

## **TOWN PLANNING BOARD**

### **Minutes of 717<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 21.4.2023**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr K.L. Wong

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

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

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Mr Stanley C.F. Lau

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

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

Secretary

**Absent with Apologies**

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

**In Attendance**

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

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

Town Planner/Town Planning Board  
Mr Timothy T.C. Kau

**Agenda Item 1**

Confirmation of the Draft Minutes of the 716<sup>th</sup> RNTPC Meeting held on 31.3.2023

[Open Meeting]

1. The draft minutes of the 716<sup>th</sup> RNTPC meeting held on 31.3.2023 were confirmed without amendments.

**Agenda Item 2**

Matter Arising

[Open Meeting]

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

**Fanling, Sheung Shui and Yuen Long East District**

**Agenda Item 3**

**Section 12A Application**

[Open Meeting]

Y/YL-NSW/7

Application for Amendment to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (1)”, Various Lots in D.D. 104 and Adjoining Government land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long (RNTPC Paper No. Y/YL-NSW/7)

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3. The Secretary reported that the application was submitted by Infinity View Limited and Planet Universal Limited which were subsidiaries of New World Development Company Limited (NWD). The following Members had declared interests on the item :

- |                    |   |   |
|--------------------|---|---|
| Dr C.H. Hau        | - | being an employee of the University of Hong Kong (HKU) and K11 Concept Limited of NWD had been sponsoring his student learning projects in HKU since 2009 ; and |
| Mr Vincent K.Y. Ho | - | being a member of the Advisory Committee of New World Build for Good, which was founded by NWD.   |

4. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Vincent K.Y. Ho had tendered an apology for not being able to attend the meeting. As the interest of Dr C.H. Hau was indirect, the Committee agreed that he could stay in the meeting.

5. The Committee noted that the applicants’ representative requested on 11.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the

applicant requested deferment of the application.

6. 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 three 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.

### **Sai Kung and Islands District**

#### **Agenda Item 4**

##### **Section 16 Application**

[Open Meeting]

A/SK-CWBN/73 Proposed House (New Territories Exempted House - Small House) and Minor Relaxation of Building Height Restriction in "Government, Institution or Community (4)" and "Village Type Development" Zones, Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung  
(RNTPC Paper No. A/SK-CWBN/73)

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7. The Committee noted that the applicant's representative requested on 2.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

### **Agenda Item 5**

#### **Section 16 Application**

[Open Meeting]

A/SK-HC/341            Proposed House (New Territories Exempted House - Small House) in  
"Agriculture" Zone, Lot No. 679 RP in D.D. 244, Ho Chung, Sai Kung  
(RNTPC Paper No. A/SK-HC/341A)

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9.            The Committee noted that the applicant's representative requested on 14.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. No further information had been submitted by the applicant since the last deferment.

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

**Sha Tin, Tai Po and North District**

[Mr Kevin K.W. Lau and Mr Harris K.C. Liu, Senior Town Planners/Shu Tin, Tai Po and North (STPs/STN), and Ms Sandy K.S. Wu, Assistant Town Planner/Shu Tin, Tai Po and North (ATP/STN) were invited to the meeting at this point.]

**Agenda Item 6**

**Section 16 Application**

[Open Meeting]

A/NE-FTA/220            Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works in “Agriculture” Zone, Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 483, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling  
(RNTPC Paper No. A/NE-FTA/220)

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11.            The Committee noted that the applicant’s representative requested on 7.4.2023 deferment of consideration of the application for two months to allow more time to prepare 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 in response to departmental comments.

12.            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 7**

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/788A)

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13.        The Committee noted that the applicant’s representative requested on 20.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental and public comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

14.        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 8**

**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/789A)

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15.            The Committee noted that the applicant’s representative requested on 20.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental and public comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

16.            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 9**

**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)

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17.            The Committee noted that the applicant’s representative requested on 12.4.2023 deferment of consideration of the application for two months to allow more time to prepare 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 in response to departmental comments.

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

**Agenda Items 10 to 13**

**Section 16 Applications**

[Open Meeting]

A/NE-LT/750 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1014 S.C and 1015 S.C in D.D. 19, Lam Tsuen San Tsuen, Tai Po

A/NE-LT/751 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1014 S.D and 1015 S.D in D.D. 19, Lam Tsuen San Tsuen, Tai Po

A/NE-LT/752 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1014 S.F and 1015 S.F in D.D. 19, Lam Tsuen San Tsuen, Tai Po

A/NE-LT/753 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1014 RP and 1015 RP in D.D. 19, Lam Tsuen San Tsuen, Tai Po

(RNTPC Paper No. A/NE-LT/750 to 753)

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19. The Committee noted that the applicants’ representative requested on 3.4.2023 deferment of consideration of the applications for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicants requested deferment of the applications.

