 704 with previous planning permissions and submitted by the same applicants were similar to those which the Committee would normally approve on sympathetic consideration. For application No. A/NE-TKL/705, although the previously approved application was submitted by a different applicant, the planning circumstances were similar to other applications approved by the Committee mainly on sympathetic grounds that the proposed Small Houses were situated in proximity to existing village houses and approved Small House applications and the implementation of which was forming a new village cluster in the locality.

33. A Member questioned whether there was any limit on the number of times that planning permission would be given based on sympathetic consideration. In response, Mr Tim T.Y. Fung said that planning permissions for Small House applications would be valid for four years. For the current applications that were approved in 2015 and 2016 and had already lapsed, the applicants could have submitted renewal applications in 2019 and 2020, which if approved would be for no more than the original period (i.e. 4 years).

Deliberation Session

34. A Member had no objection to the applications but raised concern that the planning application with a change of applicant might involve the sale of rights to build Small House for profit instead of self-use. The Chairman said that the concern would be noted by the official representative from Lands Department and recorded in the minutes.

35. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 26.8.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following condition:

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

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

Agenda Item 14

Section 16 Application

[Open Meeting]

A/NE-TKLN/44 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” Zone, Lot 1676 RP (Part) in D.D. 78, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKLN/44A)

37. The Committee noted that the applicant’s representative requested on 10.8.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information (FI) to address comments from the Transport Department (TD). It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted FIs including response-to-comment

tables and vehicular access plans to address comments of TD.

38. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of FI from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of FI from the applicant. If the FI 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 FI. Since it was the second deferment and a total of four months had been allowed for preparation of submission of FI, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/681 Columbarium within a Religious Institution in "Green Belt" Zone, Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 RP, 1260 S.A and 1270 S.A in D.D. 6 and Adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po
(RNTPC Paper No. A/TP/681A)

39. The Secretary reported that the application was submitted by Lotus Association of Hong Kong (LAHK). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealing with LAHK. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

40. With the aid of a PowerPoint presentation, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper.

The Planning Department had no objection to the application.

41. In response to a Member's enquiry on the respective niches under the application that were subject to exemption and licence applications under the Private Columbarium Ordinance (PCO), Mr Kevin K.W. Lau, STP/STN, clarified that the niches of the existing columbarium in Si Qin Temple had ashes interred before 2014, and the applicant had applied for exemption under PCO. According to PCO, private columbarium applying for exemption was not required to comply with the planning related requirements but would cease selling/letting out new or unoccupied niches. Koon Yum Temple and Ti Tsang Temple involved niches for sale and required a columbarium licence under PCO. As all three buildings were within the existing religious institution known as Pun Chun Yuen, all 3,834 niches (including those on G/F of Si Qin Temple) were included in the planning application for impact assessments in a holistic manner.

Deliberation Session

42. Members noted that the columbarium use within the existing religious institution did not involve any changes in the overall development intensity and building bulk, technical assessments had demonstrated that the applied use was acceptable and the traffic and crowd management plan would be enforced under the licensing mechanism under PCO. As such, Members had no objection to the application.

43. 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 26.8.2026, 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 maximum number of niches within the premises shall not exceed 3,834;
and
- (b) the implementation of proposed works for traffic signs and road marking on a section of Shek Lin Road as detailed in the Traffic Impact Assessment report before commencement of operation of the applied use to the

satisfaction of the Commissioner for Transport or of the TPB.”

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/729 Proposed Public Utility Installations (Telecommunications Radio Base Station) in area shown as ‘Road’, Lot 428 S.C (Part) in D.D. 10 and adjoining Government Land, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/729)

45. The Secretary reported that two of the applicants for the application were SmarTone Mobile Communications Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK) and Hutchison Telephone Company Limited which was a member of CK Hutchison Holdings Limited (CKHH). The following Members had declared interests on the item:

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

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

Mr Vincent K.Y. Ho - having current business dealings with SHK.

46. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. As the interests of Miss Winnie W.M. Ng and Mr Vincent K.Y. Ho were direct, the Committee agreed that they should leave the meeting temporarily for the item.

[Miss Winnie W.M. Ng and Mr Vincent K.Y. Ho left the meeting temporarily at this point.]

