

TOWN PLANNING BOARD

Minutes of 701st Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 12.8.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mr Vincent K.Y. Ho

Mr K.L. Wong

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

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

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

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

Deputy Director of Planning/District
Ms Lily Y.M. Yam

Secretary

Absent with Apologies

Mr L.T. Kwok

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

In Attendance

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

Town Planner/Town Planning Board
Ms L.C. Cheung

Agenda Item 1

Confirmation of the Draft Minutes of the 700th RNTPC Meeting held on 29.7.2022

[Open Meeting]

1. The draft minutes of the 700th RNTPC meeting held on 29.7.2022 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/FLN/1 Application for Amendment to the Approved Fanling North Outline Zoning Plan No. S/FLN/2, To add the word 'Road' in paragraph 7(b) of the Covering Notes of the Plan
(RNTPC Paper No. Y/FLN/1)

3. The Secretary reported that the application was submitted by Best Galaxy Ltd., which was a subsidiary of Henderson Land Development Co. Ltd (HLD). The following Members had declared interests on the item:

Mr Stephen L.H. Liu - being a former member of the Council of the Hong Kong Polytechnic University which had obtained sponsorship from HLD before;
(*the Vice-chairman*)

Dr C.H. Hau - having past business dealings with HLD and being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD before; and

Dr Conrad T.C. Wong - having past business dealings with Best Galaxy Ltd.

4. The Committee noted that the applicant had requested deferment of consideration of the application and Dr Conrad T.C. Wong had not yet joined the meeting. As the interests of Mr Stephen L.H. Liu was indirect and Dr C.H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting.

5. The Committee noted that the applicant requested on 1.8.2022 deferment of consideration of the application for two months so as to allow more time for the applicant to seek clarification from relevant government departments. It was the first time that the

applicant requested deferment of the application.

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

Sai Kung and Islands District

Agenda Item 4

Section 16 Application

[Open Meeting]

A/SK-PL/1 Proposed Field Study/Education/Visitor Centre in "Agriculture" Zone,
Various Lots in D.D. 368, Pak Lap, Sai Kung
(RNTPC Paper No. A/SK-PL/1)

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

Sha Tin, Tai Po and North District

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

Agenda Item 5

Section 16 Application

[Open Meeting]

A/NE-LT/728 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park for a Period of 3 Years in “Agriculture” Zone, Lot 431 RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po

(RNTPC Paper No. A/NE-LT/728)

8. 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

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

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

- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) no reversing of vehicles into or out from the site is allowed at any time during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 17.11.2022;
- (e) in relation to (d) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (f) the existing fire services installations implemented on the site shall be maintained in efficient working order at all times;
- (g) if any of the above planning condition (a), (b), (c), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if the above planning condition (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

[Dr Conrad T.C. Wong joined the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting]

A/NE-KLH/610 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 991 S.B, 991 S.C RP and 991 RP (Part) in D.D. 9, Nam Wa Po, Tai Po
(RNTPC Paper No. A/NE-KLH/610)

11. The Secretary reported that as agreed by the Committee on 29.7.2022, planning applications that fulfilled the selection criteria of the streamlining arrangement for consideration of applications for temporary uses would be considered by the Committee in one go. A summary table had been provided to Members before the meeting. In response to a Member’s enquiry, the Secretary recapitulated the set of selection criteria and remarked that planning applications with environmental concerns, such as animal boarding establishment, would not be selected for streamlining arrangement as discussed in the last meeting on 29.7.2022.

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

Deliberation Session

13. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) only private cars as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (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 12.2.2023;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a proposal for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (g) in relation to (f) above, the provision of water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (h) the submission of a risk assessment report on contamination of Water Gathering Grounds within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 12.2.2023;
- (i) in relation to (h) above, the implementation of mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 12.5.2023;
- (j) 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

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

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

Agenda Item 7

Section 16 Application

[Open Meeting]

A/NE-TK/752 Proposed Temporary Barbecue Site and Caravan Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 321 RP, 322 RP, 324 RP, 325 RP, 326 RP, 327, 328, 383 and 384 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/752)

15. The Committee noted that the applicant’s representative requested on 22.7.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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, and no further deferment would be granted unless under very special circumstances.

