

TOWN PLANNING BOARD

Minutes of 703rd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 9.9.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr K.L. Wong

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

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

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

Assistant Director/Regional 2,
Lands Department
Mr Ryan M.F. Choy

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

Secretary

Absent with Apologies

Mr Stephen L.H. Liu

Mr L.T. Kwok

Professor John C.Y. Ng

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

In Attendance

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

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

Assistant Town Planner/Town Planning Board
Mr Jimmy C.H. Lee

Agenda Item 1

Confirmation of the Draft Minutes of the 702nd RNTPC Meeting held on 26.8.2022

[Open Meeting]

1. The draft minutes of the 702nd RNTPC meeting held on 26.8.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/ST/51 Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, To rezone the application site from “Village Type Development” to “Other Specified Uses” annotated “Religious Institution with Columbarium”, Lot 613 in D.D. 185 and Adjoining Government Land, 179 Pai Tau Village, Sha Tin
(RNTPC Paper No. Y/ST/51B)

3. The Secretary reported that the application site was located in Sha Tin. The application was submitted by Do Wing Yuen (Yue Leung) Management Limited (DWY) and REC Green Technologies Company Limited (RGT) was one of the consultants of the applicant. The following Members had declared interests on the item:

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

Dr Conrad T.C. Wong - having current business dealings with DWY and having directorship and partnership in RGT.

4. The Committee noted that the applicant had requested deferment of consideration of the application and Professor John C.Y. Ng had tendered an apology for being unable to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item.

5. The Committee noted that the applicant's representative requested on 29.8.2022 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 third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments and respond to public comments.

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

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/YL-NSW/6 Application for Amendment to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”, Various Lots in D.D. 115 and Adjoining Government Land, Nam Sang Wai, Yuen Long

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

Tuen Mun and Yuen Long West District

Agenda Item 5

Section 12A Application

[Open Meeting]

Y/YL/18 Application for Amendment to the Approved Yuen Long Outline Zoning Plan No. S/YL/25, To rezone the application site from “Other Specified Uses” annotated “Art Storage and Public Open Space” to “Other Specified Uses” annotated “Private Subsidised Housing and Art Storage with Public Open Space”, Lots No. 2281 S.A, 2282 RP, 2283 RP, 2960 RP, 2964 S.B in D.D. 120 and Adjoining Government Land at Lam Hi Road, Area 13, Yuen Long
(RNTPC Paper No. Y/YL/18)

8. The Secretary reported that the application was submitted by Winpo Development Limited, which was a subsidiary of New World Development Company Limited (NWD). The following Members had declared interests on the item:

Dr C.H. Hau - being an employee of the University of Hong Kong (HKU) and K11 Concept Limited of NWD had been sponsoring his student learning projects in HKU since 2009; and

Mr Vincent K.Y. Ho - being a member of the Advisory Committee of New World Build for Good, which was founded by NWD.

9. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As the interest of Dr C.H. Hau was indirect, the Committee agreed that he could stay in the meeting.

10. The Committee noted that the applicant's representative requested on 10.8.2022 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.

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

Sai Kung and Islands District

[Mr Raymond H.F. Au and Ms Jane W.L. Kwan, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCE/3 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A) 5” Zone, Government Land in Area 103, Tung Chung, Lantau Island
(RNTPC Paper No. A/I-TCE/3)

12. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

Mr Paul Y.K. Au - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;
(as Chief Engineer (Works), Home Affairs Department)

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

Mr L.T. Kwok - his ex-serving organisation renting premises in various estates of HKHA at concessionary rent for welfare services, and formerly operating a social service team which was supported by HKHA and openly bid funding from HKHA.

13. The Committee noted that Mr L.T. Kwok had tendered an apology for being unable to attend the meeting and Mr Paul Y.K. Au had not yet arrived to join the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

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

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

Presentation and Question Sessions

14. With the aid of a Powerpoint presentation, Mr Raymond H.F. Au, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

15. In response to the Chairman's enquiry on the plot ratios (PRs) of the nearby proposed developments, Mr Raymond H.F. Au, STP/SKIs, said that the proposed developments on the two sites to the southeast and east of the application site (the Site) were the subjects of two previously approved applications for minor relaxation of PR restriction with their PRs relaxed from 6.4 to 6.7 (under application No. A/I-TCE/1) and from 5.4 to 5.8 (under application No. A/I-TCE/2) respectively. A Member further enquired why the PR of the Site was not further relaxed (i.e. to 6.0 or above) so as to be in line with those of the surrounding developments. In response, Mr Raymond H.F. Au, STP/SKIs, explained that the planning of Tung Chung East (TCE) was to allow for higher PRs for development sites within 500m catchment of the planned MTR Tung Chung East Station (MTR TCE Station) to capitalize on the enhanced accessibility, and the development intensity would gradually decrease from the inland towards the waterfront in the north. As the Site was located approximately 600m away from the MTR TCE Station, it would have a relatively lower PR. That said, the current proposal to relax the domestic PR to 5.5 was in line with the Government's policy of enhancing development intensity for 30% for public housing sites.

