

TOWN PLANNING BOARD

Minutes of 711th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 13.1.2023

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr L.T. Kwok

Professor John C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr K.L. Wong

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

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

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

Assistant Director/Regional 3,
Lands Department (Atg)
Ms Joyce S.Y. Ng

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

Secretary

Absent with Apologies

Mr K.W. Leung

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
Ms Sandy S.Y. Yik

Agenda Item 1

Confirmation of the Draft Minutes of the 710th RNTPC Meeting held on 23.12.2022

[Open Meeting]

1. The draft minutes of the 710th RNTPC meeting held on 23.12.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/I-DB/4 Application for Amendment to the Approved Discovery Bay Outline Zoning Plan No. S/ I-DB/4, To rezone the application site to “OU” annotated “Marina”, “OU” annotated “Service Area with Residential Development Above”, Area B of “OU” annotated “Sports and Recreation Club (4)”, “Residential (Group C) 13”, “Residential (Group C) 14”, “Residential (Group C) 15”, To extend the OZP boundary to include part of the sea area at Nim Shue Wan as Area B of “OU” annotated “Sports and Recreation Club (4)” and “Residential (Group C) 14” , Lot 385RP (Part) in D.D. 352 and the extensions thereto (RNTPC Paper No. Y/I-DB/4)

3. The Committee noted that the applicant’s representative requested on 6.12.2022 deferment of consideration of the application for three 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.

4. The Committee noted that as set out in Town Planning Board Guidelines (TPB PG-No 33A), a deferment period of two months, instead of three months as applied for, would be given to the applicant for preparation of submission of further information.

5. 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.

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/SK-TMT/7

Application for Amendment to the Approved Tai Mong Tsai & Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4, To rezone the application site from “Green Belt” to “Residential (Group C) 1”, Lots 36 S.A, 36 S.B and 36 RP in D.D. 256, Tai Mong Tsai, Sai Kung
(RNTPC Paper No. Y/SK-TMT/7)

6. The Committee noted that the applicant’s representative requested on 14.12.2022 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.

7. 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.

Sha Tin, Tai Po and North District

Agenda Item 5

Section 12A Application

[Open Meeting]

Y/ST/52 Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/36, 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 & Ext. in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin
(RNTPC Paper No. Y/ST/52)

8. The Secretary reported that the application site (the Site) 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.

9. The Committee noted that the applicant had requested deferment of consideration of the application. As the flats owned by Professor John C.Y. Ng and co-owned by Mr Vincent K.Y. Ho had no direct view of the Site, the Committee agreed that they could stay in the meeting.

10. The Committee noted that the applicant’s representative requested on 5.1.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

11. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its

consideration within three months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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

Agenda Item 6

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/ST/58 Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/36, To rezone the application site from "Green Belt" and "Government, Institution or Community" to "Residential (Group B) 3", Lot 380 RP (Part) in D.D. 186, Tung Lo Wan Hill Road, Sha Tin
(RNTPC Paper No. Y/ST/58A)

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

- | | | |
|------------------------|---|--|
| Professor John C.Y. Ng | - | owning a flat in Sha Tin; |
| Mr Vincent K.Y. Ho | - | co-owning with spouse a flat in Sha Tin and having current business dealings with AECOM; |
| Dr C.H. Hau | - | having past business dealings with AECOM; and |

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

13. As the flats owned by Professor John C.Y. Ng and co-owned by Mr Vincent K.Y. Ho had no direct view of the Site, and Dr C.H. Hau, Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

14. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point :

PlanD

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

Ms Hannah H.N. Yick - Senior Town Planner/Shan Tin (STP/ST)

Applicant's Representatives

Royal Billion Investment Limited - Mr Richard Kan

Llewelyn-Davies Hong Kong Ltd. - Ms Winnie Wu
- Ms Amanda Yu

AEC Ltd - Mr Tommy Hui

AECOM - Mr Steven Ho
- Mr Simon Lam
- Mr Willie Wan

AXXA Group Ltd - Mr Jason Teo
- Ms Sammy Tang

Ramboll (Hong Kong) Ltd	-	Mr Henry Ng
Ronald Lu & Partners Ltd	-	Mr Anthony Cheung
	-	Ms Haydn Lo
Savills	-	Ms Anne Lam

15. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

16. With the aid of a PowerPoint presentation, Ms Hannah H.N. Yick, STP/ST, briefed Members on the background of the application, the proposed rezoning of the Site, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no objection to the application.

17. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Winnie Wu, the applicant's representative, made the following main points :

The Site

- (a) the Site was located in close proximity to Sha Tin New Town and MTR Sha Tin and Tai Wai stations. The application for rezoning the "Green Belt" ("GB") site to "Residential (Group B)3" ("R(B)3") with plot ratio (PR) restriction of 2.5 and building height (BH) restriction of 140mPD for a medium-density residential development was considered compatible with the surrounding residential clusters, including Pristine Villa, The Great Hill and Peak One;
- (b) the development parameters and site context under the current rezoning application were comparable to or lower than the other recent zoning amendments of "GB" sites in the Sha Tin area agreed by the Committee with PRs ranging from 2.5 to 3.6;

- (c) in view of the vegetation cover and woodland to the north of the Site and the rejection grounds regarding the green backdrop and adverse landscape impact of the previous application (No. Y/ST/38) in 2018, the site boundary under the current application had been confined mainly to the existing formed platform and the man-made slope areas. The site area was largely reduced by 60% by excluding the woodland area as compared with that of the previous application so as to minimize adverse landscape impact;

Planning Considerations

- (d) the indicative development scheme for two residential blocks (160 flats) with BH of 16 storeys over a one-storey clubhouse and a two-storey underground carpark had incorporated sensitive building layout, building separations, greenery and landscape design;
- (e) a visual impact assessment (VIA), conducted with selected viewing points including Sha Tin town centre and along Shing Mun River, demonstrated that the proposed development would blend in with the existing residential clusters. The VIA concluded that the proposed development would not cause adverse visual impact and would be compatible with the surrounding area;
- (f) relevant technical assessments submitted had demonstrated that the proposed development was technically feasible with no insurmountable problems, and there was no objection nor adverse comment from relevant Government departments; and
- (g) the proposed development was in line with the Government's criteria in identifying suitable "GB" sites for rezoning to residential use as well as the Government's policy to increase housing land supply.

18. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairman invited questions from Members.

Landscape and Ecological Aspects

19. Some Members raised the following questions :

- (a) noting that about 115 trees would be felled with tree compensation ratio of 1:1, and some larger tree species (e.g. *Cinnamomum camphora* (樟樹), *Liquidambar formosana* (楓香)) were proposed for tree compensation in planters with only 1.2m depth, what the planting surface area and planting separation between trees were and whether the tree compensation proposal followed the principle of 'right tree for the right place';
- (b) whether there was standard requirement for minimum soil depth in planters, and whether the soil area in the planters was sufficient for future tree growth;
- (c) the length of the access road from Tung Lo Wan Hill Road to the Site, the number of trees to be affected by the road widening works, and whether ecological impact on the roadside trees had been taken into consideration in the technical assessments;
- (d) how the ecological impact of the proposed development had been considered given that the Site was on a natural hill slope and in the midst of a woodland; and
- (e) in view of the natural site context, whether there were mitigation measures to avoid light pollution and bird collisions.