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/765 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1778 S.A in D.D.76, Ma Mei Ha Leng Tsui,
Fanling
(RNTPC Paper No. A/NE-LYT/765)

Presentation and Question Sessions

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

18. Members had no question on the application.

Deliberation Session

19. 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 12.8.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the implementation of the drainage proposal accepted under application No. A/NE-LYT/581 to the satisfaction of the Director of Drainage Services or of the TPB; and

- (b) the implementation of the landscape proposal accepted under application No. A/NE-LYT/581 to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MTL/8 Proposed Temporary Holiday Camp with Ancillary Pet Garden and Facilities for a Period of 3 Years and Filling of Pond and Land in “Green Belt” Zone, Lots 309 (Part), 310 RP (Part), 311 (Part), 316 (Part), 322 (Part), 323 (Part), 324 (Part), 325 (Part), 330 RP (Part), 362 (Part), 363 (Part) in D.D. 89 and Adjoining Government Land, Lo Wu (RNTPC Paper No. A/NE-MTL/8)

Presentation and Question Sessions

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

22. A Member enquired whether the application site (the Site) was subject to any enforcement action. In response, Mr Tim T.Y. Fung, STP/STN, said that as revealed in the recent fieldwork, the Site was mainly vegetated with some tree groups and a sizable pond, and some land filling activity could be observed. However, the Site was not subject to any active planning enforcement action.

Deliberation Session

23. Members in general agreed with PlanD’s recommendation of rejecting the application. A Member highlighted that the Site was located to the immediate south of the wetland compensation area of the previous river training works for Beas River. The wetland compensation area was of significant ecological value and its proximity to the Site should be one of the considerations in deciding on the application. A Member said that the

proposed land and pond filling works were excessive in scale and not justified, and another Member added that about 22% of the Site, including the existing pond, was government land.

24. A Member, by making reference to the aerial photo in the Paper, pointed out that the vegetation cover at the Site was removed and it might be a potential ‘destroy first and build later’ case. Members also noted that the open storage and workshop uses to the south of the Site were ‘existing use’ and were allowed to continue. The Chairman remarked that if there was any unauthorized development identified, the Planning Authority would undertake enforcement action as appropriate, especially that the Site was located in close proximity to conservation areas.

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

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for ‘Application for Development within the “GB” zone under Section 16 of the Town Planning Ordinance’ in that the applicant fails to demonstrate in the submission that the proposed development would not affect the existing natural landscape and cause adverse environmental, traffic and nature conservation impacts on the surrounding areas.”

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-TKL/700 Proposed Temporary Private Vehicle Park (for Private Cars Only) for a Period of 3 Years and Filling of Land in “Village Type Development” and “Agriculture” Zones, Lots 825 (Part) and 829 S.B (Part) in D.D. 84, Shan Kai Wat, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/700)

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

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

28. 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.

29. Noting that part of the Site would involve land filling and the Director of Agriculture, Fisheries and Conservation (DAFC) did not support the application as the Site possessed potential for agricultural rehabilitation, a Member asked whether approval condition on reinstatement of the Site was recommended.

30. In response, the Secretary said that it was not uncommon for DAFC to raise objection to planning application involving “Agriculture” (“AGR”) zone. For the subject application, given that only a very minor portion of the Site fell within the “AGR” zone (about 27m² or 4% of the total site area) within which land filling would take place and the remaining part of the Site zoned “Village Type Development” had already been hard-paved for vehicle parking, no approval condition on reinstatement was recommended.

Deliberation Session

31. With regard to Members' concern on imposition of approval condition on reinstatement, the Chairman remarked that there was currently no relevant guidelines on the situation or circumstance under which the said approval condition would be imposed for "AGR" zone and in general, each planning application would be assessed on a case by case basis. A Member considered it reasonable to impose a condition on reinstatement for the subject application even though the "AGR" portion involved was minor, given DAFC's concern and the land filling involved. The applicant should at least reinstate the "AGR" portion of the Site upon expiry of the planning permission. To address Members' concerns, the Chairman suggested and the Committee agreed that, should the application be approved, an additional approval condition on reinstatement of the "AGR" portion of the Site to an amenity area upon expiry of the planning permission should be imposed. This principle should be applicable to applications involving land filling within "AGR" zone.