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

circumstances.

#### **Agenda Item 14**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/754            Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” and “Village Type Development” Zones, Lot 561 S.F  
ss.2 S.B in D.D. 8, Sha Pa, Lam Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/754)

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##### **Presentation and Question Sessions**

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

22.            Members had no question on the application.

##### **Deliberation Session**

23.            The Chairman remarked that the application site fell mainly within the “Village Type Development” zone with a minor portion in the “Agriculture” zone and the application was considered generally in compliance with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories.

24.            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 21.4.2027, 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.”

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

### **Agenda Item 15**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/755            Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” and “Village Type Development” Zones, Lots 338 S.A  
and 408 S.B ss.6 in D.D. 10, Chai Kek Village, Lam Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/755)

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#### **Presentation and Question Sessions**

26. With the aid of some plans, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

27. Members had no question on the application.

#### **Deliberation Session**

28. The Chairman remarked that the application site fell mainly within the “Agriculture” zone and there was no major change in planning circumstances since the rejection of the previous application.

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

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

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

- (b) land is still available within the “Village Type Development” (“V”) zone of Chai Kek and Wo Liu which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

## **Agenda Item 16**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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/684A)

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30.            The Secretary reported that the application site (the Site) was located in Tai Po and Dr Venus Y.H. Lun had declared an interest on the item for co-owning with spouse a flat in Tai Po. The Committee noted that Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting.

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

### **Presentation and Question Sessions**

31.            With the aid of a PowerPoint presentation, Mr Kevin K.W. Lau, 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 (PlanD) did not support the application.

[Mr K.L Wong joined the meeting during PlanD's presentation.]

32. Noting that the applicant would collaborate with Outdoor Wildlife Learning Hong Kong (OWLHK) to operate the proposed development, Dr C.H. Hau informed the Committee that the OWLHK was founded and operated by his former students. The Committee noted that Dr C.H. Hau's interest was indirect and agreed that he should be allowed to stay in the meeting.

### *Background and Building Design*

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

- (a) the land status of the Site and whether the existing buildings within the Site would be in situ converted or demolished and redeveloped;
- (b) what other supporting facilities were provided in the Tai Po Kau Nature Reserve (TPKNR) and the rationale of the applicant for choosing the current location near TPKNR for the proposed development; and
- (c) whether green building designs would be adopted in the proposed development.

34. In response, with the aid of some PowerPoint slides, Mr Kevin K.W. Lau, STP/STN, made the following main points:

- (a) as shown on Plan A-2 of the Paper, about 1,000m<sup>2</sup> of land was government land and the remaining portion of the Site (about 8,054m<sup>2</sup>) was private land held under Block Government Lease demised for agricultural purpose. The three existing structures within the Site were unauthorised structures built without prior approval from the Lands Department (LandsD). The existing dilapidated structures would be redeveloped into three buildings and some elements from the existing dilapidated structures

might be salvaged and reused in the redeveloped buildings;

- (b) there were hiking trails, forest walks and the Tai Po Kau Outdoor Study Centre with ponds and butterfly garden within the TPKNR. According to the applicant, the proposed development in close proximity to TPKNR could complement those existing facilities in the TPKNR, to promote awareness towards the protection and appreciation of the ecological system and nature conservation through provision of a venue for outdoor learning and field study; and
- (c) sensitive and ecologically responsible building designs would be adopted in the three proposed buildings, e.g. enabling natural lighting penetration and ventilation, provision of bird-friendly window and lighting, green roofs, etc.

#### *Construction and Operation of the Proposed Development*

35. Some Members raised the following questions:

- (a) how the construction materials would be transported to/from the Site;
- (b) how the applicant could ensure the activities, including overnight camping, conducted by the proposed development would not adversely affect the surrounding environment; and
- (c) noting that the applicant would collaborate with OWLHK to operate the proposed development, whether OWLHK had relevant experiences in organising such nature education programmes.

36. In response, with the aid of some PowerPoint slides, Mr Kevin K.W. Lau, STP/STN, made the following main points:

- (a) the construction materials would be transported to the Site via the Tai Po Kau Forest Track – Kau Lead Section that was a restricted road. According to the applicant, the construction works would only be conducted during the dry season and there would be no more than five



vehicle trips of less than 5.7m-long vehicles arriving/departing the Site per day;

- (b) for overnight educational activities, prior registration would be required and the participants would be informed of the house rules of the proposed centre, e.g. no bathing, cooking nor campfire was allowed at the Site. Day time visits would be restricted to schools, institutions and organisations by appointment. In addition, regular patrols along the stream and ecological monitoring at and near the Site would be conducted by the staff; and
- (c) OWLHK was a registered charitable body under Section 88 of the Inland Revenue Ordinance, which had carried out various learning and educational activities to the public to promote environmental protection and biodiversity in Lantau.