20. In response, Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, made the following main points :

- (a) the proposed tree compensation ratio was not less than 1:1 by number of trees. Details on landscape design such as planting surface area, soil depth and planting distance would be considered at the detailed design stage and comments would be sought from relevant Government departments. Furthermore, relevant tree preservation and landscape

proposal clause could be incorporated in the land lease as appropriate;

- (b) the minimum requirement of 1.2m soil depth and 1.5m soil width would be provided to ensure that there was sufficient soil provision for quality landscaping. Details on soil area for different tree species would be further reviewed and accommodated on a need basis;
- (c) the existing access road to the Site that connected Tung Lo Wan Hill Road from Mei Tin Road roundabout to Sha Tin North Fresh Water Service Reservoir (about 300m long) was proposed to be widened and upgraded, and about 76 trees were proposed to be felled with tree compensation ratio of 1:1. Relevant technical assessments including the ecological and geotechnical impacts on roadside trees and slopes and traffic impact had been submitted and relevant departments had no adverse comment;
- (d) the trees within the Site were of low ecological value according to the findings in the Ecological Impact Assessment (EcoIA), on which relevant Government department had no adverse comment. The concern on appropriate tree species to be compensated would be further reviewed and explored. Various species would be considered (i.e. *Cinnamomum camphora* (樟樹), *Cinnamomum burmannii* (陰香) for tree planting, *Melastoma malabathricum* (野牡丹) and *Rhaphiolepis indica* (車輪梅) for shrub planting) to promote blossoming and fruiting and thus enhancing the ecology. Relevant Government departments would be consulted at the detailed design stage; and
- (e) night glare/light pollution could be minimized with thoughtful detailed design, e.g. adjustment of lighting angles at platforms. Appropriate use of material type and colour of glass and external walls could help to avoid bird collisions.

“GB” Review and Site Conditions

21. Some Members raised the following questions :

- (a) how the rezoning application could meet the Government's criteria for identifying suitable "GB" sites for housing development as claimed by the applicant, and whether the assessment criteria should be gauged based on the conditions in the 1960s or the current site condition;
- (b) how the reduction in the site area was a relevant consideration for the subject rezoning application; and
- (c) the reason why the vegetated woodland on the Site was formed into a platform area.

22. In response, Ms Margaret H.Y. Chan, DPO/STN, with the aid of some PowerPoint slides, made the following main points :

- (a) there were three stages of "GB" review conducted by PlanD. The first stage of "GB" review completed in 2012 mainly covered areas which were formed, deserted or not vegetated, and possessed potential for residential development. The second stage of "GB" review in 2013 covered largely the fringe of built-up areas close to existing urban areas and new towns, and those vegetated areas with relatively less buffering effect and lower conservation value. The third stage of "GB" review commenced in 2021, covering mainly sites with higher gradient and farther away from the built-up area but still with road access, including private land. Under the current application, the majority of the Site (about 98%) was zoned "GB" with a minor portion (about 2%) zoned "G/IC", and the minor portion could be considered as minor boundary adjustment between zones. The Site had generally met the criteria of "GB" review as the Site was partly devegetated and formed, and its buffering effect and conservation value were relatively low. Besides, the Site was situated at the fringe of the built-up areas and was easily accessible to the Sha Tin town centre. The proposed development was assessed based on the current site condition that about 40% of the Site was formed, and about 10% comprised man-made slopes, and that the Site was of relatively low ecological value; and

- (b) taking into account the comments of the Agriculture, Fisheries and Conservation Department (AFCD) on the previous application (No. Y/ST/38) as well as the withdrawn application (No. Y/ST/54) covering a larger site with more woodland area, the site area under the current application had been reduced by 60%. About 50% the Site was mainly covered by formed platform and cut slope, and the remaining portion of the Site was covered with vegetation of invasive species (e.g. *Leucaena leucocephala* (銀合歡)) and those of lower ecological value according to the applicant's submission.

23. Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, said that the Site was mainly occupied by some scattered temporary domestic structures/squatters in the 1960s and the Site was only rezoned to "GB" on the Outline Zoning Plan (OZP) in 1983. In 2005, as shown in the aerial photo, there was already a formed platform and the temporary domestic structures/squatters thereon were either demolished or vacated. Some slope strengthening and maintenance works on the Site were also conducted. Having considered the departmental comments on the previous application, the current site boundary had been reduced and mainly covered the formed area and the adjacent disturbed slope area with the surrounding existing woodland largely undisturbed.

Others

24. Some Members raised the following questions :
- (a) the proposed landscape treatment of the remaining portion of the private lot covering the Site (i.e. Lot 380 RP in D.D. 186) (the Lot); and whether that remaining area would still serve the function of "GB";
 - (b) whether there was any tree preservation clause in the land lease of the Lot, and if not, the possibility to incorporate such clause covering the entire Lot at lease modification stage;
 - (c) whether the proposed road widening works would encroach onto third party's private lots; and
 - (d) noting that the applicant had lodged an appeal against the decision of the

Court of First Instance to dismiss the judicial review against the Committee's decision not to agree to the previous application No. Y/ST/38, involving a larger domestic gross floor area and with the hearing scheduled for May 2023, whether the applicant would pursue the development scheme under the previous application should the appeal be allowed.

25. In response, Ms Margaret H.Y. Chan, DPO/STN, said that AFCD did not support the withdrawn application No. Y/ST/54 submitted in 2022 by the applicant, which proposed to keep the adjoining woodland area (within the Lot) untouched with all trees preserved, and commented that the applicant should reconsider the size of the Site to include only the project footprint in the rezoning proposal.

26. Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, made the following main points :

- (a) the entire Lot was owned by the applicant but only a portion of it was proposed for rezoning to "R(B)3". The remaining portion would remain under the "GB" zone and no development was proposed thereat. The land exchange for the proposed development would only cover the Site and not the entire Lot;
- (b) the Lot was an agricultural lot with no tree preservation clause under the land lease. However, the applicant would be committed to monitoring and maintaining the trees in the Lot;
- (c) only Government land was involved in the road widening works and there was no impact on any third party's private lots; and
- (d) the applicant might consider to withdraw the appeal should the current rezoning application be approved, subject to advice from their legal team.

27. As Members had no further question to raise, the Chairperson said that the hearing procedures of the application had been completed. The Board would further deliberate on the application in the absence of the applicant's representatives and inform the applicant of the Board's decision in due course. The Chairperson thanked PlanD's

representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

28. The Chairman invited Members to consider whether the rezoning application should be agreed, and the main considerations included whether the criteria for rezoning "GB" sites for residential development were generally met given that about 50% of the Site had been formed and with man-made slope, proximity of the Site to the Sha Tin New Town and the submitted technical assessments had demonstrated no insurmountable problem in terms of traffic, ecological, environmental and landscape aspects. The applicant had proposed road widening works to the access road and undertook to manage and maintain it. Details on tree felling/compensation and landscape proposal would be further vetted by relevant Government departments at detailed design stage of the proposed development. Furthermore, should the Committee agree to the rezoning application, the proposed amendments to the Sha Tin OZP would be submitted to the Board for consideration prior to gazetting and the statutory consultation process would be undertaken in accordance with the Town Planning Ordinance.