Deliberation Session

16. The Chairman remarked that the relaxation of PR to 5.9 was in line with the Government's prevailing policy and the planning concept of TCE. The disposition and design of the residential blocks were constrained by the presence of marble and marble-related cavities underneath the western portion of the Site. The proposed scheme had taken into account the complex geological conditions, and the relaxation of building height restriction to 125mPD was proposed to incorporate the increased PR and improve the overall layout and design of the development.

17. 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 9.9.2026, 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.

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

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

[Mr Paul Y.K. Au joined the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/75 Proposed Temporary Holiday Camp and Tent Camping Ground for a Period of 3 Years and Associated Filling and Excavation of Land in “Green Belt” and “Village Type Development” Zones, Various Lots in D.D. 216, West of Sai Sha Road, Long Keng, Sai Kung
(RNTPC Paper No. A/SK-TMT/75B)

Presentation and Question Sessions

19. With the aid of a Powerpoint presentation, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) considered that the proposed temporary uses could be tolerated for a period of three years.

20. Some Members raised the following questions:

- (a) definitions of uses of ‘Holiday Camp’ and ‘Tent Camping Ground’ and the reason for including both uses in the application;
- (b) the area of government land included in the application site (the Site);
- (c) what the solid brown squares shown in Drawing A-2 of the Paper referred to;
- (d) noting that there was a track to the north of the Site, the reason why the ancillary structures were not proposed within the “Village Type Development” zone in the northern part of the Site to make use of that track;
- (e) whether cooking and/or barbecue activity would be allowed within the Site; and
- (f) whether there was scope to reduce the number of existing trees to be felled.

21. In response, Ms Jane W.L. Kwan, STP/SKIs, made the following main points:

- (a) according to the revised Definitions of Terms used in Statutory Plans (DoT) promulgated by the Town Planning Board (TPB) on 11.1.2022, privately owned and/or commercially operated tent camping ground would be regarded as ‘Holiday Camp’ use, while tent camping ground operated by the Government would be regarded as ‘Tent Camping Ground’ use. As the current application was received before the promulgation of the revised

DoT, the previous definitions of 'Holiday Camp' and 'Tent Camping Ground' were adopted. The 'Tent Camping Ground' use, which would be privately operated, was proposed by the applicant;

- (b) according to the applicant's latest proposal, no government land was included in the Site;
- (c) the solid brown squares shown in Drawing A-2 of the Paper indicated the raised platforms with fixed tents on top, each with dimensions of 6m x 6m;
- (d) the track to the north of the Site was relatively narrow and mainly served as an access to the existing village houses, while the local access at its southeast leading to Tai Mong Tsai Road could provide more convenient vehicular access. Hence, ancillary structures, including office, storage room, refuse room and toilet facility, as well as parking spaces were proposed in the southeastern part of the Site near the said local access;
- (e) according to the house rules and operational guidelines proposed by the applicant, cooking or barbecue activity was not allowed within the Site. Visitors must bring along ready-to-eat food, if needed. Regular inspection would be carried out by five on-site staff and closed-circuit television system could help prevent any violation of the rule; and
- (f) according to the tree preservation and landscaping proposal (TPLP) submitted by the applicant, there were 541 existing trees within the Site of which 66 trees were proposed to be felled with compensation of 99 new trees (ratio more than 1.1). Having examined the TPLP, the Chief Town Planner/Urban Design and Landscape, PlanD had no adverse comment on the application from landscape perspective.

22. Regarding a Member's enquiry on the differentiation between 'Holiday Camp' use and 'Tent Camping Ground' use, the Secretary supplemented that 'Tent Camping Ground' use had all along been intended to cover traditional camping sites operated or designated by government departments which were solely for the public to erect a tent for

temporary lodging without changing the characteristics of the area. Such use was always permitted under Column 1 of the “Green Belt” (“GB”) zone. The newly emerging camping uses, such as caravan sites or glamping ground which was privately owned and/or commercially operated, fell within the definition of ‘Holiday Camp’ (instead of ‘Tent Camping Ground’) and planning permission was required for such uses in “GB” zone. The revised DoT promulgated in early 2022 had incorporated relevant revisions to differentiate the definitions of ‘Holiday Camp’ and ‘Tent Camping Ground’.

Deliberation Session

23. A Member expressed concern that the proposed use, even though in temporary nature, would involve felling of 66 trees, including native species, which would result in unnecessary and long-term landscape impact. The Member opined that the compensatory planting as proposed in the submitted TPLP might not be adequate and properly implemented, and suggested that the future compensatory planting should include the affected tree species listed in paragraph 4.11 of the submitted TPLP. The Chairman remarked that the proposal would not involve extensive construction/formation works and the scale and nature of it would not be incompatible with the surroundings. Hence, the application generally complied with the Town Planning Board Guidelines for ‘Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’. Regarding the landscaping issue, the Chairman suggested and the Committee agreed that additional approval conditions should be imposed to address the Member’s concern on tree felling and compensation. The applicant should also be reminded to take note of Member’s concern while finalising the landscape proposal.

24. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the TPB and subject to the following conditions :

- “(a) the submission of risk assessment report(s) to prove and demonstrate no material increase in pollution effect resulting from the proposal within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 9.3.2023;

- (b) in relation to (a) above, the implementation of the mitigation and preventive measures identified in the risk assessment report(s) within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 9.6.2023;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (d) in relation to (c) above, the implementation of the fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;
- (e) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.3.2023;
- (f) in relation to (e) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.6.2023;
- (g) if any of the above planning condition (a), (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; 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.”

25. 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 Raymond H.F. Au and Ms Jane W.L. Kwan, STPs/SKIs, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Sha Tin, Tai Po and North District

[Ms Michelle L.T. Chan, Town Planner/Shan Tin, Tai Po and North (TP/STN), Mr Harris K.C. Liu and Mr Kevin K.W. Lau, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/212 Proposed Temporary Logistics Centre for a Period of 3 Years in “Agriculture” Zone, Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Ma Kam To Road, Sha Ling, Sheung Shui (RNTPC Paper No. A/NE-FTA/212A)

Presentation and Question Sessions

26. With the aid of some plans, Ms Michelle L.T. Chan, TP/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 did not support the application.

27. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone for the Fu Tei Au and Sha Ling area which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for

agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure of from such planning intention, even on a temporary basis; and

- (b) the applicant fails to demonstrate that the proposed use would not generate adverse environmental impact on the surrounding areas.”

Agenda Item 9

Section 16 Application

[Open Meeting]

A/NE-LYT/766 Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicles Only) for a Period of 3 Years in “Agriculture” Zone, Lot 466 (Part) in D.D.83, Kwan Tei, Fanling
(RNTPC Paper No. A/NE-LYT/766)

29. The Committee noted that the applicant’s representative requested on 25.8.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental and public comments. It was the first time that the applicant requested deferment of the application.

30. 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 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/767 Temporary Shop and Services (Retail Shop for Building Materials and Metalwares) for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lots 578 RP(Part), 579 RP(Part) and 580 RP in D.D.83 and Adjoining Government Land, Kwan Tei, Fanling
(RNTPC Paper No. A/NE-LYT/767)

31. 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

32. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the environmental mitigation measures implemented on the site, as proposed by the applicant, shall be maintained properly at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.12.2022;
- (d) the existing drainage facilities implemented on the site shall be maintained properly at all times during the planning approval period;

- (e) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (f) in relation to (e) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;
- (g) the submission of 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 9.3.2023;
- (h) in relation to (g) above, the implementation of run-in/out proposal within 9 months from the from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 9.6.2023;
- (i) if any of the above planning condition (a), (b) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (c), (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.”

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

Agenda Item 11

Section 16 Application

[Open Meeting]

A/NE-MTL/6 Proposed Public Utility Installation (Underground Cable) and Associated Excavation of Land in “Conservation Area (1)” Zone, Government Land in D.D. 96, Ma Tso Lung
(RNTPC Paper No. A/NE-MTL/6)

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

Agenda Items 12 to 14

Section 16 Applications

[Open Meeting]

A/NE-MUP/168 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.D in D.D.37, Man Uk Pin Village, Sha Tau Kok

A/NE-MUP/169 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.F in D.D.37, Man Uk Pin Village, Sha Tau Kok

A/NE-MUP/170 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.H in D.D.37, Man Uk Pin Village, Sha Tau Kok
(RNTPC Paper No. A/NE-MUP/168 to 170)

35. The Committee noted that the applicants’ representative requested on 23.8.2022 deferment of consideration of the applications for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicants requested deferment of the applications.

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/701 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 137 in D.D. 79, Ping Che
(RNTPC Paper No. A/NE-TKL/701)

Presentation and Question Sessions

37. With the aid of some plans, Ms Michelle L.T. Chan, TP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

38. Members had no question on the application.

Deliberation Session

39. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 9.9.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) all dogs shall be kept inside the enclosed structures on the site between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site 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 9.3.2023;
- (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 9.6.2023;
- (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 proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (g) in relation to (f) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied

with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

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

40. 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]

A/NE-TKL/706 Proposed Temporary Pet Park with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lot 1115 (Part) in D.D. 82, Ping Che, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/706)

41. The Committee noted that the applicant’s representative requested on 23.8.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/47 Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years in “Recreation” Zone, Lots 1499, 1505 and 1509 in D.D. 78, Kaw Liu Village, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/47)

Presentation and Question Sessions

43. With the aid of some plans, Ms Michelle L.T. Chan, TP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

44. Members had no question on the application.

Deliberation Session

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

- “(a) the development is not in line with the planning intention of the “Recreation” zone which is primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. There is no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicants fail to demonstrate that the proposed use would not generate adverse traffic and landscape impacts on the surrounding areas.”