37. A Member advised that the operation of OWLHK was supported by various public funding including Lantau Conservation Fund and other privately-funded nature conservation programmes.

#### *Geotechnical and Ecological Aspects*

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

- (a) clarification on the view of the Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) on the application. As the concerned slope was outside the Site and segregated from the Site by a road, why the applicant would be responsible for slope safety and undertaking a natural terrain hazard study (NTHS);
- (b) the scope of the NTHS and whether the investigation works of the NTHS would necessarily affect the woodland on the slope in the TPKNR; and
- (c) the view of the Agriculture, Fisheries and Conservation Department (AFCD) on the application.

39. In response, with the aid of visualiser and some PowerPoint slides, Mr Kevin K.W. Lau, STP/STN, made the following main points:

- (a) as the proposed development was overlooked by a steep natural terrain in TPKNR and might be affected by potential natural terrain landslide hazards, the applicant had committed to undertake a NTHS and would implement the mitigation measures identified in the NTHS if necessary. In view of that, CEDD had no geotechnical comment on the application;
- (b) according to CEDD's guidelines for NTHS, ground investigation (GI) might be required in conducting NTHS. The need of GI works and scope and extent of works required in TPKNR were yet to be ascertained; and
- (c) upon consideration of the Ecological Impact Assessment (EcoIA) submitted by the applicant, the site conditions, the small scale and proposed operation mode, AFCD had no comment on the proposed development within the Site from nature conservation point of view. However, AFCD considered that there was insufficient information in the submission to demonstrate that the proposed development would not cause adverse impact to TPKNR as the need for GI works and/or mitigation works within TPKNR were yet to be confirmed.

#### Deliberation Session

40. The Chairman remarked that PlanD did not support the application on the grounds that the proposed use was not in line with the planning intention of the "Green Belt" ("GB") zone and the applicant failed to demonstrate that the proposed development would not cause adverse ecological impacts on the surrounding areas. However, noting that the Site was located in close proximity to TPKNR, the proposed development for nature conservation education might be complementary to the functions and facilities of TPKNR, and Members could consider whether the application warranted sympathetic consideration based on its individual merits. The concern on potential adverse ecological impact to TPKNR would be addressed as the applicant had committed to undertake a NTHS and EcoIA as well as implement any mitigation measures identified therein. In that regard, two Members opined that it was not proportionate to require the applicant of the subject

development with only small-scale structures to bear the safety responsibility of a much larger slope which was segregated from the Site by a road.

41. The majority of Members considered that favourable consideration could be given to the application and made the following main points:

- (a) the proposed development and its design would be compatible with the surrounding environment. It could contribute some planning gains by providing educational facilities for the public and was complementary to the function and currently limited facilities in the TPKNR nearby;
- (b) the proposed development would not be in conflict with the function of the “GB” zone as it was of small scale (with only three small structures) and the existing trees (other than felling one tree of common species and two dead trees) would be preserved and around 100 new trees would be planted; and
- (c) the proposed use would be more desirable than leaving the Site vacant and dilapidated or having conventional agricultural activities (which was always permitted within the “GB” zone) which might involve the use of chemical fertilizers and insecticides.

42. The Chairman said that should the application be approved, the implementation of the proposed development would be monitored by relevant government departments, e.g. LandsD through application for Short Term Tenancy/Waiver and Buildings Department through building plan submission. The Secretary supplemented that to address AFCD’s concern, relevant approval conditions could be imposed to require the submission of NTHS and revised EcoIA and the implementation of any mitigation measures to the satisfaction of relevant government departments before the commencement of works for the proposed development.

43. A Member did not support the application and considered that the approval would set an undesirable precedent for similar developments in the “GB” zone and expressed concern that the proposed development might be operated as a commercial camp site. With regard to the concern on the operation of the camping ground within the Site as raised by the

Member and the Vice-chairman, the Committee noted (in Drawing A-2 of the Paper) that the camping ground only occupied a small area of the Site and that the applicant indicated that there would only be about 18 people (including staff) using the camping ground for each overnight programme, and up to four overnight programmes each month during March, April and September to November would be conducted. The camping activity was of small scale as compared with day time visits with maximum capacity of 200 visitors on weekdays and 400 visitors during weekends.