29. Members considered that the location and the proposed development parameters were generally acceptable in view of the medium-density residential developments in its vicinity. However, Members raised the following concerns :

- (a) the compensatory planting ratio of 1:1 should be in terms of the planting surface area (i.e. by girth) rather than only in terms of tree number in order to fully compensate for the loss of trees;
- (b) there were lack of details in the submitted landscape proposal e.g. the landscape proposal did not include information on the proposed soil area for the compensated trees to demonstrate that the compensatory planting proposal was satisfactory. The proposed planting area (1.5m (length) x 1.5m (width) x 1.2 (depth)) was insufficient for sustaining healthy tree growth, particularly for larger tree species;
- (c) the landscape proposal had not taken account of the ecological impacts

and should be revised and submitted to relevant Government departments for consideration;

- (d) whilst planting on top of tall retaining walls might be necessary due to the constraints within the Site, there was much room for enhancing the overall landscaping quality in the immediate surrounding area (i.e. within the remaining area of the Lot which was owned by the applicant). A more comprehensive landscape and tree compensation proposal covering the Lot should be proposed, and the remaining area of the Lot (for tree preservation) should preferably be included in the land exchange for the proposed development;
- (e) the landscape proposal and the design intent (i.e. the proposed scheme with deep excavation and erection of tall retaining wall) were incompatible and not sensitive to the surrounding natural context, and should be further refined. The extent of proposed works including the road improvement works along the 300m-long access road and the excavation would likely extend beyond the Site and would pose additional adverse impact on the ecology and dense vegetation in the surrounding areas during the construction stage; and
- (f) there was doubt on whether there was a feasible way to ensure that the burden for management and maintenance of the access road would not be shifted to the future property owners.

30. In response to a Member's enquiry on AFCD's comment on a previous rezoning application, the Secretary referred to Plan Z-5a of the Paper and said that AFCD had concern on application No. Y/ST/38 on the grounds that the north-western portion of that application site was indicated as a private garden that might not guarantee the preservation of the wooded area.

31. A Member asked whether tree preservation clause could be incorporated in the land lease of the remaining portion of the Lot (not within the Site) in the land exchange to better protect the trees therein. In response, Ms Joyce S.Y. Ng, Assistant Director/Regional 3, LandsD (Atg), said that in the event that the applicant submitted land exchange application covering the Site only, consideration could be given to incorporate tree preservation clause in

the new lease covering the Site. The remaining portion of the Lot not covered by the land exchange would still be subject to the existing lease conditions and tree preservation clause could not be added.

32. The Chairman said that Members generally considered that proposed residential use on the Site was acceptable but have concerns on some technical matters as set out above. Members could consider either (i) to not agree to the application so that the applicant could further address the above concerns and submit another application for the Committee's consideration; or (ii) to agree in-principle to the application and allow PlanD to liaise with the applicant for further information at the OZP amendment stage to endeavour to address Members' concerns. After some discussion, Members generally agreed that the application could be agreed in-principle. A Member said that the remnant "GB" zoning of the small strip of land adjoining the southern boundary of the Site should also be reviewed when considering the proposed amendment to the OZP.

33. On the general approach to consider similar s12A applications for rezoning private sites from "GB" to residential use in future, a Member opined that the requirement for compensatory planting might need to be raised. Two other Members concurred and suggested that compensatory planting for such rezoning applications should be at a ratio of 1:1 by girth rather than by number of trees to ensure no net loss of tree coverage. One of the Members said that rezoning proposals for private sites should be subject to higher compensatory planting requirement on-site as no off-site compensation would be carried out under such private projects. For tree felling for public housing, there was bigger social benefit and any net tree loss would be compensated by other territorial planting schemes by Government in country parks and public areas. The same Member further said that the Environment Act in the United Kingdom set out that a 10% biodiversity gain after development had to be demonstrated at the planning application stage, and by comparison, a compensatory planting ratio of 1:1 by girth was not stringent.

34. A Member expressed that it might be difficult to provide compensatory planting by girth on small sites, and compensatory planting proposal had to be considered on a case-by-case basis as it was necessary to allow sufficient flexibility for striking a balance between conservation and development. Another Member supplemented that more holistic and territorial approach to compensatory planting should be explored, e.g. the Government could consider identifying sites for private project proponents to carry out off-site tree

compensation. Two Members said that on a wider perspective of combating climate change, apart from compensating tree loss, developments might also try to achieve carbon neutrality through green building design or carbon trading.

35. The Chairman said that Members' views for better tree compensatory proposals and the need to achieve carbon neutrality in development were generally agreeable. The feasibility to raise the requirement for compensatory planting ratio to 1:1 by girth when considering future planning applications would need to be further explored on the policy level and compensatory planting proposal of individual cases should in the meantime be considered based on each individual merits.

36. After further deliberation, the Committee decided to agree in-principle to the application. The relevant proposed amendments to the Sha Tin OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP.

[The meeting was adjourned for a 5-minute break.]

Agenda Item 7

Section 12A Application

[Open Meeting]

Y/TP/36 Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/30, To rezone the application site from "Open Space" to "Government , Institution or Community (3)", Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po
(RNTPC Paper No. Y/TP/36)

37. The Secretary reported that the application site (the Site) was located in Tai Po. Dr Venus Y.H. Lun had declared an interest on the item for co-owning with spouse a property in Tai Po.

38. The Committee noted that the applicant had requested deferment of consideration of the application. As the flat owned by Dr Venus Y.H. Lun had no direct view of the Site, the Committee agreed that she could stay in the meeting.

39. The Committee noted that the applicant's representative requested on 19.12.2022 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.

40. 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 & Yuen Long West District

Agenda Item 8

Section 12A Application

[Open Meeting]

Y/TM-LTYYY/10 Application for Amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYY/12, To rezone the application site from "Residential (Group E)" and "Village Type Development" to "Residential (Group A) 1", Lots 220 RP and 221 in D.D.130, San Hing Road, San Hing Tsuen, Tuen Mun
(RNTPC Paper No. Y/TM-LTYYY/10)

41. The Secretary reported that as the Transport Department (TD) required more time

to review and comment on the further information submitted by the applicant, it was pre-mature for PlanD to make recommendations and for the Committee to consider the application without the benefit of TD's comments on traffic impact of the application. As such, PlanD requested deferment of consideration of the application for a further two months to allow time for TD to provide comments on the further information.

42. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration within three months after the comments from TD or relevant Government department(s), if any, could be made available.

Agenda Item 9

Section 12A Application

[Open Meeting]

Y/YL-LFS/13

Application for Amendment to the Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 and Approved Tin Shui Wai OZP No. S/TSW/16 To rezone the application site from "Green Belt" to "Residential (Group B)" on the Lau Fau Shan and Tsim Bei Tsui OZP and from "Open Space (1)" to "Residential (Group B) 3" on the Tin Shui Wai OZP, Lots 1595, 1597, 1598, 1599, 1600 and 1601 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. Y/YL-LFS/13)

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

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

Mr Vincent K.Y. Ho }
Dr Conrad T.C. Wong } having current business dealings with AECOM.