Presentation and Question Sessions

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

48. Noting that the application site abutted Lam Kam Road, a Member asked what the procedure would be if there was road widening proposal that might involve the application site. In response, Mr Kevin K.W. Lau, STP/STN, replied that there were established procedures for resumption of private land for implementation of road works. For the part of the application site involving Government land, a Short Term Tenancy for the proposed development was required and might be terminated by the Lands Department if necessary.

Deliberation Session

49. 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 26.8.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition:

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

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

[Miss Winnie W.M. Ng and Mr Vincent K.Y. Ho rejoined the meeting at this point.]

Agenda Item 17

Section 16 Application

[Open Meeting]

A/NE-LT/730 Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 276 S.B RP and 277 in D.D. 8, Tai Yeung Che, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/730)

51. 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

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 20.9.2022 until 20.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;

- (b) only private cars and light goods vehicles 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;

- (c) a notice should be posted at a prominent location of the site to indicate that only private cars and light goods vehicles 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;

- (d) no vehicle dismantling, inspection, maintenance, repairing, cleansing, paint

spraying or other workshop activities shall be carried out at the site at any time during the planning approval period;

- (e) the development should not cause any water pollution to the upper indirect water gathering ground at any time during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.12.2022;
- (g) in relation to (f) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (h) the existing fire services installations implemented on the site shall be maintained in efficient working order at all times;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (g) 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 the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Items 18 and 19

Section 16 Applications

[Open Meeting]

A/NE-LT/731 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 218 S.B ss.3 in D.D. 8, Shui Wo Tsuen, Tai Po

A/NE-LT/732 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 218 S.B ss.4 in D.D. 8, Shui Wo Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/731 and 732)

54. The Committee noted that the applicants’ representative requested on 17.8.2022 deferment of consideration of the applications 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 applicants requested deferment of the applications.

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

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/611 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 857 RP in D.D. 9, Tai Wo Village, Tai Po
(RNTPC Paper No. A/NE-KLH/611)

Presentation and Question Sessions

56. With the aid of some plans, Mr Harris K.C. Liu, 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.

57. Members had no question on the application.

Deliberation Session

58. A Member considered that the application should be rejected as land was still available to meet the Small House demand of the concerned villages. It was noted that the same applicant had made several planning applications for the same use under applications Nos. A/NE-KLH/445, 543, 570 and 595 which were all rejected on the same grounds, and compared with those applications, there was no change to the major development parameters of the proposed Small House under the current application and the planning circumstances. The Member asked whether the Town Planning Board could refuse to consider those applications unless the applicant provided new justifications. The Chairman explained that there was no provision under the Town Planning Ordinance (the Ordinance) to restrict the same applicant from making applications for the same use despite rejections of previous planning applications. The Government was reviewing the Ordinance and one of the proposals was to require the applicant to provide grounds/justifications when applying for a review under s.17 but there was no proposed provision restricting repeated applications.

59. 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. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong

planning justification in the submission for a departure from the planning intention; and

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

Agenda Items 21 to 24

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

| | |
|-------------|--|
| A/NE-PK/163 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1512 S.C in D.D. 91, Kai Leng, Sheung Shui |
| A/NE-PK/164 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1512 S.D in D.D. 91, Kai Leng, Sheung Shui |
| A/NE-PK/165 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1580 S.A in D.D.91, Kai Leng, Sheung Shui |
| A/NE-PK/166 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1580 S.B in D.D. 91, Kai Leng, Sheung Shui (RNTPC Papers No. A/NE-PK/163 to 166) |

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

Presentation and Question Sessions

61. With the aid of some plans, Mr Harris K.C. Liu, STP/STN, briefed Members on

the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications.

62. Members had no question on the applications.

Deliberation Session

63. Whilst not objecting to the applications, a Member noted that a lot of Small House applications in Kai Leng were cross-village applications and that would lead to shortage of land available for Small House developments in Kai Leng. There were also developments seemingly involving sale of Small House development rights in the area. The Member opined that the issue of cross village applications might be a criteria that needed to be considered under the Interim Criteria for Consideration of Application for NTEH/Small in New Territories (the Interim Criteria). The Chairman said that the current Interim Criteria focused on assessing the applications in terms of land use planning considerations. The identity of the indigenous villager and whether cross-village applications were allowed would be considered by the Lands Department (LandsD) when processing Small House applications under the lands regime.