Agenda Items 18 and 19

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LCW/5 Proposed Shop and Services in “Village Type Development” Zone, Ground Floor, 153 and 155 Lai Chi Wo Village (Portion), Taxlord Lot 232 (Part) and Lot 233 (Part) in D.D. 145, Sha Tau Kok

A/NE-LCW/6 Proposed Shop and Services in “Village Type Development” Zone, Ground Floor, 93 Lai Chi Wo Village, Lot 282 (Part) in D.D. 145, Sha Tau Kok
(RNTPC Paper No. A/NE-LCW/5 and 6)

46. The Committee agreed that as the two s.16 applications for proposed shop and services were similar in nature and the application premises were located in close proximity to each other within the same “Village Type Development” zone, they could be considered together.

47. The Secretary reported that the applications were submitted by Hong Kong Countryside Foundation Limited (HKCFL). Professor John C.Y. Ng had declared an interest on the items for being a director of the Board of HKCFL. The Committee noted that Professor John C.Y. Ng had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

48. With the aid of some plans, Mr Harris K.C. Liu, STP/STN, briefed Members on the background of the applications, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the applications.

49. In response to the Chairman’s enquiry on the location of Hip Tin Temple, which was mentioned in one of the public comments, Mr Harris K.C. Liu, STP/STN, with the aid of Plan A-1 of the Paper, pointed out that Hip Tin Temple was located on a piece of land zoned “Government, Institution or Community” to the east of the application premises.

Deliberation Session

50. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 9.9.2026, and after the said date, the permissions should cease to have effect unless before the said date, the use permitted was commenced or the permissions were renewed. Each of the permissions was subject to the following conditions :

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

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

Agenda Items 20 and 21

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/167 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1582 S.A in D.D. 91, Kai Leng, Sheung Shui

A/NE-PK/168 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1582 S.C in D.D. 91, Kai Leng, Sheung Shui (RNTPC Paper No. A/NE-PK/167 and 168)

52. The Committee agreed that as the two s.16 applications for proposed house (New Territories Exempted House - Small House) were similar in nature and the application sites were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

53. With the aid of some plans, Mr Harris K.C. Liu, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the applications.

54. Members had no question on the applications.

Deliberation Session

55. The Chairman remarked that the applications generally complied with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that there was insufficient land within the “Village Type Development” zone to meet the demand of outstanding Small House applications.

56. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 9.9.2026, and after the said date, the permissions should cease to have effect unless before the said date, the development permitted was commenced or the permissions were renewed. Each of the permissions was subject to the following condition :

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

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

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/754 Proposed Temporary Shop and Services (Store) for a Period of 3 Years
in “Recreation” Zone, Lots 1651 S.A (Part), 1654 (Part), 1655 (Part)
and 1656 (Part) in D.D. 17, Lung Mei, Tai Po
(RNTPC Paper No. A/NE-TK/754)

58. 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

59. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 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 9.3.2023;

- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;

- (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 proposal for fire service installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;

- (e) in relation to (d) above, the implementation of the proposal for fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;
- (f) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (g) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Agenda Items 23 and 24

Section 16 Applications

[Open Meeting]

A/NE-TK/755 Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Lots 1343 S.B ss.1 (Part), 1343 S.B RP, 1346 S.B ss.1 (Part), 1346 S.B RP, 1347 S.A (Part), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP and 1361 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po

A/NE-TK/756 Proposed Temporary Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Lots 1352 RP and 1353 RP in D.D. 17, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/755 and 756)

61. The Committee noted that the applicants’ representative requested on 25.8.2022 deferment of consideration of the applications for two months so as to allow more time for

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

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/757 Proposed Footpath and Access Road for Houses with Filling of Land in
"Agriculture" Zone, Lot 455 S.H ss.6 in D.D. 23, Po Sam Pai, Tai Po
(RNTPC Paper No. A/NE-TK/757)

Presentation and Question Sessions

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

64. A Member, with reference to paragraph 11.1 of the Paper, enquired whether the approval of planning application for Small House development would always include vehicular access. In response, the Chairman said that approval of planning application for Small House development did not necessarily mean that the associated vehicular access could

be permitted as of right.

65. In response to a Member's question on the provision of emergency vehicular access (EVA) for House No. 287 located to the west of the application site (the Site), Mr Harris K.C. Liu, STP/STN, with the aid of Plan A-2 of the Paper, explained that House No. 287 could be accessed via an existing local access for pedestrian in between Houses No. 288 and No. 289. In processing Small House applications, the Lands Department (LandsD) would also give due consideration to the emergency and fire-fighting arrangements for the concerned development which would not be limited to provision of EVA.

Deliberation Session

66. At the Chairman's invitation, Mr Ryan M.F. Choy, Assistant Director/Regional 2, (AD/R2), LandsD, supplemented that provision of vehicular access was not an essential consideration for approval of Small House applications by LandsD. Concerning fire safety, in processing applications for Small House grant, LandsD would assess whether EVA would be required in accordance with the prevailing guidelines, and the relevant factors included the total number of Small Houses in the vicinity and the provision of on-site fire service installations to the satisfaction of the Director of Fire Services.