44. As Dr C.H. Hau, Mr Vincent K.Y. Ho and Dr Conrad T.C. Wong had no involvement in the application, the Committee agreed that they could stay in the meeting.

45. The Committee noted that the applicant's representative requested on 4.1.2023 deferment of consideration of the application for two months so as to allow more time to further review the latest changing planning context in the vicinity of the application site and to submit a refined scheme with updated technical assessments. It was the first time that the applicant requested deferment of the application.

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

Sai Kung and Islands District

[Mr Sunny K.Y. Tang, Ms Jane W.L. Kwan, Mr Kenneth C.K. Yeung, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Ms Kennie Liu, Town Planner/Sai Kung and Islands (TP/SKIs) were invited to the meeting at this point.]

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-MWF/34 Proposed House (New Territories Exempted House - Small House) in
 “Recreation” Zone, Lot 308 RP in D.D.4 MW, Luk Tei Tong Village,
 Mui Wo, Lantau
 (RNTPC Paper No. A/I-MWF/34)

Presentation and Question Sessions

47. With the aid of some plans, Ms Kennie Liu, TP/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.

48. Members had no question on the application.

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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following 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 VII of the Paper.

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-DB/8 Proposed Dangerous Goods Godown (Liquefied Petroleum Gas Store)
in “Government, Institution or Community” Zone, Area 10d, Lot 385
RP in D.D. 352 & the Extensions thereto, Discovery Bay
(RNTPC Paper No. A/I-DB/8)

Presentation and Question Sessions

51. With the aid of a PowerPoint presentation, Mr Sunny K.Y. Tang, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

52. Members had no question on the application.

Deliberation Session

53. 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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

Agenda Item 12

Section 16 Application

[Open Meeting]

A/I-TOF/3 Proposed Public Utility Installation (Sewage Pumping Station) in
“Village Type Development” Zone, Government Land in D.D. 309L
near Fan Kwai Tong, Tai O, Lantau
(RNTPC Paper No. A/I-TOF/3)

55. The Secretary reported that the application was submitted by the Drainage Services Department (DSD). The following Members had declared interests on the item :

Dr C.H. Hau - currently conducting contract research projects
with DSD; and

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

56. As the interest of Dr Conrad T.C. Wong was direct, he could be allowed to stay in the meeting but should refrain from participating in the discussion of the item. As Dr C.H. Hau had no involvement in the application, he should be allowed to stay in the meeting.

57. The Committee noted that the applicant’s representative requested on 21.12.2022 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.

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

circumstances.

Agenda Item 13

Section 16 Application

[Open Meeting]

A/I-TOF/4 Proposed Public Utility Installation (Sewage Pumping Station) and
Excavation of Land in “Green Belt” Zone, Government Land in D.D.
313L near Hang Mei, Tai O, Lantau
(RNTPC Paper No. A/I-TOF/4)

59. The Secretary reported that the application was submitted by the Drainage Services Department (DSD). The following Members had declared interests on the item :

Dr C.H. Hau - currently conducting contract research projects
with DSD; and

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

60. As the interest of Dr Conrad T.C. Wong was direct, he could be allowed to stay in the meeting but should refrain from participating in the discussion of the item. As Dr C.H. Hau had no involvement in the application, he should be allowed to stay in the meeting.

61. The Committee noted that the applicant’s representative requested on 21.12.2022 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.

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

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

Agenda Item 14

Section 16 Application

[Open Meeting]

A/SK-CWBS/44 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Excavation of Land in "Conservation Area" Zone, Lot 140 (Part) in D.D. 230, Siu Hang Hau Village, Clear Water Bay Road, Sai Kung
(RNTPC Paper No. A/SK-CWBS/44)

63. The Committee noted that the applicant requested on 19.12.2022 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.

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/279 Proposed Utility Installation for Private Project (Meter Room and Underground Cable for Permitted Agricultural Use) and Associated Excavation of Land in “Conservation Area” Zone, Lot 152 RP (Part) in D.D. 220 and Adjoining Government Land, Sai Kung
(RNTPC Paper No. A/SK-PK/279)

Presentation and Question Sessions

65. With the aid of some plans, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

66. Two Members enquired whether the informal track connecting Keng Pang Ha Road and the farm to the north of the application site (the Site) as shown on Plan A-4b of the Paper was an unauthorized development (UD), and whether the farm operation was subject to enforcement action. In response, Ms Jane W.L. Kwan, STP/SKIs, said that enforcement action was undertaken by the Planning Authority against UD involving filling of land and excavation of land at the private lots including the northern portion of the Site and to the north of the Site while the informal track was mainly on Government land (as shown on Plan A-2 of the Paper). Enforcement and Reinstatement Notices had been issued and the said UD was discontinued and the concerned site had been reinstated. The Planning Authority would continue to monitor the operation of the farm and further planning enforcement actions might be taken as appropriate. Another Member said that the application for utility installation including the underground cable in an area covered by dense vegetation within “Conservation Area” zone was unacceptable.

Deliberation Session

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

- “(a) the proposed installation with excavation of land is not in line with the planning intention of the “Conservation Area” zone which is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development within this zone. The applicant fails to demonstrate that the proposed installation is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention; and
- (b) the applicant fails to demonstrate that the proposed installation with excavation of land would not cause adverse landscape impacts on the application site and its surrounding areas.”

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/172 Proposed Shop and Services (Retail Shop and Tourist Information Office) in “Village Type Development” Zone, Lots 222 (Part) and 223 (Part) in D.D. 326L, No. 49 Shui Hau Village, Shui Hau, Lantau
(RNTPC Paper No. A/SLC/172)

Presentation and Question Sessions

68. With the aid of some plans, Mr Kenneth C.K. Yeung, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

69. Whilst having no comment on the application, a Member asked why the subject application of a simple nature was not considered in a group under the streamlining arrangement. The Chairman explained that the streamlining arrangement agreed by the Committee was for consideration of applications for temporary use and the subject

application was for a permanent use. The Chairman and the Secretary said that there was room to further review the adoption of the streamlining arrangement for some other straightforward cases to enhance the efficiency and effectiveness of the meeting. A Member generally concurred but pointed out that cases with special circumstances, such as the subject application, involving a historic building, should not be included for streamlining arrangement.

Deliberation Session

70. 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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the provision of fire services installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB; and
- (b) the submission and implementation of a Conservation Management Plan for the conservation of the graded building at No. 49 Shui Hau prior to the commencement of any works to the satisfaction of the Antiquities and Monuments Office or of the TPB.”