64. As invited by the Chairman, Ms Jane K.C. Choi, Assistant Director/Regional 3, LandsD supplemented that for cross-village Small House application, there would be consultation with the local villagers to see if there was any objection. If any objections against the cross-village Small House application were received, LandsD would not process such application until the applicant was able to resolve the local objections satisfactorily.

65. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 26.8.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following condition :

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

66. The Committee also agreed to advise each of the applicants to note the advisory clauses as set out at Appendix VII of the respective Papers.

Agenda Item 25

Section 16 Application

[Open Meeting]

A/NE-SSH/143 Temporary Refuse Collection Point for a Period of 3 Years in “Village Type Development” Zone, Lots 911 (Part) and 912 (Part) in D.D.165, Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North
(RNTPC Paper No. A/NE-SSH/143)

67. The Committee noted that the applicant’s representative requested on 10.8.2022 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.

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

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/753 Proposed Temporary Residential Institution (Transitional Housing) for
a Period of 5 Years in “Government, Institution or Community” Zone,
Government Land in D.D. 26, Shuen Wan, Tai Po
(RNTPC Paper No. A/NE-TK/753)

Presentation and Question Sessions

69. With the aid of a PowerPoint presentation, Mr Harris K.C. Liu, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

70. Members raised the following questions:

- (a) conditions of the application site (the Site);
- (b) pedestrian crossing facilities at Ting Kok Road; and
- (c) whether there was scope to provide 1:1 compensatory planting.

71. In response, Mr Harris K.C. Liu, STP/STN, made the following main points:

- (a) the Site was part of a vacant school premises (VSP) previously used by the Shuen Wan Eu Tong School, and the derelict school structures on the Site would be demolished. The Spanish Primary School was occupying the remaining part of the VSP to the immediate northeast of the Site;
- (b) people coming from the Tai Po New Town would get off the bus or minibus on the opposite side of Ting Kok Road and then cross the road by a pedestrian tunnel to reach the Site; and

- (c) according to the applicant, the 30 odd trees proposed to be felled were common species and included invasive weed species while 12 new trees would be planted within the Site. Due to the constrained site configuration and small site area, and the need to provide an Emergency Vehicular Access (EVA) to serve the proposed development, there was limited space for more tree planting.

Deliberation Session

72. A Member said that the applicant should make efforts to achieve 1:1 compensatory planting even if smaller trees would be planted so as not to set a precedent for not complying with the government's requirements. Another Member noted that there were constraints to plant more trees on the Site which was small in size and there was a need for the EVA and other structural requirements and considered the landscaping proposal acceptable taking account that the proposed development was only a temporary use with the planning gain to provide more transitional housing units. Members also noted that the periphery area to the northwest of the Site was a sloping area with greenery. Members generally had no objection to the proposed temporary transitional housing and agreed to include an advisory clause to request the applicant to increase greenery and tree planting as far as possible during the detailed design stage.

73. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.8.2027 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 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.8.2023;
- (c) in relation to (b) above, the implemented drainage facilities at the site shall

be maintained at all times during the planning approval period;

- (d) the submission of a proposal for fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (e) in relation to (d) above, the implementation of the fire service installations and water supplies for fire-fighting within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.8.2023;
- (f) 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; and
- (g) 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.”

74. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper with the following additional advisory clause:

“ to increase greenery and tree planting as far as possible during the detailed design stage.”

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

Fanling, Sheung Shui and Yuen Long East District

[Mr Anthony K.O. Luk, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE) and Ms Christine C.M. Cheung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), were invited to the meeting at this point.]

Agenda Item 27

Section 16 Application

[Open Meeting]

A/KTN/91 Temporary Coach and Container Trailer Parking with Ancillary Vehicle Repair Workshop for a Period of 3 Years in area shown as ‘Road’, “Other Specified Uses” annotated “Amenity Area”, “Other Specified Uses” annotated “Business and Technology Park” Zones , Lots 879 S.A RP, 879 S.B RP (Part) and 880 S.C RP in D.D. 92 and Adjoining Government Land, Kwun Tung North
(RNTPC Paper No. A/KTN/91)

75. The Secretary that the application site was located in Kwu Tung North. Dr C.H. Hau had declared an interest on the item as he owned a property in Kwu Tung North area. As the property of Dr C.H. Hau had no direct view of the application site, the Committee agreed that he could stay in the meeting.