67. A Member raised concern on whether the covered structure as shown on Plan A-4a of the Paper was a suspected unauthorized development. The Chairman remarked that the Central Enforcement and Prosecution Section, PlanD could be requested to follow-up as appropriate.

68. Members in general considered that the application was not supported by strong justifications and should be rejected.

69. After deliberation, the Committee decided to reject the application. The reason was :

“the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended

to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applicant fails to demonstrate the need to provide the concerned footpath and access road for houses with associated filling of land. There is no strong planning justification for a departure from the planning intention.”

Agenda Items 26 to 32

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

- A/NE-LT/718 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 567 S.L RP, 568 S.B ss.3 RP and 568 S.B ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/719 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 568 S.A ss.1 RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/720 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 568 S.A ss.2 and 568 S.B ss.1 in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/721 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 568 S.A ss.3 RP and 568 S.A ss.4 RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/722 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 568 S.A ss.4 S.B, 568 S.B ss.2 S.B and 568 S.B ss.3 S.B in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/723 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 568 S.A ss.4 S.C and 568 S.B ss.2 RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po

A/NE-LT/724 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 570 S.B RP and 570 S.D RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/718 to 724A)

70. The Committee agreed that as the seven s.16 applications for proposed house (New Territories Exempted House - Small House) were similar in nature and the application sites (the Sites) were located in close proximity to one another within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

71. With the aid of some plans, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the applications.

72. In response to Members’ enquiries on the background of the applicants and the previous applications covering the Sites, Mr Kevin K.W. Lau, STP/STN, explained that the seven proposed Small Houses under the current applications were part of the subject of previous applications No. A/NE-LT/226, No. A/NE-LT/249 and No. A/NE-LT/439, and the applicants were villagers of Shui Wo, Shuen Wan Chan Uk, Hang Ha Po, Tai Po Mei respectively and some of them were cross-village Small House applicants within the same Heung. As advised by the District Land Office/Tai Po, Lands Department (DLO/TP, LandsD), the identities of the applicants as indigenous villagers were verified by the Indigenous Inhabitant Representatives of their recognized villages, and the applicants were eligible for Small House grant.

Deliberation Session

73. A Member expressed a general concern on cross-village Small House applications in view of their implication on assessing the availability of land for Small House development, and the concern on suspected selling of Small House rights, and suggested that

there might be a need to review the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories (the Interim Criteria), especially the relevant clauses which stated that sympathetic/favourable consideration could be given to a planning application when there was a general shortage of land in meeting the demand for Small House development in the “Village Type Development” (“V”) zone. Another Member shared the same view and pointed out that the demand for Small House development could remain at a very high level if cross-village Small House applications were taken into account in the assessment of such demand as per the current practice.

74. In response to the Members’ concern on cross-village Small House applications, Mr Ryan M.F. Choy, Assistant Director/Regional 2, Lands Department (AD/R2, LandsD), advised that there were established procedures for handling cross-village Small House applications, in which the applications subject to villagers’ objections must be resolved before the applications could be approved by LandsD. Mr Choy further explained that it might not be appropriate to relate cross-village Small House applications with suspected selling of Small House rights as some indigenous villagers might have genuine difficulty in acquiring private land in their own village for building Small House. The Member who raised the concerns earlier opined that the current mechanism adopted by LandsD might not be effective in tackling the issue related to selling of Small House rights, and suggested that the Government might explore better ways to deal with the issue.

Deliberation Session

75. With regard to some Members’ views on cross-village Small House applications, the Chairman said that the issue would be monitored and the need to review the Interim Criteria might be considered as and when appropriate. As for the current applications, based on the Interim Criteria, the applications could be approved.

76. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 9.9.2026, and after the said date, the permissions should cease to have effect unless before the said date, the development permitted was commenced or the permissions were renewed. Each of the permissions was subject to the following condition :

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

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

Agenda Item 33

Section 16 Application

[Open Meeting]

A/NE-LT/733 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 311 in D.D. 8, Tai Yeung Che Village, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/733)

78. The Committee noted that the applicant’s representative requested on 25.8.2022 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.

79. 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 34

Section 16 Application

[Open Meeting]

A/NE-LT/734 Temporary Shop and Services with Ancillary Office for a Period of 3 Years in “Agriculture” Zone, Lots 1115, 1116 and 1119 in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/734)

80. The Committee noted that the applicants requested on 26.8.2022 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 applicants requested deferment of the application.

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

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/735 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 702 S.A ss.3 and 704 S.A ss.3 in D.D. 19, She Shan Tsuen, Lam Tsuen,
(RNTPC Paper No. A/NE-LT/735)

Presentation and Question Sessions

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

83. Members had no question on the application.

Deliberation Session

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

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

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

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/92 Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects and an Ancillary Office for a Period of 3 Years in “Agriculture” and “Other Specified Uses” annotated “Amenity Area” Zones, Lot 542 S.A RP in D.D. 92, Castle Peak Road, Kwu Tung, Sheung Shui
(RNTPC Paper No. A/KTN/92)

85. The Secretary reported that the application site (the Site) was located in Kwu Tung North. Dr C.H. Hau had declared an interest on the item for owning a property in Kwu Tung North area.