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/173 Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and Excavation of Land (Sewage Facilities) in “Coastal Protection Area” Zone, Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715 S.B, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island

(RNTPC Paper No. A/SLC/173)

Presentation and Question Sessions

72. With the aid of some plans, Mr Kenneth C.K. Yeung, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

73. Members had no question on the application.

Deliberation Session

74. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no more than 10 caravans, as proposed by the applicant, are allowed to be provided on-site at any time during the planning approval period;

- (b) an access shall be provided within the site for Lots 638, 643, 644, 645 and 646 in D.D. 316L, as proposed by the applicant, at all times during the planning approval period;

- (c) the implementation of the accepted landscape proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Planning or of the TPB by 13.10.2023;
- (d) the implementation of the accepted 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 13.10.2023;
- (e) the submission of a proposal of fire service installations and water supplies for firefighting within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;
- (f) in relation to (e) above, the provision of fire service installations and water supplies for firefighting within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (g) the provision of loading/unloading bays and parking spaces within 9 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 13.10.2023;
- (h) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (c), (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon the 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.”

75. 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 Sunny K.Y. Tang, Ms Jane W.L. Kwan, Mr Kenneth C.K. Yeung, STPs/SKIs, and Ms Kennie Liu, TP/SKIs, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Sha Tin, Tai Po and North District

[Ms Hannah H.N. Yick, and Mr Tim T.Y. Fung, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1011 Proposed Shop and Services (Fast Food Shop) in “Industrial” Zone,
Unit 5F, G/F, Wah Sang Industrial Building, 14-18 Wong Chuk Yeung
Street, Fo Tan
(RNTPC Paper No. A/ST/1011)

Presentation and Question Sessions

76. With the aid of some plans, Ms Hannah H.N. Yick, 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 on a temporary basis for a period of five years.

77. Members had no question on the application.

Deliberation Session

78. Noting the planning considerations and assessments set out in the Paper, the

Committee agreed to approve the application on a temporary basis of five years, instead of on a permanent basis as sought by the applicant, in order not to jeopardise the long term planning intention of industrial use for the premises and to allow the Committee to monitor the supply and demand of industrial floor space in the area.

79. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 13.1.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission and implementation of fire safety measures to the satisfaction of the Director of Fire Services or of the TPB before operation of the use; and
- (b) if the above planning condition is not complied with before the operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 19

Section 16 Application

[Open Meeting]

A/ST/1012 Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years in “Residential (Group A)” Zone, Commercial/Car Park Block (G/F, 1/F), Integrated Commercial/Car Park Accommodation at Sand Martin House (G/F, 1/F) & Osprey House (G/F, 1/F) and Open Car Parks, Sha Kok Estate, 5 Sha Kok Street, Sha Tin
(RNTPC Paper No. A/ST/1012)

81. The Secretary reported that the application site (the Site) was located in 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.

82. As the flats owned by Professor John C.Y. Ng and co-owned by Mr Vincent K.Y. Ho had no direct view of the Site, the Committee agreed that they could stay in the meeting.

83. 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

84. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 18.1.2023 until 17.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following condition :

“priority should be accorded to the residents of Sha Kok Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.”

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

Agenda Item 20

Section 16 Application

[Open Meeting]

A/NE-PK/173 Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years in “Village Type Development” Zone, Lots 1128 RP, 1130 S.A, 1130 S.B, 1130 RP, 1131 S.A, 1131 S.B and 1131 RP in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper No. A/NE-PK/173)

86. 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

87. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 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 not exceeding 3.3 tonnes, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the 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 13.7.2023;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;

- (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 proposal for water supplies for firefighting 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 13.7.2023;
- (g) in relation to (f) above, the implementation of the proposal for water supplies for firefighting 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 13.10.2023;
- (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.”

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

Agenda Item 21

Section 16 Application

[Open Meeting]

A/NE-PK/174 Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lots 1570 S.A (Part), 1570 S.B and 1570 S.C in D.D. 91, Kai Leng, Sheung Shui

(RNTPC Paper No. A/NE-PK/174)

89. 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

90. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 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 not exceeding 3.3 tonnes, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the 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 13.7.2023;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;
- (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 proposal for water supplies for firefighting 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 13.7.2023;

- (g) in relation to (f) above, the implementation of the proposal for water supplies for firefighting 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 13.10.2023;
- (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.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/NE-TK/766 Filling and Excavation of Land for Permitted Agricultural Use in “Coastal Protection Area” and “Agriculture” Zones, Lots 232B (Part), 234 (Part), 247 S.B (Part), 251 S.A & S.B (Part) and 252 (Part) in D.D. 29, Ting Kok, Tai Po

(RNTPC Paper No. A/NE-TK/766)

92. The Committee noted that the applicant’s representative requested on 4.1.2023 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.

93. 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 23

Section 16 Application

[Open Meeting]

A/NE-LYT/775 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone, Lots 870 RP (Part), 871 (Part) and 2141 RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Fanling
(RNTPC Paper No. A/NE-LYT/775A)

94. The Committee noted that the applicant's representative requested on 23.12.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application.

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

with strong justifications.

Agenda Item 24

Section 16 Application

[Open Meeting]

A/NE-LYT/777 Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Agriculture” Zone, Lot 1508 S.A RP in D.D.83, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/777)

96. 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

97. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 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 or enter/exit the site at any time during the planning approval period;

- (b) only private car 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;

- (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 13.7.2023;

- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;
- (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 13.7.2023;
- (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 13.10.2023;
- (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.”

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

Agenda Item 24A

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/787 Proposed Four Houses (New Territories Exempted Houses - Small Houses) in “Agriculture” Zone, Lots 1602 S.A, S.B, S.C and S.D in D.D.76, Kan Tau Tsuen, Fanling
(RNTPC Paper No. A/NE-LYT/787)

Presentation and Question Sessions

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

100. Members had no question on the application.

Deliberation Session

101. 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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (b) the submission and implementation of a revised landscape proposal to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 25

Section 16 Application

[Open Meeting]

A/NE-LYT/788 Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” and “Residential (Group A)” Zones, Lots 608 S.C RP (Part), 614 RP (Part), 615, 617, 619 RP and 620 RP (Part) in D.D. 85 and Adjoining Government Land, Po Kat Tsai, Fanling
(RNTPC Paper No. A/NE-LYT/788)

103. The Committee noted that the applicant’s representative requested on 21.12.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/NE-LYT/789 Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lots 614 RP (Part), 620 RP (Part) and 622 in D.D. 85 and Adjoining Government Land, Po Kat Tsai, Fanling
(RNTPC Paper No. A/NE-LYT/789)

105. The Committee noted that the applicant’s representative requested on 21.12.2022 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.

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

Agenda Item 27

Section 16 Application

[Open Meeting]

A/NE-MKT/22 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Village Type Development” Zone, Lot 260 RP (Part) in D.D. 82, Chow Tin Tsuen, Ta Kwu Ling
(RNTPC Paper No. A/NE-MKT/22)

107. The Committee noted that the applicant's representative requested on 4.1.2023 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.

108. 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 28

Section 16 Application

[Open Meeting]

A/NE-MKT/23 Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To

(RNTPC Paper No. A/NE-MKT/23)

109. The Committee noted that the applicant's representative requested on 8.1.2023 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.

110. 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 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

111. 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.