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

Deliberation Session

77. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant,

is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the submission of a proposal for fire service installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (d) in relation to (c) above, the implementation of the proposal for fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (e) 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 26.2.2023;
- (f) in relation to (e) 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 26.5.2023;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

78. 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]

A/YL-KTN/847 Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long (RNTPC Paper No. A/YL-KTN/847)

79. Members noted that the application was withdrawn by the applicant.

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-KTN/848 Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Parking of Medium/Heavy Goods Vehicles and Container Trailers/Tractors for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Lots 431 (Part), 432 (Part), 433 S.B (Part) and 1739 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long (RNTPC Paper No. A/YL-KTN/848)

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

Deliberation Session

81. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 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) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, as proposed by the applicant, shall be carried out on the site at any time during the planning approval period;
- (d) the maintenance of the existing peripheral fencing on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.11.2022;
- (g) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the implementation of the 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 26.2.2023;
- (i) the implementation of the accepted landscape proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Planning or of the TPB by 26.2.2023;
- (j) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not

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

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

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-KTN/849 Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in “Residential (Group B)” Zone, Lots 1845 RP and 1846 RP in D.D. 107, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/849)

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

Deliberation Session

84. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.8.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle other than private car, as proposed by the applicant, is allowed to access the site at any time during the planning approval period;
- (b) 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, as proposed by the applicant, are allowed to be parked on the site at all time during the planning approval period;

- (c) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations, as proposed by the applicant, are allowed to be parked/stored on the site at any time during the planning approval period;
- (d) 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 26.2.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the 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 26.2.2023;
- (g) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (d) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-KTS/934 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 299 RP in D.D. 113, Yuen Long
(RNTPC Paper No. A/YL-KTS/934)

86. The Committee noted that the applicant’s representative requested on 17.8.2022 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.

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-PH/924 Temporary Recyclable Materials Recycling Centre (Recycling Waste Paper, Waste Metalware and Plastic) with Ancillary Office for a Period of 5 Years in “Residential (Group D)” Zone, Lots 91 (Part), 98, 99, 100 and 101 in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/924)

88. The Committee noted that the applicant's representative requested on 17.8.2022 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.

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

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

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK; and
- Mr Vincent K.Y. Ho - having current business dealings with SHK.

91. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. As the interests of Miss Winnie W.M. Ng and Mr Vincent K.Y. Ho were direct, the Committee agreed that they should refrain from discussion of the item and could stay in the meeting during the presentation and question sessions.

Presentation and Question Sessions

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

[Mr Vincent K.Y. Ho left the meeting at this point.]

Government, Institution and Community (GIC) Facilities

93. A Member raised the following questions:
- (a) any standard requirement for GIC provision within private developments;
 - (b) the GIC facilities to be provided within the proposed development and whether they could meet local demand; and
 - (c) whether the GIC facilities would be accountable for Gross Floor Area (GFA) calculation.

94. In response, Mr Anthony K.O. Luk, DPO/FSYLE, made the following main points:

- (a) according to the latest government's practice, public housing would provide social welfare facilities equivalent to 5% of total domestic GFA. There was no minimum requirement for GIC provision within private developments. For the subject application, the GFA of the two GIC facilities was slightly lower than 1,000m² (equivalent to about 1% of domestic GFA of the proposed development). Proposals for private residential development under planning applications would be circulated to the Social Welfare Department (SWD) for comments and advice on whether social welfare/GIC facilities were required;
- (b) the planned population would be about 20,000 in Kwu Tung South (KTS) and there would be a higher demand for elderly services. As requested by SWD, a Home Care Services Team for Frail Elderly Persons (2-team size kitchen-based) as well as a 40-place day care centre for the elderly would be provided in the proposed development. In addition, a wide range of GIC facilities would be provided in the Kwu Tung North New Development Area (KTN NDA) to meet the future demand of the population in Kwu Tung; and
- (c) in accordance with the Notes of the Outline Zoning Plan for "Comprehensive Development Area (1)" ("CDA(1)") and "CDA(2)" zones, the GFA for the two GIC facilities proposed under the current application would be disregarded from GFA calculation.