32. In response to a Member's query on the utilization of the Site on which only eight car parking spaces were proposed at a site with an area of some 687m², the Chairman said that the proposal was put forth by the applicant. Should the application be approved by the Committee, any major amendment to the approved scheme, including the change of number of parking space, should be submitted to the Committee for consideration.

33. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) only private car as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2023;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities at the site shall be maintained at all times during the planning approval period;
- (f) the submission of a proposal for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (g) in relation to (f) above, the implementation of the proposal for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (h) if the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the “Agriculture” portion of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

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

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 11

Section 16 Application

[Open Meeting]

A/YL-SK/326 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/326A)

35. The Committee noted that the applicant's representative requested on 3.8.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. 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 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/919 Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long

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

Presentation and Question Sessions

37. With the aid of a PowerPoint presentation, Mr Anthony K.O. Luk, DPO/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

38. The Vice-chairman and some Members raised the following questions:

- (a) background information of the applicant;
- (b) mitigation measures to address potential flooding risk to the area;
- (c) whether the concerns on railway noise and sewerage impact respectively of the MTR Corporation and the Agriculture, Fisheries and Conservation

Department (AFCD) had been taken into account in the planning assessment; and

- (d) whether the proposed ancillary uses were mainly to serve the future residents of the proposed transitional housing.

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

- (a) there was no information at hand regarding the background of the applicant. In general, transitional housing projects were carried out by non-government organisations. In vetting applications for financial funding on transitional housing projects, the Housing Bureau would assess the background of these organisations to ensure that they were capable of delivering the project, from construction to future housing operation and management;
- (b) the applicant proposed to raise the site level by formation works at a level between +0.5m to +2.5m and discharge rainwater to the existing public drainage system. The drainage impact assessment submitted demonstrated no adverse drainage impact from the proposed development and the Drainage Services Department (DSD) had no in-principle objection to the application from drainage point of view. Should the application be approved, the applicant would still need to submit detailed drainage impact assessment report and implement drainage facilities to the satisfaction of DSD;
- (c) technical assessments submitted by the applicant concluded that there would not be significant environmental impacts caused by the proposed development. On noise aspect, the existing 8m-high barrier along the Emergency Rescue Station of the Guangzhou-Shenzhen-Hong Kong Express Rail Link should be able to effectively alleviate the railway noise. With the proposed mitigation measures such as architectural fin and sensitive block orientation, the noise impact from the railway would be further minimised. On sewage aspect, an on-site tertiary sewage treatment plant was proposed to treat the sewage from the proposed

development and the Director of Environmental Protection had no objection to the proposal. Appropriate approval conditions were also recommended to address such technical concerns; and

- (d) since the application site (the Site) was in a remote location far away from Kam Tin Town Centre, the proposed ancillary uses such as eating place and retail would also serve the neighbourhood in addition to the future residents of the proposed development.

40. In response to a Member's question, Mr Anthony K.O. Luk, DPO/FSYLE, said that financial subsidies for transitional housing project covered the costs of consultancy services and construction works. Another Member supplemented that the subsidies for each transitional housing unit was about \$0.55 million.

Deliberation Session

41. The Chairman recapitulated that the application was for temporary transitional housing development for a period of 3 years. The Housing Bureau had given in-principle policy support for the application. Relevant technical assessments had been conducted by the applicant and no significant adverse environmental, traffic, sewage and drainage impacts were envisaged. Concerned government departments had no objection to or no adverse comment on the application and appropriate approval conditions were also recommended to address the technical concerns. In response to a Member's query on whether approval of the subject transitional housing would facilitate any future applications for other uses/developments on the Site, the Chairman said that any future applications should be considered on its own merits.

42. Noting that the Site was relatively large in scale and involved construction of extensive drainage and sewerage treatment facilities, a Member enquired whether imposition of approval condition for reinstatement of the Site upon termination of the development, as suggested by the Committee in another application (No. A/NE-TKL/700) discussed earlier in the meeting, was appropriate, although AFCD had not requested for such. Another Member held the view that the Committee should adopt a consistent approach in considering planning application involving "Agriculture" ("AGR") zone regardless of the site area involved.