112. Members had no question on the application.

Deliberation Session

113. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) all animals should be kept inside the enclosed structures on the site, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, at any time during the planning approval period;
- (d) the submission of a proposal for water supplies for firefighting 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 13.7.2023;
- (e) in relation to (d) above, the implementation of the proposal for water supplies for firefighting 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 13.10.2023;
- (f) the implementation of the drainage proposal, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;
- (g) in relation to (f) above, the implemented drainage facilities on the site should be maintained at all times during the planning approval period;
- (h) the submission of a run-in/run-out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 13.7.2023;
- (i) in relation to (h) above, the implementation of the run-in/run-out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 13.10.2023;
- (j) if any of the above planning condition (a), (b), (c) 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;

- (k) if any of the above planning condition (d), (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; and
- (l) 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.”

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

Agenda Item 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/175 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 144 S.A in D.D.46, Tai Tong Wu, Sha Tau
Kok
(RNTPC Paper No. A/NE-MUP/175)

Presentation and Question Sessions

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

116. Members had no question on the application.

Deliberation Session

117. After deliberation, the Committee decided to reject the application. The reasons

were :

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” zone of Tai Tong Wu for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 31

Section 16 Application

[Open Meeting]

A/NE-TKL/708 Temporary Logistics Centre for a Period of 3 Years in “Open Storage” and “Agriculture” Zones, Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling
(RNTPC Paper No. A/NE-TKL/708A)

118. The Secretary reported that the application site (the Site) was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling area.

119. The Committee noted that the applicant had requested deferment of consideration of the application. As the piece of land owned by Dr Conrad T.C. Wong’s firm had no direct view of the Site, the Committee agreed that he could stay in the meeting.

120. The Committee noted that the applicant’s representative requested on 30.12.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second

time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/711 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" Zone, Lot 656 in D.D. 82, Lei Uk Tsuen, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/711)

122. The Secretary reported that the application site (the Site) was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling area.

123. As the piece of land owned by Dr Conrad T.C. Wong's firm had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

124. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on

the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

125. Members had no question on the application.

Deliberation Session

126. 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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

Agenda Item 33

Section 16 Application

[Open Meeting]

A/NE-TKL/712 Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lot 365 S.C (Part) in D.D. 84, Tai Po Tin Village, Ping Che
(RNTPC Paper No. A/NE-TKL/712)

128. The Secretary reported that the application site (the Site) was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling area.

129. The Committee noted that the applicants had requested deferment of

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

130. The Committee noted that the applicants' representative requested on 10.1.2023 deferment of consideration of the application for one month 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 application.

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

Agenda Item 34

Section 16 Application

[Open Meeting]

A/NE-TKLN/50 Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years in "Recreation" Zone, Lot 77 in D.D.82, Lin Ma Hang Road
(RNTPC Paper No. A/NE-TKLN/50)

132. The Committee noted that the applicant's representative requested on 27.12.2022 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.

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

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

Agenda Item 35

Section 16 Application

[Open Meeting]

A/TP/684 Proposed Field Study/Education/Visitor Centre in "Green Belt" Zone,
Lots 1, 2 and 4 to 8 in D.D. 33 and Adjoining Government Land, Tai
Po Kau, Tai Po

(RNTPC Paper No. A/TP/684)

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

135. The Committee noted that the applicant had requested deferment of consideration of the application. As the flat co-owned by Dr Venus Y.H. Lun had no direct view of the Site, the Committee agreed that she could stay in the meeting.

136. The Committee noted that the applicant's representative requested on 23.12.2022 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.

137. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the

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

[The Chairman thanked Ms Hannah H.N. Yick and Mr Tim T.Y. Fung, STPs/STN, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 36

Section 16 Application

[Open Meeting]

A/YL-SK/338 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in "Village Type Development" Zone, Lot 721 RP (Part) in D.D. 112, Lin Fa Tei Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-SK/338)

138. The Committee noted that the applicant requested on 10.1.2023 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.

139. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the

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

Agenda Item 37

Section 16 Application

[Open Meeting]

A/NE-KTS/519 Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years in "Village Type Development" Zone, Lots 369 (Part), 370 (Part), 371 S.A (Part), 371 S.B (Part), 371 RP (Part), 372 (Part) and 390 S.D (Part) in D.D. 94, Hang Tau Village, Sheung Shui
(RNTPC Paper No. A/NE-KTS/519)

140. The Committee noted that the applicant's representative requested on 3.1.2023 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.

141. 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 38

Section 16 Application

[Open Meeting]

A/NE-KTS/520 Temporary Warehouse (Electronic Parts and Construction Materials) with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Lots 1618 (Part), 1619 (Part) and 1620 (Part) in D.D. 100 and Adjoining Government Land, Ying Pun Ha Tsuen, Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/520)

142. The Committee noted that the applicants requested on 6.1.2023 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 applicants requested deferment of the application.

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-KTN/853 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1204 and 1208 (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/853A)

144. 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

145. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 13.1.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) 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 13.4.2023;

- (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 13.7.2023;

- (d) in relation to (c) 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 13.10.2023;

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

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

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/854 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1093 in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/854A)

Presentation and Question Sessions

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

148. Members had no question on the application.

Deliberation Session

149. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 13.1.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 8:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed structures on the site from 6:00 p.m. to 8:00 a.m. and up to four dogs with dog masks are allowed for outdoor activities at the same time during the operation hours, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site at any time during the planning approval period;
- (d) the submission of a 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 13.7.2023;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;
- (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 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 13.7.2023;

- (h) in relation to (g) 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 13.10.2023;
- (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;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 41

Section 16 Application

[Open Meeting]

A/YL-KTN/858 Temporary Shop and Services, Eating Place and Outside Seating Accommodation of a Restaurant with Ancillary Parking Spaces for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/858A)

151. The Committee noted that the applicant’s representative requested on 5.1.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second

time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental and public comments.

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

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/868 Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years in "Agriculture" Zone, Lots 1234 (Part), 1235 (Part), 1236 (Part), 1237 (Part) and 1240 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/868)

Presentation and Question Sessions

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

154. Members had no question on the application.

Deliberation Session

155. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Items 43 to 45

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/869 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1509 (Part), 1511 (Part) and 1517 (Part) in D.D. 107, Kam Tin North, Yuen Long

A/YL-KTN/870 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1509 (Part) and 1517 (Part) in D.D. 107, Kam Tin North, Yuen Long

A/YL-KTN/871 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1518, 1520 RP, 1522 RP and 1556 RP in D.D. 107, Kam Tin North, Yuen Long

(RNTPC Paper No. A/YL-KTN/869 to 871)

Presentation and Question Sessions

157. The Committee agreed that as the three applications for proposed temporary animal boarding establishment with ancillary facilities for a period of 5 years and filling of land were similar in nature and the application sites (the Sites) were located in close proximity to one another within the same “Agriculture” zone, they could be considered together.

158. With the aid of some plans, Mr. Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the applications, 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 applications.

159. A Member, whilst having no objection to the applications, remarked that the area in which the Sites were located were previously known as the Kam Tin buffalo fields and a place for bird watching but it had been filled some years ago.

Deliberation Session

160. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 5 years until 13.1.2028, each on the terms of the applications as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 8:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed structures on the site from 6:00 p.m. to 8:00 a.m. and up to 6 dogs with dog masks are allowed for outdoor activities at the same time during the operation hours, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;

- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (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;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 46

Section 16 Application

[Open Meeting]

A/YL-KTN/872 Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years in “Agriculture” Zone, Lots 409 S.A (Part) and 413 in D.D. 110, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/872)

162. 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

163. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 29.1.2023 until 28.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

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

- (c) no heavy goods vehicles exceeding 24 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;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed 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 existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (g) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 29.4.2023;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if the above planning condition (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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.