Design Merits and Building Height (BH)

95. The Chairman, Vice-chairman and a Member raised the following questions:

- (a) the justifications for relaxing the BH restriction;
- (b) the BH of the proposed development within the overall BH profile of the KTS and KTN NDA; and

- (c) why the BH of the proposed development was higher than the “Other Specified Uses” annotated “Business and Technology Park” (“OU(Business and Technology Park)”) sites with maximum BHs of 40 to 55mPD in the KTN NDA.

96. In response, Mr Anthony K.O. Luk, DPO/FSYLE, made the following main points:

- (a) compared with the indicative scheme under the previously approved s.12A application, the current application would provide more residential units with reduced average flat size. Without relaxation of the BH, the footprint of some blocks might need to be extended and some design merits such as wider building gaps and permeable voids on G/F might not be achievable;
- (b) the planned stepped BH profile was generally descending from the KTN NDA town centre with BH restrictions of 130mPD/140mPD towards the east and rural setting of the KTS area in the south. To the immediate south of KTN NDA was the KTS area with highest BH restriction of 75mPD. Approval of the minor relaxation of BH restriction from 75mPD to 81.5mPD would be the tallest in KTS area. Nevertheless, the proposed relaxation of BH by 6.5m was minor in nature and the potential visual impact of the proposed development (at a BH of 81.5mPD) was considered not substantial and generally in line with the BH profile in the wider context; and
- (c) compared with the “OU (Business and Technology Park)” sites, the application site (the Site) was more distant from and did not have direct impact on the Long Valley Nature Park (LVNP). The findings of the technical assessments demonstrated that the proposed plot ratio (PR) and BH relaxation would not create adverse air ventilation, traffic and environmental impacts on (including impacts on the LVNP) as well as infrastructure provision to the surrounding area with the proposed mitigation measures. Concerned government departments including Agriculture, Fisheries and Conservation Department had no objection to or no adverse comments on the application.

Parking

97. In response to the Vice-chairman's enquiry on the parking provision, Mr Anthony K.O. Luk, DPO/FSYLE, said that the provision of ancillary car parking met the upper end of the parking standard under the Hong Kong Planning Standards and Guidelines (HKPSG), that would vary depending on the number and size of flats (i.e. smaller flat would have lower car parking requirement).

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

Deliberation Session

98. The Chairman recapitulated that the current application was the subject of a previously approved s.12A application for a proposed residential development with PR of 3 and maximum BH of 75mPD based on which the Board had rezoned the Site to "CDA(1)". The current application was for submission of a Master Layout Plan and also proposed minor relaxation of PR restriction from 3 to 3.059 (+2%) for providing shopping facilities and a covered private transport layby and BH restriction from 75mPD to 81.5mPD (+9%) with proposed design merits to achieve better air ventilation. Members were invited to consider the application.

99. Having considered the planning design and merits of the proposed development and the government policy to optimize land resources to meet housing need, the Vice-chairman and another Member indicated no objection to the application and suggested that the PR and/or BH restriction in the KTN NDA might be reviewed for relaxation for increasing housing supply. In response, the Chairman said that the development intensity of KTN NDA was being further reviewed. He added that the Committee had approved a number of applications to increase the PR and/or BH of some public housing sites. The common concern of those proposals was mainly on the capacity of transport infrastructure. Nevertheless, any such proposals for relaxation of the development restrictions would be assessed and submitted for consideration of the Committee.

100. 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 26.8.2026, 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 revised Master Layout Plan to incorporate the approval conditions as stated in paragraphs (b) to (i) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and implementation of road improvement works and public transport facilities along Kam Hang Road between its junction with Kwu Tung Road and Kam Tsing Road identified in the Traffic Impact Assessment before occupation of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the provision of one team of home care services for frail elderly persons (2-team size kitchen-based) and a 40-place day care centre for the elderly to the satisfaction of Director of Social Welfare or of the TPB;
- (e) the submission of a revised Noise Impact Assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (f) the submission of a revised Sewerage Impact Assessment and implementation of the sewerage improvement measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the submission of a revised Drainage Impact Assessment and the implementation of the drainage proposal and drainage connection works identified therein to the satisfaction of the Director of Drainage Services or of the TPB;

- (h) the design and provision of the sewerage connections from the proposed development to the public sewerage system to the satisfaction of the Director of Drainage Services or of the TPB; and
- (i) the submission of a revised Water Supply Impact Assessment and implementation of the water supply improvement measures identified therein to the satisfaction of the Director of Water Supplies or of the TPB.”