Noting that land filling was involved in the subject development, the Committee agreed that an additional approval condition on reinstatement of the Site to an amenity area upon expiry of the planning permission should be imposed.

43. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the provision of public transport layby and the corresponding stacking area within the site for public transport services before occupation;
- (b) the submission of an updated noise impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 12.5.2023;
- (c) in relation to (b) above, the implementation of the noise mitigation measures identified therein within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 12.8.2023;
- (d) the submission of a drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2023;
- (e) in relation to (d) above, the implementation of the drainage proposal(s) identified therein within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.8.2023;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a proposal for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to

the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;

- (h) in relation to (g) above, the provision of water supplies for fire-fighting and fire service installations within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.8.2023;
- (i) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (b), (c), (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 13

Section 16 Application

[Open Meeting]

A/YL-KTN/842 Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lots 583 RP (Part), 584 (Part), 586 and 588 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/842)

45. The Committee noted that the applicant’s representative requested on 28.7.2022 deferment of consideration of the application for two months so as to allow more time for

preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 14

Section 16 Application

[Open Meeting]

A/YL-KTN/843 Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lots 225 RP (Part) and 226 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/83)

47. The Committee noted that the applicant's representative requested on 3.8.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/844 Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Pawning Ground), Barbecue Site with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1750A4 RP (Part), 1750A5 RP (Part) and 1750A6 RP (Part) in D.D. 107, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/844)

Presentation and Question Sessions

49. With the aid of some plans, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) considered that the temporary use could be tolerated for a period of three years.

50. A Member asked about the hard-paved condition of the application site (the Site) and the compliance status of approval conditions of the previous planning application. In response, Mr Patrick M.Y. Fung, STP/FSYLE, said that the Site was subject to a previously approved application (No. A/YL-KTN/649) for hobby farm use and the Site was not paved yet at that time. Under the current application, the applicant stated that about 44% of the Site had been hard-paved without planning permission. Approval conditions for the previously approved application had mostly been complied with, except for the provision of fire service installations and implementation of drainage proposal.

Deliberation Session

51. A Member expressed concerns that granting planning approval for an application with suspected unauthorised land filling would convey confusing message to the public and encourage similar land filling operation prior to obtaining planning approval. The Chairman remarked that under the current mechanism of planning application, the applicant could apply for planning permission for regularisation of unauthorized development, while the Town Planning Board and relevant government departments could impose suitable approval condition, including reinstatement of the Site upon termination of the use, to rectify the non-conforming use. Members noted that the applied use was considered acceptable by PlanD and there were similar applications for temporary hobby farm in the vicinity of the Site approved by the Committee before.

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site at any time during the planning approval period;
- (b) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the

satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;

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

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/845 Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 770 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/845)

Presentation and Question Sessions

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

55. Members had no question on the application.

Deliberation Session

56. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all cats shall be kept inside the enclosed animal boarding establishment structure on the site and no cats shall be kept at the site after the operation hours between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;
- (d) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2023;
- (e) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (g) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

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

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

Agenda Item 17

Section 16 Application

[Open Meeting]

A/YL-KTN/846 Renewal of Planning Approval for Temporary Private Car Park (Private Cars) for a Period of 3 Years in “Comprehensive Development Area” Zone, Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, San Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/846)

58. 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

59. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 13.8.2022 until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) all existing mitigation measures to minimize any possible nuisance of noise and artificial lighting on-site to the residents nearby shall be maintained at all times during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.11.2022;
- (f) the implementation of the accepted fire services installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.2.2023;
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 18

Section 16 Application

[Open Meeting]

A/YL-KTS/931 Proposed Temporary Vehicle Repair Workshop and Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 3 Years in “Agriculture” Zone, Lot 235 RP (Part) in D.D. 103, Ko Po Tsuen, Yuen Long
(RNTPC Paper No. A/YL-KTS/931)

61. The Committee noted that the applicant’s representative requested on 4.8.2022 deferment of consideration of the application for one month so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

62. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that 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 19

Section 16 Application

[Open Meeting]