164. 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-KTS/943 Proposed Temporary Barbecue Site with Ancillary Office and Shroff for a Period of 3 Years in “Agriculture” Zone, Lots 132 RP and 141 RP in D.D. 113 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/943)

165. The Committee noted that the applicant’s representative requested on 4.1.2023 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.

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

Agenda Item 48

Section 16 Application

[Open Meeting]

A/YL-PH/934 Proposed Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years and Filling of Land in “Residential (Group D)” Zone, Lot 78 S.A. (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/934)

167. The Committee noted that the applicant requested on 3.1.2023 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.

168. 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 49

Section 16 Application

[Open Meeting]

A/YL-PH/935 Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years in "Village Type Development" Zone, Various Lots in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/935)

169. The Committee noted that the applicant requested on 28.12.2022 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.

170. 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 50

Section 16 Application

[Open Meeting]

A/YL-PH/936 Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years in "Agriculture" and "Open Storage" Zones, Lots 371 RP, 373 (Part) and 385 in D.D. 110, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/936)

171. 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

172. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 29.1.2023 until 28.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be stored/parked at or enter/exit the site at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time 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) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (g) the submission of condition 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 29.4.2023;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) 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
- (i) if the above planning condition (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

set out at Appendix VI of the Paper.

Agenda Item 51

Section 16 Application

[Open Meeting]

A/YL-MP/335 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group C)” and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zones, Lot 3250 S.B ss.49 (Part) in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/335)

174. The Secretary reported that the application site (the Site) was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po.

175. The Committee noted that the applicant had requested deferment of consideration of the application, and Mr K.W. Leung had tendered an apology for not being able to attend the meeting.

176. The Committee noted that the applicant’s representative requested on 6.1.2023 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.

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

Agenda Item 52

Section 16 Application

[Open Meeting]

A/YL-NTM/453 Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years in “Open Storage” Zone, Lot 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/453)

178. 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

179. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no storage of dangerous goods, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) 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) 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 13.7.2023;

- (e) 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 13.10.2023;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;
- (h) 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 13.10.2023;
- (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.”

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

Agenda Item 53

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/616 Temporary Container Vehicle Park and Open Storage of Construction Materials with Ancillary Tyre Repair Area, Site Office and Storage Uses for a Period of 2 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)” Zone, Lot 769 RP (Part) in D.D. 99, San Tin, Yuen Long

(RNTPC Paper No. A/YL-ST/616B)

Presentation and Question Sessions

181. 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.

182. A Member said that a large number of open storage and warehouse uses would be relocated due to the planned New Development Areas (NDAs) and asked what the reprovisioning arrangement was. In response, the Chairman explained that a number of brownfield operations had been displaced to make way for NDA developments. A multi-pronged strategy had been adopted by the Government, including (i) compensation in accordance with the established mechanism; (ii) planned development of multi-storey buildings, with a pilot scheme in Hung Shui Kiu, for brownfield operations to re-establish; (iii) making available suitable Government sites by way of short term tenancy by Lands Department (LandsD); and (iv) providing assistance/advice on planning/land matters by PlanD and LandsD respectively to the affected brownfield operators to facilitate planning application or lands procedures at the relocation sites. Planning permissions were previously granted by the Committee for reprovisioning of brownfield uses affected by NDAs though the reprovisioning scale might not be like for like.

183. A Member further queried whether the application site (the Site) was located within any NDA area. In response, the Chairman said that the Site fell within the study area

of the Feasibility Study of San Tin/Lok Ma Chau Development Node but the current application was assessed and recommended for rejection based on the planning intention of the current “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone.

Deliberation Session

184. 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 “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone, which is 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. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
- (b) the development is not in line with the Town Planning Board (TPB) Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C) in that the applicant fails to demonstrate that the proposed development is compliant with the intention of the Wetland Buffer Area to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (c) the development is not in line with the TPB Guidelines for Application for Temporary Open Storage and Port Back-up Uses (TPB PG-No. 13F) in that the applicant has failed to demonstrate that the development would not result in adverse noise and water quality impacts on the surrounding areas. Approval of the application would result in a general degradation of the

environment in the areas.”

[Mr K.L. Wong left the meeting at this point.]

Agenda Item 54

Section 16 Application

[Open Meeting]

A/YL-ST/635 Renewal of Planning Approval for Temporary Container Vehicle Park, Open Storage of Containers and Public Car Park for a Period of 3 Years in “Undetermined” Zone, Lot 372 S.D RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/635)

185. 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

186. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 29.1.2023 to 28.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 7:00 a.m. for container vehicles and handling/loading/unloading of containers, as proposed by the applicant, is allowed on the site during the planning approval period;

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

- (c) 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;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (e) the containers stacked within 5m of the periphery shall not exceed the height of the boundary fence at any time during the planning approval period;
- (f) the stacking height of containers stored at any other location within the site shall not exceed 8 units at any time during the planning approval period;
- (g) the maintenance of paving and boundary fencing on the site 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 the Director of Fire Services or of the TPB by 29.7.2023;
- (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 the Director of Fire Services or of the TPB by 29.10.2023;
- (j) the submission of photographic records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 29.4.2023;
- (k) in relation to (j) above, the existing drainage facilities shall be maintained at all times during the planning approval period;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (k) is not complied with during the planning approval period, the approval hereby

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

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

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

Agenda Items 55 and 56

Section 16 Applications

[Open Meeting]

A/YL-ST/637 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lot 673 S.C (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long

A/YL-ST/638 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lot 673 S.D (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/637 and 638)

188. The Committee noted that the applications were 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

189. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 13.1.2026, each on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 13.7.2023;
- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 13.10.2023;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Service or of the TPB by 13.10.2023;
- (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) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr Wallace W.K. Tang and Ms Christine C.M. Cheung,

STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Eric C.Y. Chiu, Ms Janet K.K. Cheung and Ms Carol K.L. Kan, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 57

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TSW/78 School (Tutorial School) in "Residential (Group B)" Zone, Shop No. C59E, 1/F, Kingswood Richly Plaza, 1 Tin Wu Road, Tin Shui Wai
(RNTPC Paper No. A/TSW/78)

Presentation and Question Sessions

191. 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.