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

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/300 Proposed Temporary First Aid Post for a Period of 3 Years in
“Conservation Area” Zone, Government Land in D.D. 123, Nam Sang
Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/300A)

102. The Committee noted that the application was for a temporary first aid post proposed to be accommodated in a retired double decker bus. Miss Winnie W.M. Ng had declared an interest on the item as being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) which received a proposal from the applicant to use a retired KMB double-decker bus for the application. As the interest of Miss Winnie W.M. Ng was indirect, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

103. 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 considered that the proposed temporary use could be tolerated for a period of three years.

104. A Member asked whether the bus for the proposed temporary first aid post could have a colour tone that would match with the surrounding green environment. In response, Ms Christine C.M. Cheung, STP/FSYLE, said that the applicant only applied to KMB for a retired bus and the actual bus was uncertain at the current stage. Yet, the Member's comment could be conveyed to the applicant.

Deliberation Session

105. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a revised 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 26.2.2023;
- (b) in relation to (a) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (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; and
- (d) 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.”

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

Agenda Item 35

Section 16 Application

[Open Meeting]

A/YL-NSW/301 Proposed Public Utility Installation and Associated Excavation and Filling of Land in “Conservation Area” Zone, Government Land in D.D. 123, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/301)

107. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting.

108. The Committee noted that the applicant requested on 23.8.2022 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.

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

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/302 Temporary Container Vehicles/Trailers Park for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.R ss.1, 3719 S.R ss.2 S.A , 3719 S.R ss.2 RP, 3719 S.R ss.3 and 3719 S.R RP in D.D.104, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/302)

Presentation and Question Sessions

110. 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 did not support the application.

111. Members had no question on the application.

Deliberation Session

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

- “(a) the applied use is not in line with the planning intention of the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone which is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area, and to phase out existing sporadic open storage and port back-up uses on degraded wetlands. The applied use is incompatible with the rural character of the surrounding area. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

- (b) the applied use is not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F) in that there is no previous planning approval for the applied use and there are adverse departmental comments on environmental aspect.”

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

Agenda Item 37

Section 16 Application

[Open Meeting]

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

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-NTM/442 Proposed Temporary Shop and Services (Retail Shop of Building Materials) for a Period of 3 Years in “Residential (Group C)” Zone, Lot 1574(Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/442)

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

115. In response to a Member's enquiry on the public comments received, the Secretary said that there were 11 public comments received from the residents of the Rolling Hills, the management company of the Rolling Hills and individuals objecting to or raising concerns on the application on grounds that the proposed temporary use would create traffic issue, environmental pollution, noise impact and increase fire risk. Members noted that concerned government departments had no objection to/no adverse comment on the application and approval of the application on a temporary basis would not frustrate the long-term planning intention of the "Residential (Group C)" zone as there was no immediate permanent development proposal for the application site. Approval of the current application would be in line with the previous decisions of the Committee.

Deliberation Session

116. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 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. daily, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no workshop activities and no open storage use, as proposed by the applicant, are allowed on the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) no medium/heavy good vehicles, as defined in the Road Traffic Ordinance, is allowed to access the site at any time 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 26.2.2023;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (g) 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 26.2.2023;
- (h) in relation to (g) 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 26.5.2023;
- (i) 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
- (j) if any of the above planning condition (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-ST/624 Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 674 S.C RP (Part) in D.D. 99 and Various Lots in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long

(RNTPC Paper No. A/YL-ST/624)

118. 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

119. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 7.9.2022 to 6.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;

- (b) 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;

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

- (e) the implementation of the accepted 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 7.6.2023;
- (f) the submission of photographic records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.12.2022;
- (g) in relation to (f) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr Anthony K.O. Luk, DPO/FSYLE, and Ms Christine C.M. Cheung, STP/FSYLE, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Eric C.Y. Chiu, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 40