A/YL-KTS/932 Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling in “Agriculture” Zone, Lot 1892 RP in D.D.106, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/932)

63. 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

64. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

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

- (c) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.11.2022;

- (d) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;

- (e) 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;

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

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

Agenda Item 20

Section 16 Application

[Open Meeting]

A/YL-KTS/933 Temporary Open Storage of Electricity Generators, Compressors and Construction Machinery for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 391 RP (Part) and 392 RP in D.D.106, Shek Wu Tong, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/933)

66. The Committee noted that the applicant’s representative requested on 8.8.2022 deferment of consideration of the application for one month so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

67. 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 21

Section 16 Application

[Open Meeting]

A/NE-KTS/507 Proposed Temporary Private Vehicle Park for Private Cars Only for a Period of 3 Years in “Village Type Development” Zone, Lots 495 S.A ss.5 and 495 S.A ss.6 in D.D.92, Kam Tsin, Kwu Tung South
(RNTPC Paper No. A/NE-KTS/507A)

68. The Committee noted that the applicant’s representative requested on 25.7.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

69. 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. 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 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/292 Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts / Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place in “Undetermined” and “Government, Institution or Community” Zones, Lots 879, 880 S.A ss.1, 880 S.B ss.1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326 and 1344 in D.D. 115 and Adjoining Government Land, Au Tau, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/292A)

Presentation and Question Sessions

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

71. Some Members raised the following questions:

- (a) whether Pun Uk would be converted into a residential care home for the elderly (RCHE);
- (b) whether the narrow walkways amid the application site (the Site) would pose interface problems between the proposed RCHE and Pun Uk;
- (c) how the land issue relating to the two unacquired private lots, namely Lots No. 880 S.A and 880 S.B in D.D.115, would be resolved; and
- (d) whether the proposed development would affect public housing development in the subject “Undetermined” (“U”) zone.

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

- (a) under the development proposal, the existing Pun Uk compound (Grade 1 historical building) would be preserved in-situ and adaptively reused as an arts/antique gallery for display of the Chinese arts/antique collections owned by the applicant. No change would be made to the internal layout of Pun Uk;
- (b) should the application be approved, the applicant would be required to submit and implement a Conservation Management Plan (CMP) to ensure that the Pun Uk compound would be well-preserved and not affected by building works for the proposed RCHE blocks at the Site. The applicant also proposed to construct glass-covered walkways within the Site to enhance visual transparency and achieve better integration between the proposed RCHE blocks and Pun Uk. Detailed building design including fire safety concerns, would be scrutinised at the general building plan submission stage;
- (c) the applicant indicated that attempts had been made to reach the concerned landowners but in vain. A right-of-way was proposed to allow future access to the two lots and detailed access arrangement could be dealt with under the land administration mechanism; and
- (d) the Site was a small parcel of land at the southern end of the “U” zone at Tung Shing Lei, which was not included as the potential site for public housing development.

73. A Member enquired the detailed design of the proposed RCHE and whether the proposed blocks would adversely affect the heritage integrity of the Pun Uk compound. In response, Ms Christine C.M. Cheung, STP/FSYLE, said that the two proposed RCHE blocks would be linked up by a berm up landscaped courtyard. The overall design concept was to replicate the traditional semi-circular Hakka walled building profile so that the new RCHE

blocks could better blend in with the Pun Uk compound of Hakka architectural significance. Detailed design and construction of the RCHE blocks would be scrutinised by relevant government departments at the CMP and building plan submission stages. Mr Anthony K.O. Luk, DPO/FSYLE, added that no building works would encroach onto the Puk Uk compound.

Deliberation Session

74. The Chairman recapitulated that the application was for conservation and adaptive reuse of the graded historic building of Pun Uk with provision of RCHE facilities at the Site. The Antiquities and Monuments Office and Commissioner of Heritage's Office consulted had no in-principle objection to the application.

75. Members in general supported the application having considered that the applicant's proposal would preserve the Grade 1 historic building of Pun Uk and at the same time increase the provision of RCHE. Two Members, while indicating support to the application, expressed concerns on the potential interface issues between Pun Uk and the proposed RCHE blocks and suggested the applicant to refine the layout design and building deposition. The Chairman remarked that Members' concerns would be conveyed to the applicant and the detailed design and implementation of the proposed scheme would be monitored by relevant government departments through the approval conditions and the established development control mechanism.