86. As the property owned by Dr C.H. Hau had no direct view of the Site, the Committee agreed that he could stay in the meeting.

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

Deliberation Session

88. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:30 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activity is allowed on the site at any time during the planning approval period;
- (d) the submission of a proposal for fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (e) in relation to (d) above, the implementation of the proposal for fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;
- (f) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2023;
- (g) in relation to (f) above, the implementation of the drainage proposal with 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c) or (h) is not complied with during the planning approval period, the approved hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (d), (e), (f) or (g) is not complied

with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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.”

89. 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/FSS/288 Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction in “Village Type Development” Zone and area shown as ‘Road’, Lots 834 and 838 RP in D.D. 52 and Adjoining Government Land, Tin Ping Road, Sheung Shui
(RNTPC Paper No. A/FSS/288)

90. The Committee noted that the applicant’s representative requested on 31.8.2022 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.

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

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

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/328 Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years in “Residential (Group D)” Zone, Lot 878 (Part) in D.D. 114 and Adjoining Government Land, Pat Heung, Yuen Long (RNTPC Paper No. A/YL-SK/328)

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 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;

- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;

- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.12.2022;
- (e) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (f) if any of the above planning condition (a) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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 39

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/334 Renewal of Planning Approval for Temporary Rural Workshop (Food Processing Workshop) for a Period of 3 Years in “Residential (Group D)” Zone, Lot 1445 S.A (Part) in D.D. 114, Yuen Long
(RNTPC Paper No. A/YL-SK/334)

95. 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

96. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 5.10.2022 until 4.10.2025 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 shall be maintained at all times during the planning approval period;
- (b) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.1.2023;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if the above planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/826 Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Lots 1164 S.A (Part), 1164 RP, 1165 (Part), 1168 (Part) and 1169 in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/826A)

Presentation and Question Sessions

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

99. Members had no question on the application.

Deliberation Session

100. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2023;
- (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 9.3.2023;
- (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 9.6.2023;
- (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.”

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

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/829 Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1750A2 RP in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/829A)

Presentation and Question Sessions

102. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public

comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

103. Members had no question on the application.

Deliberation Session

104. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 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 9.3.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (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 9.3.2023;
- (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 9.6.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

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

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

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/850 Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 913 RP (Part) and 958 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/850)

Presentation and Question Sessions

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

107. In response to a Member’s enquiry, Mr Wallace W.K. Tang, STP/FSYLE, clarified that five tent sites and four structures for site office, reception, washroom/changing room and storage of tools were proposed by the applicant.

Deliberation Session

108. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 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 9.3.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (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 9.3.2023;
- (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 9.6.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/851 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 946 S.K, 946 S.L, 1119 S.A, 1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/851)

Presentation and Question Sessions

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

111. Members had no question on the application.

Deliberation Session

112. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 9.9.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed animal boarding establishment structure on the site, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or

any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site during the planning approval period;

- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2023;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (f) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 44

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/935 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years in “Agriculture” Zone, Government Land in D.D. 103, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/935)

Presentation and Question Sessions

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

115. Members had no question on the application.

Deliberation Session

116. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 9.9.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) all animals shall be kept inside the enclosed structures from 9:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as

proposed by the applicant, during the planning approval period;

- (c) 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 9.3.2023;
- (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 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 9.3.2023;
- (f) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.3.2023;
- (g) in relation to (f) above, the implementation of the revised landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.6.2023;
- (h) if any of the above planning condition (a), (b) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/936 Proposed Temporary Institution Use (Children Extra Curriculum Services) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 593 and 595 in D.D. 106 and Adjoining Government Land, Kong Ha Wai, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/936)

Presentation and Question Sessions

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

119. Members had no question on the application.

Deliberation Session

120. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 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 9.3.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (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 9.3.2023;
- (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 9.6.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/513 Proposed House (New Territories Exempted House - Small House) in
“Village Type Development” and “Agriculture” Zones, Lot No. 1294
S.B in D.D.92, Kam Tsin Village, Sheung Shui
(RNTPC Paper No. A/NE-KTS/513)

Presentation and Question Sessions

122. With the aid of some plans, 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.

123. Members had no question on the application.

Deliberation Session

124. 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 9.9.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

Agenda Item 47

Section 16 Application

[Open Meeting]

A/YL-MP/330 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group C)” and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zones, Lot 3250 S.B ss.49 (Part) in D.D. 104, Mai Po, Yuen Long (RNTPC Paper No. A/YL-MP/330)

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

127. As the property owned by Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

128. The Committee noted that the applicant's representative requested on 29.8.2022 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.