Section 16 Application

[Open Meeting]

A/HSK/389 Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years in “Residential (Group B) 2” and “Open Space” Zones, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/HSK/389)

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

Deliberation Session

122. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the approval period;

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

- (c) no recycling, cleansing, repairing, dismantling and other workshop activity, as proposed by the applicant, is allowed on the site at any time 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 the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.11.2022;
- (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) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (g) in relation to (f) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 41

Section 16 Application

[Open Meeting]

A/HSK/390 Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years in “Residential (Group A) 3”, “Residential (Group A) 4” and “Open Space” Zones, Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848 and 1849 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/390)

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

Deliberation Session

125. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 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 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 26.11.2022;
- (b) in relation to (a) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (d) in relation to (c) above, the implementation of the revised fire service installations proposal within 9 months from the date of the planning

approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;

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

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

Agenda Item 42

Section 16 Application

[Open Meeting]

A/HSK/391 Temporary Logistics Centre for a Period of 3 Years in “Open Space” and “Village Type Development” Zones, Lots 2438 S.A RP (Part), 2447 (Part), 2455 S.B ss.1 S.A (Part), 2455 S.B ss.1 S.C (Part), 2455 S.B ss.1 RP (Part), 2958 (Part), 2961 S.A ss.1 (Part), 2961 S.A RP (Part) and 2961 RP (Part) in D.D. 129, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/391)

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

Deliberation Session

128. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no recycling, cleansing, repairing, dismantling and other workshop activity, as proposed by the applicant, is allowed on the site at any time 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 the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.11.2022;
- (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) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (g) in relation to (f) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and

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

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

Agenda Item 43

Section 16 Application

[Open Meeting]

A/TM-SKW/116 Proposed House (New Territories Exempted House - Small House) in “Village Type Development” and “Green Belt” Zones, Lot 280 RP in D.D.385, Wu Uk Tsuen, Tai Lam Chung, Tuen Mun
(RNTPC Paper No. A/TM-SKW/116)

130. The Committee noted that the applicant’s representative requested on 11.8.2022 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.

131. 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 44

Section 16 Application

[Open Meeting]

A/YL-TT/561 Proposed Temporary Shop and Services for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lot 1213 S.B ss.
1 in D.D. 118, Yuen Long
(RNTPC Paper No. A/YL-TT/561)

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

Deliberation Session

133. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the implementation of the agreed 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 26.5.2023;

- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (c) the 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 26.2.2023;

- (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 26.5.2023;

- (e) if the above planning condition (b) is not complied with during the planning

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

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

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

Agenda Item 45

Section 16 Application

[Open Meeting]

A/YL-TYST/1170 Proposed Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years in “Undetermined” Zone, Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) and 1231 S.A ss. 1 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1170)

135. The Committee noted that the applicant’s representative requested on 22.8.2022 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.

136. 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 46

Section 16 Application

[Open Meeting]

A/YL-TYST/1171 Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years in “Undetermined” Zone, Lots 1229 (Part), 1237 (Part), 1238 (Part) and 1252 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1171)

137. 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

138. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 19.10.2022 to 18.10.2025 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 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 19.1.2023;
- (b) in relation to (a) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

- (d) if the above planning condition (a) 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
- (e) if any of the above planning condition (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.”

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

Agenda Item 47

Section 16 Application

[Open Meeting]

A/YL-TYST/1172 Renewal of Planning Approval for Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicle and Vehicle Parts for a Period of 3 Years in “Open Space”, “Residential (Group A) 3” and “Village Type Development” Zones, Lots 1439 (Part) and 1440 S.A (Part) in D.D. 119, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1172)

140. 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

141. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 19.10.2022 to 18.10.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no repairing, cleansing or any other workshop activities except vehicle inspection, as proposed by the applicant, are allowed on the site at any time during the planning approval period;
- (b) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (c) 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 19.1.2023
- (d) in relation to (c) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (f) if any of the above planning condition (a), (b), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) 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.”