44. A Member said that the application was for a permanent use and the Committee should give careful consideration to its operation and potential impacts. Some Members, whilst giving in-principle support to the application, expressed the following concerns/opinions on the proposed development:

- (a) effective management measures should be adopted to ensure no adverse impact on the surrounding environment;
- (b) environmental friendly construction method and green design features (e.g. use of recycled materials) should be adopted to minimise the impact;
- (c) the visitor centre in the proposed development should be opened for the public (without prior appointment) and other non-government organisations should be allowed to conduct educational activities (e.g. briefings) within the Site;
- (d) the design of the proposed development should invite wider public access with more open area for public enjoyment; and
- (e) elaboration on how the proposed development could complement the TPKNR.

45. The Chairman said that the proposed development, while not fully in line with planning intention of the “GB” zone, might have some individual merits as it was small in scale (with only about 6% site coverage) and could complement the nature conservation function of the nearby TPKNR. The Chief Town Planner/ Urban Design and Landscape, PlanD had no adverse comment on the application from urban design, visual and landscape planning perspectives. Noting some outstanding concerns from some Members, the Chairman suggested that the Committee might consider deferring a decision on the

application pending the applicant's submission of supplementary information to address Members' concerns in paragraph 44 above. Members agreed.

46. After deliberation, the Committee decided to defer a decision on the application pending supplementary information from the applicant on (i) green building design and construction method; (ii) construction impacts; (iii) effective management measures to minimise impact on the surroundings; (iv) possibility to allow more public access (without prior appointment) to the proposed development; and (v) elaboration on how the proposed development could complement the TPKNR, for further consideration of the Committee.

### **Agenda Item 17**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/177            Proposed House (New Territories Exempted House - Small House) in  
                                 "Agriculture" Zone, Lot 1544 S.A in D.D. 91, Kai Leng, Sheung Shui  
                                 (RNTPC Paper No. A/NE-PK/177)

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#### **Presentation and Question Sessions**

47. With the aid of some plans, Mr Harris K.C. Liu, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department 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 21.4.2027, 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 VI of the Paper.

[The Chairman thanked Mr Kevin K.W. Lau and Mr Harris K.C. Liu, STPs/STN, and Ms Sandy K.S. Wu, ATP/STN, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

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

### **Fanling, Sheung Shui and Yuen Long East District**

[Mr Anthony K.O. Luk, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Mr Patrick M.Y. Fung and Mr Louis H.W. Cheung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), Ms Loree L.Y. Duen, Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE), were invited to the meeting at this point.]

### **Agenda Item 18**

[Open Meeting]

Proposed Amendments to the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/26

(RNTPC Paper No. 3/23)

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51. With the aid of a PowerPoint presentation, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background, the proposed amendments to the Fanling/Sheung Shui (FSS) Outline Zoning Plan (OZP) and the Notes of the OZP, the technical considerations, consultation conducted and department comments as detailed in the Paper. The proposed

amendments, mainly to take forward the decisions of the Committee on two section 12A applications, involved the following:

- (a) Amendment Item A – rezoning of a site at the corner of Ma Sik Road and Fan Leng Lau Road from “Village Type Development” to “Residential (Group A)12” with stipulation of a maximum building height (BH) of 110mPD for a proposed private residential development with social welfare facilities (neighbourhood elderly centre and privately operated residential care home for the elderly (RCHE)) and public vehicle park (No. Y/FSS/18) , and incorporating a domestic plot ratio (PR) restriction of 5 and non-domestic PR restriction of 0.18 (for the RCHE only); and
- (b) Amendment Item B – revision of the BH restriction of the “Comprehensive Development Area” (“CDA”) zone from 3 storeys over one-storey carport to 130mPD for a proposed private residential development with social welfare facilities (privately operated RCHE), and revision of the PR restriction of 0.8 to a domestic PR restriction of 4.3 and non-domestic PR restriction of 0.09 (for the RCHE only) (No. Y/FSS/19).

52. As the presentation of Planning Department (PlanD)’s representatives had been completed, the Chairman invited questions and views from Members.

53. A Member asked whether there was any mechanism to monitor the implementation of the privately operated RCHEs proposed within the two amendment sites. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that lease modification would be required for the proposed development at the Amendment Item A site and relevant lease conditions requiring the provision of RCHE would be considered at lease modification stage. For the Amendment Item B site, the applicant was required to submit a Master Layout Plan (MLP) when seeking planning permission from the Town Planning Board (the Board) under “CDA” zone and relevant approval condition(s) could be imposed to require provision of the RCHE. In addition, the floor spaces for the RCHEs would need to be provided in the general building plans and the operation and management of the RCHEs would be governed under relevant ordinance/regulations.