129. 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 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/443 Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) for a Period of 3 Years in "Open Storage" Zone, Lot 116 in D.D. 105, Mai Po Lung Road, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/443)

130. 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

131. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 8:00 a.m. daily, 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 vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (d) the provision of boundary fencing/wall, as proposed by the applicant, within 6 months to the satisfaction of the Director of Planning or of the TPB by 9.3.2023;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2023;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (g) the submission of a fire service installation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;

- (i) 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
- (j) if any of the above planning condition (d), (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.”

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

Agenda Item 49

Section 16 Application

[Open Meeting]

A/YL-ST/626 Proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years in “Conservation Area” Zone, Lot 1808 in D.D. 96, Lok Ma Chau, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/626)

133. The Committee noted that the applicant’s representative requested on 30.8.2022 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.

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

applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[The Chairman thanked Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Kepler S.Y. Yuen, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), Ms Janet K.K. Cheung, Mr Eric C.Y. Chiu and Mr Steven Y.H. Siu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 50

[Open Meeting]

Proposed Amendments to the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13

(RNTPC Paper No. 7/22)

Presentation and Question Sessions

135. With the aid of a PowerPoint presentation, Ms Janet K.K. Cheung, STP/TMYLW, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), the technical considerations, consultations conducted and departmental comments as detailed in the Paper. The proposed amendments were mainly to rezone a site at Hong Fai Road (the Site) from "Government, Institution or Community" ("G/IC") and "Green Belt" to "G/IC(1)" with a maximum building height (BH) of 90mPD (Amendment Item A) to facilitate a 21-storey departmental quarters development proposed by the Correctional Services Department.

136. As the presentation by PlanD's representative had been completed, the Chairman invited questions and views from Members.

137. In response to the Chairman's enquiry, Mr Kepler S.Y. Yuen, DPO/TMYLW said that the BH restriction of 90mPD for the Site would be stipulated on the OZP whereas other proposed building design measures, for example setbacks, are subject to review in the detailed design stage and could be dealt with through the future land allocation exercise under the land administration regime as appropriate.

138. Members had no questions regarding other proposed amendments to the OZP.

139. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13 and that the draft So Kwun Wat OZP No. S/TM-SKW/13A at Attachment II (to be renumbered as S/TM-SKW/14 upon exhibition) and its Notes at Attachment III of the RNTPC Paper No. 7/22 were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the RNTPC Paper No. 7/22 for the draft So Kwun Wat OZP No. S/TM-SKW/13A (to be renumbered as S/TM-SKW/14) as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and agree that the revised ES was suitable for exhibition together with the OZP.”

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

[The Chairman thanked Mr Kepler S.Y. Yuen, DPO/TMYLW and Ms Janet K.K. Cheung,

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

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/294 Proposed Temporary Eating Place for a Period of 6 Years in "Open Space" Zone, Lots 1828 RP, 1831 (Part), 1832 S.A and 1832 RP (Part) in D.D. 120, Tai Shu Ha Road East, Yuen Long
(RNTPC Paper No. A/YL/294)

141. 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

142. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 9.9.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

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

- (c) the submission of a condition record of the existing drainage facilities 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 9.12.2022;

- (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 9.3.2023;
- (e) in relation to (d) above, the implementation the of 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 9.6.2023;
- (f) 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;
- (g) if any of the above planning condition (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/392 Temporary Centre for Inspection of New Vehicles, Car Repair Workshop and Open Storage of Vehicles Prior to Sale (Including Coach, Tractor and Lorry) with Ancillary Warehouse for Storage of Parts and Accessories and Site Office for a Period of 3 Years in “Other Specified Uses” annotated “Logistics Facility” Zone, Lots 4 (Part), 5 (Part), 6 (Part) and 7 S.A (Part) in D.D. 124, Lot 1498 S.B RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long (RNTPC Paper No. A/HSK/392)

144. The Committee noted that the application was selected for streamlining

arrangement and the Planning Department considered that the temporary uses could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

145. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 9.12.2022;
- (c) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.10.2022;
- (d) 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 9.6.2023;
- (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.”

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

set out at Appendix V of the Paper.

Agenda Item 53

Section 16 Application

[Open Meeting]

A/HSK/393 Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Parking of Special Purpose Vehicle and Office for a Period of 3 Years in “Government, Institution or Community”, “Open Space” Zones and area shown as ‘Road’, Lots 1080 (Part), 1083 (Part), 1084 (Part), 1085 (Part), 1087 (Part), 1088 (Part), 1089 (Part), 1090 (Part), 1091 RP (Part), 1104 (Part) and 1109 (Part) in D.D.124, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/393)

147. The Committee noted that the applicant’s representative requested on 25.8.2022 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.

148. 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 54

Section 16 Application

[Open Meeting]

A/TM/573

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries Use (Data Centre) in “Other Specified Uses” annotated “Business” Zone, 3 Kin Tai Street, Tuen Mun
(RNTPC Paper No. A/TM/573)

149. The Committee noted that the applicant’s representative requested on 31.8.2022 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.