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

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1136 Proposed Temporary Recycling Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years in “Residential (Group D)” Zone, Lots 134 (Part) and 135 in D.D.128 and adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1136)

Presentation and Question Sessions

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

144. Members had no question on the application.

Deliberation Session

145. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 8:00 p.m. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) only sorting of metal and plastic waste, as proposed by the applicant, and no shredding, pulverizing, crushing, washing, melting, burning of metal or plastic waste, is allowed on the site during the planning approval period;

- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (e) 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 26.2.2023;
- (f) in relation to (e) 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 26.5.2023;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) 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 26.2.2023;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 26.5.2023;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

set out at Appendix V of the Paper.

Agenda Item 49

Section 16 Application

[Open Meeting]

A/YL-HTF/1137 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1137)

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

Deliberation Session

148. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 6:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or

of the TPB by 26.2.2023;

- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2023;
- (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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;
- (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.”

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

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1138 Temporary Recyclable Collection Centre for Metal for a Period of 3 Years in “Residential (Group D)” Zone, Lots 182 S.A ss.2 (Part) and 182 S.B (Part) in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1138)

Presentation and Question Sessions

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

151. Members had no question on the application.

Deliberation Session

152. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the site, as proposed by the applicant, at any time 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 26.11.2022;

- (c) in relation to (b) above, the existing 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 Director of Fire Services or of the TPB by 26.2.2023;
- (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 Director of Fire Services or of the TPB by 26.5.2023;
- (f) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 51

Section 16 Application

[Open Meeting]

A/YL-LFS/431 Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 5 Years and Filling of Land in “Village Type Development” Zone, Lots 2522 RP (Part), 2526 and 2922 (Part) in D.D. 129, San Hing Tsuen, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/431)

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

Deliberation Session

155. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 26.8.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles without valid licences issued under the Road Traffic Ordinance are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.2.2023;
- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.5.2023;

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

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

Agenda Item 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/432 Proposed Temporary Recyclable Collection Centre (Plastics and Aluminium) with Ancillary Office and Workshop for a Period of 3 years, and Filling and Excavation of land in “Green Belt” Zone, Lots 1263, 1264, 1283, 1284, 1286 and 1287 in D.D. 129 and Adjoining Government Land, Tsim Bei Tsui, Yuen Long
(RNTPC Paper No. A/YL-LFS/432)

Presentation and Question Sessions

157. With the aid of some plans, Mr Eric C.Y. Chiu, 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 did not support the application.

158. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use and associated filling and excavation of land are not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed use and associated filling and excavation of land are not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use and associated filling and excavation of land are considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed use and associated filling and excavation of land would not have significant adverse environmental and landscape impacts on the surrounding areas; and
- (c) the applicant fails to demonstrate that the proposed use would not generate adverse traffic impact on the surrounding areas.”

Agenda Item 53

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/433 Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years in “Green Belt” Zone, Lots 1621, 1623 (Part), 2698, 2699, 2700, 2701 (Part), 2702 (Part), 2703, 2704 (Part), 2705 (Part), 2706, 2707, 2708 (Part), 2709 (Part), 2710 (Part), 2711 (Part), 2713 (Part) and 2722 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/433)

Presentation and Question Sessions

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

161. Members had no question on the application.

Deliberation Session

162. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle exceeding 24 tonnes, including heavy goods vehicle and container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;

- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.2.2023;
- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2023;
- (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 26.5.2023;
- (h) the provision of fencing of the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 26.2.2023;
- (i) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (c), (d), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 54

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/434 Proposed Filling of Land for Permitted Agriculture Use in “Green Belt” Zone, Lots 622 and 632 in D.D.129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/434)

Presentation and Question Sessions

164. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed filling of land, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

165. In response to a Member’s enquiry on whether the applicant had any background/experience in conducting agricultural activities, Mr Eric C.Y. Chiu, STP/TMYLW, said that according to the applicant, the proposed land filling for agricultural use was intended for the applicant’s personal use and not involving in any agricultural business.

Deliberation Session

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

- “(a) the applicant fails to justify the need for the proposed filling of land; and
- (b) the proposed filling of land is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in

that the applicant fails to demonstrate that the applied filling of land would not have significant adverse landscape impact on the surrounding areas.”

[The Chairman thanked Mr Eric C.Y. Chiu, STP/TMYLW, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

Agenda Item 55

Any Other Business

167. There being no other business, the meeting was closed at 4:45 p.m..