54. Noting that the applicant of application No. Y/FSS/19 was her personal friend, Miss Winnie W.M. Ng declared an interest on the item. As Miss Winnie W.M. Ng's interest was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the remaining discussion of the item.

55. Some Members raised the following questions:

- (a) noting that air ventilation was one of the concerns when the Committee considered the section 12A application No. Y/FSS/19 (Amendment Item B), whether the Explanatory Statement (ES) needed to be amended to duly reflect such concern; and
- (b) whether the cumulative impacts of the two proposed developments at the amendment sites had been taken into consideration.

56. In response, with the aid of some PowerPoint slides, Mr Anthony K.O. Luk, DPO/FSYLE, made the following main points:

- (a) any proposed development the "CDA" site with regard to Amendment Item B would require planning application with submission of a MLP. Should there be any change in the layout and disposition of building blocks as compared to the indicative scheme under the agreed section 12A application, the applicant would be required to provide supporting technical assessments, which might include an updated quantitative air ventilation assessment with appropriate mitigation measures; and
- (b) in general, assessment for any proposed development would need to take into consideration the cumulative impacts of other earlier committed developments. In other words, the technical assessments for the latter Application No. Y/FSS/19 had taken into account the cumulative impact of the committed developments in its area of influence at the time of conducting the assessment. However, the two amendment sites were located at a distance and the cumulative impact of the two proposed developments might not be a relevant consideration.

57. A Member said that noting the history of tree felling on the site and the



inadequacy of the tree compensation proposed under Application No. Y/FSS/19, careful consideration should be given to the revised tree compensation proposal of the MLP submission for the proposed development within the “CDA” zone of the Amendment Item B site.

58. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved FSS OZP No. S/FSS/26 and that the draft FSS OZP No. S/FSS/26A at Attachment II of the Paper (to be renumbered to S/FSS/27 upon exhibition) and its Notes at Attachment III of the Paper were suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at Attachment IV of the Paper for the draft FSS OZP No. S/FSS/26A (to be renumbered to S/FSS/27) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES would be published together with the OZP.

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

### **Agenda Item 19**

[Open Meeting]

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18

(RNTPC Paper No. 2/23)

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60. With the aid of a PowerPoint presentation, Mr Louis H.W. Cheung, STP/FSYLE, briefed Members on the background, the proposed amendments to the approved Kwu Tung South (KTS) Outline Zoning Plan (OZP) and the Notes of the OZP, the technical considerations, consultation conducted and department comments as detailed in the Paper. The proposed amendments, mainly to take forward the decisions of the Committee to

agree/partially agree to two section 12A applications, involved the following:

- (a) Amendment Item A – division of a “Comprehensive Development Area” (“CDA”) site to the north of Hang Tau Village fronting Hang Tau Road into Area (a) with stipulation of a maximum plot ratio (PR) of 1.41 (including domestic PR of 1.23 and non-domestic PR of 0.18) and maximum building height (BH) of 41mPD for a proposed residential development with retail facilities and a residential care home for the elderly, and Area (b) with stipulation of a maximum PR of 1.23 and maximum BH of 34mPD for a separate residential development (No. Y/NE-KTS/13); and
- (b) Amendment Item B – rezoning a site to the south of Kwu Tung Road and to the west of Hang Tau Road from mainly “CDA” with minor portions zoned “Agriculture” and an area shown as ‘Road’ to “CDA(3)” with stipulation of a maximum PR of 2 and maximum BH of 70mPD for a proposed residential development (No. Y/NE-KTS/15).

61. As the presentation of Planning Department (PlanD)’s representatives had been completed, the Chairman invited questions and views from Members.

62. A Member enquired why no site coverage (SC) restriction was stipulated for “CDA” zones under the KTS OZP. In response, Mr Anthony K.O. Luk, DPO/FSYLE, said that SC was controlled under the Building (Planning) Regulations (B(P)R). For domestic buildings over 61m, the maximum SC was 33.33% for Class A site under the B(P)R. SC restriction would only be stipulated on the OZP when a SC more stringent than that under the B(P)R was considered necessary, for instance, to encourage more tree plantation/preservation. To be in line with development restrictions for other “CDA” sites in KTS area, SC restriction was not stipulated for the amendment sites to provide more flexibility for the future design. Notwithstanding, planning application with submission of a Master Layout Plan (MLP) would be required for the proposed developments within “CDA” zones.

63. Another Member said that the Ecological Impact Assessment submitted under Application No. Y/NE-KTS/15 was conducted 10 years ago and therefore careful consideration should be given to scrutinize the tree preservation and compensation proposal

of the MLP submission for Amendment Item B site.

64. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved KTS OZP No. S/NE-KTS/18 and that the draft KTS OZP No. S/NE-KTS/18A at Attachment II of the Paper (to be renumbered to S/NE-KTS/19 upon exhibition) and its Notes at Attachment III of the Paper were suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft KTS OZP No. S/NE-KTS/18A (to be renumbered to S/NE-KTS/19) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES was suitable for exhibition together with the OZP.

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

## **Agenda Item 20**

### **Section 16 Application**

[Open Meeting]

A/NE-KTS/524      Proposed Temporary Animal Boarding Establishment for a Period of 3 Years in "Recreation" Zone, Lot 2205 RP (Part) in D.D.92, Kwu Tung South, Sheung Shui  
(RNTPC Paper No. A/NE-KTS/524)

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

67. Noting that most of the previously approved applications for temporary animal boarding establishment in rural area were within “Agriculture” (“AGR”) zone and there were committed long-term developments in Kwu Tung South area, a Member enquired whether temporary animal boarding establishment use was suitable at the application site zoned “Recreation” (“REC”). In response, the Secretary said that the planning intention of the “REC” zone was primarily for recreational development for the use of the general public and some level of development e.g. holiday camp use was always permitted within the “REC” zone, as compared with the “AGR” zone. He supplemented that apart from District Officer (North), Home Affairs Department who conveyed some objections from the locals, other government departments consulted had no objection to or no adverse comment on the application. As there was no known long-term development at the application site, it was considered that approval of the application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone. Any renewal application for the temporary animal boarding establishment upon expiry of the subject planning permission, if granted, would be considered based on the planning circumstances, including the latest committed developments in the surrounding area, at that time.

#### Deliberation Session

68. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 21.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment structures on the site from 6:00 p.m. to 9:00 a.m. and no more than three dogs with dog masks are allowed for outdoor activity 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 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 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 21.10.2023;
- (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 21.1.2024;
- (f) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2023;
- (g) in relation to (f) 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 21.1.2024;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

69. 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-KTS/525      Proposed Residential Development (House) and Minor Relaxation of Plot Ratio Restriction in “Residential (Group D)” Zone, Various Lots in D.D. 94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui  
(RNTPC Paper No. A/NE-KTS/525)

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70.            The Committee noted that the applicant’s representative requested on 13.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

**Agenda Item 22**

**Section 16 Application**

[Open Meeting]

A/YL-SK/339      Proposed Temporary Logistics Centre for a Period of 3 Years in “Industrial (Group D)” Zone, Lots 574 S.A, 574 S.B (Part) and 574 RP (Part) in D.D.114 and Adjoining Government Land, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/339A)

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72. The Committee noted that the applicant's representative requested on 12.4.2023 deferment of consideration of the application for two months to allow more time to prepare 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 in response to departmental comments.

73. 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 23**

#### **Section 16 Application**

[Open Meeting]

A/YL-SK/341      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 1150 RP in D.D. 106, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-SK/341)

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

Deliberation Session

75. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 21.4.2028 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 21.10.2023;
- (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 21.1.2024;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.10.2023;
- (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 21.1.2024;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (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; and
- (h) 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.”

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

#### **Agenda Item 24**

##### **Section 16 Application**

[Open Meeting]

A/FSS/291                      Proposed Dangerous Goods Godown (Storage of Refrigerant) in  
“Industrial” Zone, Workshop 2 (Portion), G/F, Poly Centre, No. 15 Yip  
Fung Street, On Lok Tsuen, Fanling (Lot 5347 in D.D. 51)  
(RNTPC Paper No. A/FSS/291)

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77. The Committee noted that the applicant requested on 12.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

78. 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 25**

**Section 16 Application**

[Open Meeting]

A/KTN/98                      Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential Development in “Residential (Group B)” Zone and area shown as ‘Road’, Lots 95 S.A RP (Part), 96 S.A (Part), 97 S.A ss.1, 97 S.A RP, 98 S.A, 98 RP (Part), 111 S.B (Part) and 111 RP (Part) in D.D. 95 and Adjoining Government Land, Kwu Tung North  
(RNTPC Paper No. A/KTN/98)

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79.                      The Secretary reported that the application site was located in Kwu Tung North. Dr C.H. Hau had declared an interest on the item for owning a property in Kwu Tung North. The Committee noted that the applicant had requested deferral of consideration of the application. As the property of Dr C.H. Hau had no direct view of the application site, the Committee agreed that he could stay in the meeting.

80.                      The Committee noted that the applicant’s representative requested on 31.3.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

81.                      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/YL-NSW/307      Proposed Public Utility Installation (LV Cable Laying) and Associated Excavation and Filling of Land in “Conservation Area” Zone, Government Land in D.D. 123, Nam Sang Wai, Yuen Long  
(RNTPC Paper No. A/YL-NSW/307)

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82.            The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item for having current business dealings with CLP. The Committee noted that the applicant had requested deferral of consideration of the application. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item.