192. Members had no question on the application.

Deliberation Session

193. 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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

“the provision of fire service installations and equipment for the tutorial school to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 58

Section 16 Application

[Open Meeting]

A/HSK/405 Proposed Temporary Shop and Services (Household Products and Food Retail Shop) for a Period of 3 Years in “Residential (Group A) 4” Zone, Lots 2377 RP (Part), 2404 RP (Part), 2405 RP (Part), 2406 RP (Part), 2407 RP (Part), 2408 RP and 2409 (Part) in D.D. 124 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/HSK/405A)

195. 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

196. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;

- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (e) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 59

Section 16 Application

[Open Meeting]

A/HSK/423 Temporary Recyclable Collection Centre and Open Storage (Metal and Plastic) with Ancillary Office and Plastic Crushing Workshop for a Period of 3 Years in “Government, Institution or Community” Zone and Area Shown as ‘Road’, Lots 244 (Part), 246 (Part), 250 (Part), 251 (Part), 252 (Part), 253 (Part), 254 (Part) and 255 (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/423)

198. 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

199. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no workshop activities including burning, melting, washing or cleaning of recyclable materials, as proposed by the applicant, is allowed on the site at all times during the planning approval period;
- (b) 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 13.7.2023;
- (c) in relation to (b) 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 13.10.2023;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the 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 24.2.2023;
- (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 13.7.2023;
- (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 13.10.2023;

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

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

Agenda Item 60

Section 16 Application

[Open Meeting]

A/HSK/424 Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Village Type Development” and “Open Space” Zones, Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/424)

201. 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

202. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;
- (e) in relation to (d) 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 13.10.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 61

Section 16 Application

[Open Meeting]

A/HSK/425 Proposed Temporary Shop and Services for a Period of 5 Years in
“Village Type Development” Zone, Lot 1583 RP (Part) in D.D. 125,
Tin Ha Road, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/425)

204. 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

205. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 13.1.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a 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 13.7.2023;

- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;

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

- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;

- (e) in relation to (d) 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 13.10.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 62

Section 16 Application

[Open Meeting]

A/HSK/426 Proposed Temporary Public Vehicle Park (Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years in “Residential (Group A) 2” and “Open Space” Zones and Area Shown as ‘Road’, Lots 1547 RP (Part), 1548 S.A (Part), 1548 S.B RP(Part), 1566, 1567, 1568 (Part), 1569, 1573, 1574, 1575, 1576 (Part), 1580, 1581, 1582 (Part), 1593, 1594, 1595, 1596 (Part), 1597 (Part), 1598 (Part), 1599 (Part) and 1600 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/426)

207. The Committee noted that the applicant’s representative requested on 5.1.2023 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.

208. 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 63

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/581 Shop and Services (Retail Shop) in "Industrial" Zone, Unit E1, G/F,
Wai Cheung Industrial Centre, 5 Shek Pai Tau Road, Tuen Mun
(RNTPC Paper No. A/TM/581)

Presentation and Question Sessions

209. With the aid of some plans, Ms Janet K.K. Cheung, 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 on a temporary basis for a period of five years.

210. Members had no question on the application.

Deliberation Session

211. Noting the planning considerations and assessments set out in the Paper, the Committee agreed to approve the application on a temporary basis of five years, instead of on a permanent basis as sought by the applicant, in order not to jeopardise the long term

planning intention of industrial use for the premises and to allow the Committee to monitor the supply and demand of industrial floor space in the area.

212. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 13.1.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission and implementation of fire service installations and equipment proposal for the application premises within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023; and
- (b) if the above planning condition 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.”

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

Agenda Item 64

Section 16 Application

[Open Meeting]

A/TM/582 Proposed Hotel (Extension for an Ancillary Commercial Block for Shop and Services and/or Eating Place) in “Residential (Group B) 12” Zone, Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun

(RNTPC Paper No. A/TM/582)

214. The Committee noted that the applicant’s representative requested on 23.12.2022 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.

215. 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 65

Section 16 Application

[Open Meeting]

A/TM-LTY Y/432 Temporary Public Vehicle Park (Private Cars Only) with Ancillary Office and Guard Room for a Period of 5 Years in "Residential (Group C)" Zone, Lots 1156 RP (Part), 1157 (Part) and 1158 (Part) in D.D.130 and Adjoining Government Land, Wong Kong Wai Road, Lam Tei, Tuen Mun

(RNTPC Paper No. A/TM-LTY Y/432A)

216. The Committee noted that the applicant's representative requested on 11.1.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Agenda Item 66

Section 16 Application

[Open Meeting]

A/YL-TYST/1190 Temporary Warehouse for Storage of Home Appliance and Furniture for a Period of 3 Years in "Other Specified Uses" annotated "Sewage Treatment Works" Zone, Lots 1937 (Part), 1945 (Part), 1946 (Part), 1947 (Part), 1948, 1954 (Part), 1955, 1956 (Part) and 1957 (Part) in D.D. 117 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1190)

218. 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

219. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by

13.4.2023;

- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 67

Section 16 Application

[Open Meeting]

A/YL-TYST/1191 Proposed Temporary Warehouse for Storage of Construction Materials and Metal Ware with Ancillary Office for a Period of 3 Years in “Undetermined” Zone, Lot 779 in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TYST/119)

221. 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

222. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as

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

- “(a) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 68

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/296 Proposed Eating Place, Shop and Services and School (Tutorial School) in “Other Specified Uses” annotated “Public Car Park and Petrol Filling Station with Ground Floor Retail Shops” Zone, G/F (Part) and M/F, Transport Plaza, 2-6 Fung Cheung Road, Yuen Long (RNTPC Paper No. A/YL/296)

Presentation and Question Sessions

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

225. Members had no question on the application.

Deliberation Session

226. 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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

Agenda Item 69

Section 16 Application

[Open Meeting]

A/YL/299 Proposed Temporary Shop and Services for a Period of 6 Years in
“Open Space” Zone, Lot 4581 RP (Part) in D.D. 116, Tai Kei Leng,
Yuen Long
(RNTPC Paper No. A/YL/299)

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

Deliberation Session

229. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 13.1.2029 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;

- (b) in related to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;

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

- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;

- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 70

Section 16 Application

[Open Meeting]

A/YL/300 Proposed Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation) for a Period of 6 Years in “Open Space” Zone, Lots 4582 S.A (Part) and 4583 RP (Part) in D.D. 116 and Adjoining Government Land, Tai Kei Leng, Yuen Long
(RNTPC Paper No. A/YL/300)

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

Deliberation Session

232. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 13.1.2029 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;
- (b) in related to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;
- (c) in related to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 71

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/567 Proposed Houses in “Residential (Group D)” Zone, Lots 4208 and
4209 in D.D. 116, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/567A)

Presentation and Question Sessions

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

235. Members had no question on the application.

Deliberation Session

236. 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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

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

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

Agenda Item 72

Section 16 Application

[Open Meeting]

A/YL-TT/568 Proposed Temporary Shop and Services for a Period of 3 Years in
“Government, Institution or Community (1)” Zone, Lot 1631 S.A RP
(Part) in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TT/568A)

238. 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

239. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2023;

- (b) in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.10.2023;

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

- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2023;

- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.10.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 73

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/580 Proposed House with Minor Relaxation of Building Height Restriction in “Residential (Group D)” and “Village Type Development” Zones and Area Shown as ‘Road’, Lot 5288 in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/580)

Presentation and Question Sessions

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

242. Members had no question on the application.

Deliberation Session

243. 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 13.1.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a run-in/out proposal to the satisfaction of the Director of Highways or of the TPB;
- (b) the submission of an updated Noise Impact Assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (c) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (d) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

244. 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 Eric C.Y. Chiu, Ms Janet K.K. Cheung and Ms Carol K.L. Kan, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 74

Any Other Business

245. There being no other business, the meeting was closed at 5:15 p.m..