76. A Member opined that the Government should inject more resources into nurturing professionals in health care service to cater for the demand generated by the newly increased provision of RCHE in the territory.

77. 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 12.8.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission of a Conservation Management Plan (CMP) for the conservation of Pun Uk and its pond prior to the commencement of any works and implementation of the works and arrangements in accordance with the CMP to the satisfaction of the Antiquities and Monuments Office of Development Bureau or of the TPB;
- (b) the submission of a full set of high quality photographic, cartographic, and/or 3D scanning records of Pun Uk, its pond and environs prior to the commencement of any works to the satisfaction of the Antiquities and Monuments Office of Development Bureau or of the TPB;
- (c) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB;
- (d) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (e) the submission of a quantitative risk assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB;
- (f) the submission of a noise impact assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the design and provision of vehicle parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (h) the design and implementation of vehicular access and road improvement works, as proposed in the Traffic Impact Assessment, to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;

- (i) the design and provision of a residential care home for the elderly to the satisfaction of the Director of Social Welfare or of the TPB; and
- (j) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 23

Section 16 Application

[Open Meeting]

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

79. The Committee noted that the applicant requested on 29.7.2022 deferment of consideration of the application for one month so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

80. 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 24

Section 16 Application

[Open Meeting]

A/YL-NTM/441 Proposed Temporary Shop and Services (Retail Shop of Building Materials) for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1545 (Part) and 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/441)

81. 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

82. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m. daily, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no workshop activities and no open storage use, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) no medium/heavy good vehicles, as defined in the Road Traffic Ordinance, is allowed to access the site at any time during the planning approval period;

- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (g) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2023;
- (h) in relation to (g) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2023;
- (i) the implemented drainage facilities within the site shall be maintained at all times during the planning approval period;
- (j) if any of the above planning condition (a), (b), (c),(d) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

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

Tuen Mun and Yuen Long West District

Agenda Item 25

Section 16 Application

[Open Meeting]

A/TM-LTY Y/430 Temporary Shop and Services with Ancillary Office for a Period of 3 Years in “Residential (Group D)” Zone, Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/430)

84. The Committee noted that the applicant’s representative requested on 29.7.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

85. 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-LFS/429 Temporary Public Vehicle Park for Private Cars for a Period of 5 Years with Filling of Land and Pond in “Village Type Development” Zone, Lots 2632, 2634 (Part), 2796 (Part), 2797 (Part) and 2798 (Part) in D.D. 129, Sha Kong Wai, Yuen Long
(RNTPC Paper No. A/YL-LFS/429)

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

Deliberation Session

87. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 12.8.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles without valid licences issued under the Road Traffic Ordinance are allowed to be parked/stored on the site during the planning approval period;

- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2023;

- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of

the Director of Drainage Services or of the TPB by 12.5.2023;

- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (g) in relation to condition (f) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 27

Section 16 Application

[Open Meeting]

A/YL-LFS/430 Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years in “Residential (Group D)” Zone, Lot 20 RP (Part) in D.D. 128, Lots 2393 RP (Part) and 2394 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/430)

89. 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

90. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.11.2022;
- (c) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (d) in relation to condition (c) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by

12.5.2023;

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

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

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-TT/547 Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 4773 RP (Part) in D.D. 116, Tai Tong Road, Yuen Long
(RNTPC Paper No. A/YL-TT/547A)

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

Deliberation Session

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a revised run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 12.2.2023;
- (b) in relation to (a) above, the implementation of the revised run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 12.5.2023;
- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2023;
- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (g) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (a), (b), (c), (d) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-TT/559 Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 16 RP (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/559)

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

Deliberation Session

96. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 12.8.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) no light, medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2023;

- (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 12.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the 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 12.2.2023;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-TYST/1168 Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation) for a Period of 3 Years in “Residential (Group B) 1” Zone, Lots 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1168)

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

Deliberation Session

99. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.11.2022;
- (c) the submission of a revised run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 12.2.2023;
- (d) in relation to (c) above, the implementation of the revised run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 12.5.2023;

- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (g) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-TYST/1169 Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years in “Other Specified Uses” annotated “Sewage Treatment Works” and “Undetermined” Zones, Various Lots in D.D. 117 and Adjoining Government Land, Kung Um Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1169)

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

Deliberation Session

102. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:00 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 repairing, dismantling, cleansing and other workshop activities, as proposed by the applicant, shall be carried out on the site at any time during the planning approval period;
- (d) the existing drainage facilities 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 12.11.2022;
- (f) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 12.2.2023;
- (g) in relation to (f) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 12.5.2023;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (j) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/HSK/361 Proposed Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years in “Open Space”, “Government, Institution or Community”, “Residential (Group B) 2” 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/361A)

104. The Committee noted that the applicant’s representative requested on 18.7.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application.

105. 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 33

Section 16 Application

[Open Meeting]

A/HSK/382 Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years in “Village Type Development” Zone, Lot 1798 RP in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/382)

106. 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

107. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2023;

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

- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;

- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;

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

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

Agenda Item 34

Section 16 Application

[Open Meeting]

A/HSK/383 Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Village Type Development” Zone and area shown as ‘Road’, Lot 13 S.A RP (Part) in D.D. 124 and Lots 1558 RP (Part) and 1560 RP (Part) in D.D. 125, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/383)

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

Deliberation Session

110. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid license under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the site at any time during the planning approval period;

- (b) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.2.2023;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.5.2023;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 35

Section 16 Application

[Open Meeting]

A/HSK/384 Temporary Warehouse for Storage of Furniture for a Period of 3 Years in “Village Type Development” and “Open Space” Zones, Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long

(RNTPC Paper No. A/HSK/384)

112. The Committee noted that the applicant’s representative requested on 5.8.2022 deferment of consideration of the application for one month so as to allow more time for preparation of further information to address departmental comments. It was the first time that the 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 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 36

Section 16 Application

[Open Meeting]

A/HSK/385 Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years in “Residential (Group A) 3”, “Government, Institution or Community” Zones and area shown as ‘Road’, Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/385)

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

Deliberation Session

115. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

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

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

- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.11.2022;

- (e) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (f) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 37

Section 16 Application

[Open Meeting]

A/HSK/386 Temporary Public Vehicle Park (Private Car and Light Goods Vehicle)
for a Period of 3 Years in “Village Type Development” Zone, Lot 1007
RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen,
Yuen Long
(RNTPC Paper No. A/HSK/386)

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

Deliberation Session

118. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.11.2022;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;
- (e) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/HSK/387 Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods for a Period of 3 Years in “Residential (Group A) 4”, “Residential (Group A) 3”, “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/387)

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

Deliberation Session

121. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.8.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 12.11.2022;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.2.2023;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the

satisfaction of the Director of Fire Services or of the TPB by 12.5.2023;

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

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/TM/575 Columbarium in “Government, Institution or Community” Zone, Ground Floor of an Existing Building in Lot 792 (Part) in D.D. 131 and Adjoining Government Land, No. 145 Tsing Shan Tsuen, Tuen Mun
(RNTPC Paper No. A/TM/575)

123. The Committee noted that the applicant’s representative requested on 1.8.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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 Item 40

Any Other Business

Section 16A Application

[Open Meeting]

A/YL-KTN/802-1 Application for Extension of Time for Compliance with Planning Conditions, Lot 1397 (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/802-1)

125. The Secretary reported that application No. A/YL-KTN/802 was approved with conditions by the Committee on 6.5.2022 for a period of five years. An application for extension of time for compliance with approval conditions up till 6.2.2023 for conditions (b) and (e) and up till 6.5.2023 for conditions (c) and (f) was received by the Board on 4.8.2022, which was only two working days before the expiry of the specified time limit (i.e. 6.8.2022) for conditions (b) and (e). The deadline for compliance with conditions (b) and (e) expired on 6.8.2022 and the subject planning approval ceased to have effect and was revoked on the same date.

126. After deliberation, the Committee agreed not to consider the section 16A application as the planning permission was no longer valid at the time of consideration.

127. There being no other business, the meeting was closed at 4:15 p.m..