83.            The Committee noted that the applicant’s representative requested on 13.4.2023 deferment of consideration of the application for one month to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

**Agenda Item 27**

**Section 16 Application**

[Open Meeting]

A/YL-ST/643            Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years in “Village Type Development” Zone, Lot 218 in D.D. 96, Lots 305, 309, 310 S.C, 310 S.D, 310 RP, 311 RP (Part) and 312 in D.D. 99, Pun Uk Tsuen, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/643)

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85.            The Committee noted that the applicant’s representative requested on 4.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

86.            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/YL-KTN/876      Proposed Temporary Eating Place (Restaurant and Outside Seating Accommodation) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 913 RP (Part) and 920 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/876A)

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87.            The Committee noted that the applicant requested on 17.4.2023 deferment of consideration of the application for two months to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

88.            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 29**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/895      Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre / Sports Training Ground) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1456 in D.D. 107, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/895)

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### **Presentation and Question Sessions**

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

90.            Members had no question on the application.

### **Deliberation Session**

91.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 21.4.2026 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 21.10.2023;
- (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 21.1.2024;
- (c)    in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.10.2023;
- (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 21.1.2024;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (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; and
- (h) 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.”

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

**Agenda Item 30**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/896 Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” and “Conservation Area” Zones, Lot 1399 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/896)

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93. The Committee noted that the applicant requested on 28.3.2023 deferment of

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

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

### **Agenda Item 31**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/897      Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in "Industrial (Group D)" Zone, Lots 565 S.A (Part), 640 (Part), 796 (Part), 797 (Part) and 798 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/897)

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95. The Committee noted that the applicant requested on 17.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information in response to departmental comments. It was the first time that the applicant requested deferment of the application.

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



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

### **Agenda Item 32**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/898      Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/898)

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

#### **Deliberation Session**

98.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 21.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (b)    no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (c)    no recycling, cleaning, repairing, dismantling work nor other workshop

activities, as proposed by the applicant, is allowed on the site at any time during the planning approval period;

- (d) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.7.2023;
- (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 21.10.2023;
- (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 21.1.2024;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (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 expiry of the planning permission, the reinstatement of the site to an amenity area, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB.”

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

**Agenda Item 33**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/899      Proposed Temporary Eating Place, Shop and Services (Motor-vehicle Showroom) and Public Car Park (Excluding Container Vehicle) with Ancillary Office for a Period of 5 Years in “Village Type Development” Zone, Lots 594 RP and 595 RP in D.D. 109, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/899)

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100.      The Committee noted that the applicant requested on 14.4.2023 deferment of consideration of the application for one month to allow more time to liaise with the concerned government departments to address the outstanding comments. It was the first time that the applicant requested deferment of the application.

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

### **Agenda Item 34**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTS/955           Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Agriculture” and “Residential (Group C) 1” Zones, Lot 1638 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Kong, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/955)

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102.           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**

103.           After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 25.4.2023 until 24.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (e) if any of the above planning condition (a), (b), (c) or (d) is not complied

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

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

### **Agenda Item 35**

#### **Section 16 Application**

[Open Meeting]

A/YL-PH/943 Temporary Recycling Materials Collection Centre (Garment, Cloth and Waste Paper Collection Centre with Ancillary Office) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 64 S.A, 73 S.B ss.4, 76 S.B RP and 77 RP in D.D. 108, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/943)

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105. The Committee noted that the applicant’s representative requested on 12.4.2023 deferment of consideration of the application for two months to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

[The Chairman thanked Mr Anthony K.O. Luk, DPO/FSYLE, Mr Patrick M.Y. Fung and

Mr Louis H.W. Cheung, STPs/FSYLE, and Ms Loree L.Y. Duen, TP/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

### **Tuen Mun and Yuen Long West District**

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

#### **Agenda Item 36**

##### **Section 16 Application**

[Open Meeting]

A/HSK/435                      Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years in "Government, Institution or Community", "Residential (Group B) 2" and "Open Space" Zones and area shown as 'Road', Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/HSK/435)

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107.            The Committee noted that the applicant's representative requested on 3.4.2023 deferment of consideration of the application for two months to allow more time 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 37**

Section 16 Application

[Open Meeting]

A/HSK/436                      Proposed Temporary Logistics Centre with Ancillary Office for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 462 RP (Part), 768 RP (Part), 770 (Part), 796 (Part), 797 (Part), 798 (Part), 799 RP (Part), 803 (Part) and 804 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long  
(RNTPC Paper No. A/HSK/436)

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

Deliberation Session

110.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 21.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no operation between 6:00 p.m. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the approval period;
  
- (b)    no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (c)    the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2023;

- (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 21.1.2024;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a 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 21.10.2023;
- (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 21.1.2024;
- (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.”