150. 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 55

Section 16 Application

[Open Meeting]

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

151. The Committee noted that the applicant’s representative requested on 18.8.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 56

Section 16 Application

[Open Meeting]

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

153. The Committee noted that the applicant's representative requested on 22.8.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

154. 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 57

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/435 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in "Green Belt" Zone, Lots 976 and 979 in D.D.129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/435)

Presentation and Question Sessions

155. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments,

and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

156. Members had no question on the application.

Deliberation Session

157. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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, audio amplifier and loudspeaker is allowed to be used on the site at any time during the planning approval period;
- (b) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2023;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (f) in relation to condition (e) 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 9.6.2023;

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

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

Agenda Item 58

Section 16 Application

[Open Meeting]

A/YL-LFS/437 Proposed Temporary Storage of Food and Rural Workshop (Food Processing Workshop) for a Period of 3 Years in “Residential (Group E)” Zone, Lots 2179, 2180, 2181 RP, 2191 and 2192 in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/437)

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

Agenda Item 59

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/438 Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 1980 (Part), 1981 (Part) and 1982 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/438)

160. 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

161. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (b) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2023;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (f) in relation to condition (e) 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 9.6.2023;
- (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.”

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

Agenda Item 60

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/524 Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years in “Village Type Development” Zone, Lot 1213 (Part) in D.D. 117, Tai Tong Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TT/524D)

163. 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

164. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) only private cars and light goods vehicles, 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;
- (b) 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 9.6.2023;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2023;
- (e) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 61

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/562 Proposed Temporary Animal Boarding Establishment for a Period of 3 Years in “Agriculture” Zone, Lots 2113, 2114, 2115, 2118 (Part) and 2119 in D.D. 118, Yuen Long
(RNTPC Paper No. A/YL-TT/562)

Presentation and Question Sessions

166. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

167. Members had no question on the application.

Deliberation Session

168. Members noted that PlanD had not recommended an approval condition for reinstatement as filling of land was not proposed under the application and the proposed use had to be terminated upon expiry of the planning permission. A Member, having noted that the application site (the Site) was currently largely undisturbed and partly vegetated, opined that the Site should be reinstated upon expiry of the planning permission. In view of the Member’s comment, the Chairman suggested and the Committee agreed that an additional approval condition should be imposed for the reinstatement of the Site to an amenity area upon expiry of the planning permission.

169. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a) all dogs shall be kept inside enclosed structures with soundproofing

materials, mechanical ventilation and air-conditioning system, as proposed by the applicant, during the planning approval period;

- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used at 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 9.3.2023;
- (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 9.6.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (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 9.6.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

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

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

Agenda Item 62

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/563 Temporary Public Vehicle Park for Private Cars and Van-Type Light Goods Vehicles for a Period of 3 Years in “Village Type Development” and “Residential (Group D)” Zones, Various Lots in D.D. 116, Yuen Long
(RNTPC Paper No. A/YL-TT/563)

171. 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

172. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) only private cars and light goods vehicles, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to enter/be parked at the site at any time during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by

9.12.2022;

- (c) in relation to (b) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (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 9.6.2023;
- (f) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 63

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/564 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 2117 and 2219 (Part) in D.D. 118 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-TT/564)

174. 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

175. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no usage of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed on the site at any time during the planning approval period;
- (b) the submission of a 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 9.3.2023;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (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 9.3.2023;
- (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 9.6.2023;

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

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

Agenda Item 64

Section 16 Application

[Open Meeting]

A/YL-TT/565 Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lots 1259 S.C ss.1 (Part), 1299 S.B (Part) and 1300 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong Shan Road, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/565)

177. The Committee noted that the applicant requested on 30.8.2022 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.

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

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

Agenda Item 65

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/566 Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 1200 RP (Part) in D.D. 117, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/566)

179. 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

180. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the provision of a proper road connection or run-in/out within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 9.6.2023;
- “(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

9.12.2022;

- (c) in relation to (b) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2023;
- (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 9.6.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 66

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1173 Proposed Temporary Warehouse for Storage of Electronic Goods, Furniture and Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lots 369 RP (Part), 370 RP (Part), 371 S.A (Part), 371 S.B (Part) and 381 RP (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1173)

182. 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

183. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 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 9.3.2023;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (c) in relation to (b) above, the implemented drainage facilities 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 9.3.2023;

- (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 9.6.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 67

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1174 Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years in “Undetermined” Zone, Lots 1195 (Part), 1197 S.A (Part), 1198 S.C (Part) and 1198 S.F (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1174)

185. 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

186. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.12.2022;
- (b) in relation to (a) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the 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 9.6.2023;
- (d) 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
- (e) if any of the above planning condition (a) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 68

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1175 Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lots 1255 (Part) and 1256 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1175)

188. 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

189. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.9.2025 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 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 9.3.2023;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2023;
- (c) in relation to (b) above, the implemented drainage facilities 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 9.3.2023;

- (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 9.6.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

190. 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 Eric C.Y. Chiu and Mr Steven Y.H. Siu, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 69

Any Other Business

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