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



**Agenda Item 38**

**Section 16 Application**

[Open Meeting]

A/HSK/437                      Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years in “Residential (Group A) 2” Zone, Lots 625, 626 (Part), 627 and 628 in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long  
  
(RNTPC Paper No. A/HSK/437)

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112.            The Committee noted that the applicant’s representative requested on 6.4.2023 deferment of consideration of the application for two months to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

**Agenda Item 39**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/576                      Proposed Three Houses (New Territories Exempted Houses) in “Government, Institution or Community” Zone, Lots 583 S.B, 583 S.C and 583 RP in D.D.131, Tsing Shan Tsuen, Tuen Mun  
  
(RNTPC Paper No. A/TM/576B)

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### Presentation and Question Sessions

114. With the aid of some plans, Ms Janet K.K. Cheung, 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.

115. Members had no question on the application.

### Deliberation Session

116. 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 21.4.2027, 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 of a Natural Terrain Hazard Study Report and provision of suitable mitigation measures identified therein to the satisfaction of the Director of Civil Engineering and Development or of the TPB.”

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

**Agenda Item 40**

**Section 16 Application**

[Open Meeting]

A/TM-LTY Y/442 Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Residential (Group C)” Zone, Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/442A)

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

**Deliberation Session**

119. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 21.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) a ‘Turn Left’ traffic sign shall be erected at the junction of the access road with Fuk Hang Tsuen Road, as proposed by the applicant, at all times during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities implemented 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 21.7.2023;
- (d) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 21.10.2023;

- (e) in relation to (d) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 21.1.2024;
- (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 21.10.2023;
- (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 21.1.2024;
- (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; and
- (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.”

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

#### **Agenda Item 41**

##### **Section 16 Application**

[Open Meeting]

A/TM-LTY Y/446 Temporary Shop and Services with Ancillary Office for a Period of 3 Years in “Residential (Group C)” Zone, Lots 812 S.A RP (Part), 812 S.B RP and 813 RP in D.D. 130, Fuk Hang Tsuen Road, Lam Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/446A)

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121. The Committee noted that the applicant's representative requested on 3.4.2023 deferment of consideration of the application for two months to allow more time to prepare 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 in response to departmental comments.

122. 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 42**

##### **Section 16 Application**

[Open Meeting]

A/YL-HTF/1151 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Green Belt" Zone, Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1151)

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123. The Committee noted that the applicant's representative requested on 3.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

### **Agenda Items 43 and 44**

#### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/460 Proposed Temporary Warehouse for Storage of Steelwork for a Period of 3 Years and Filling of Land in "Coastal Protection Area" Zone, Lots 69, 70 and 74 RP in D.D.129, Tsim Bei Tsui, Yuen Long  
(RNTPC Paper No. A/YL-LFS/460)

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A/YL-LFS/461 Proposed Temporary Warehouse for Storage of Timber for a Period of 3 Years and Filling of Land in "Coastal Protection Area" Zone, Lots 53, 55 RP, 63, 64 and 71 in D.D.129, Tsim Bei Tsui, Yuen Long  
(RNTPC Paper No. A/YL-LFS/461)

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125. The Committee agreed that as the two s.16 applications for temporary warehouse were similar in nature and the application sites abutted each other, they could be considered together.

#### **Presentation and Question Sessions**

126. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the applications, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning

Department did not support the applications.

127. Members had no question on the applications.

### Deliberation Session

128. After deliberation, the Committee decided to reject the applications. The reasons for both applications were :

- “(a) the proposed use and associated filling of land is not in line with the planning intention of the “Coastal Protection Area” (“CPA”) zone, which is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
- (b) the applicant fails to demonstrate that the proposed use and associated filling of land would not have significant adverse landscape, environmental and traffic impacts on the surrounding areas; and
- (c) approval of the application would set an undesirable precedent for similar applications within the “CPA” zone. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment of the area.”

**Agenda Item 45**

**Section 16 Application**

[Open Meeting]

A/YL-PS/679            Proposed Temporary Eating Place with Ancillary Storeroom for a Period of 5 Years in “Recreation” Zone, Lot 48 (Part) in D.D. 126, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/679)

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129.            The Committee noted that the applicant’s representative requested on 3.4.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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



**Agenda Item 46**

**Any Other Business**

131.        There being no other business, the meeting was closed at 4:30 p.m.