

## **TOWN PLANNING BOARD**

### **Minutes of 704<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 23.9.2022**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mr Vincent K.Y. Ho

Mr K.L. Wong

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

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

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

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

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

Secretary

**Absent with Apologies**

Mr L.T. Kwok

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

**In Attendance**

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

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

Town Planner/Town Planning Board  
Ms Cherry C.H. Yuen

**Agenda Item 1**

Confirmation of the Draft Minutes of the 703<sup>rd</sup> RNTPC Meeting held on 9.9.2022

[Open Meeting]

1. The draft minutes of the 703<sup>rd</sup> RNTPC meeting held on 9.9.2022 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/49                      Application for Amendment to the Draft Sha Tin Outline Zoning Plan S/ST/35, To rezone the application site from “Residential (Group B)” and “Green Belt” to “Other Specified Uses” annotated “Religious Institution with Columbarium”, Lot Nos. 2 & 671 in D.D. 181 in Tai Wai, Sha Tin  
  
(RNTPC Paper No. Y/ST/49A)

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

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

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

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

5.                      The Committee noted that the applicant’s representative requested on 16.9.2022 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.

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 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 4**

##### **Section 12A Application**

[Open Meeting]

Y/ST/55                      Application for Amendment to the Draft Sha Tin Outline Zoning Plan S/ST/35, To rezone the application site from "Village Type Development" to "Government, Institution or Community (1)", Lots No. 63, 296 (part), 331 RP (part) and 393 S.B RP (part) in D.D.185, Sheung Wo Che No. 198, Sha Tin  
(RNTPC Paper No. Y/ST/55)

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7.                      The Secretary reported that the application was submitted by Sai Lam (Salvation) Foundation Ltd. (Sai Lam) and the application site was located in Sha Tin. The following Members had declared interests on the item:

Dr Conrad T.C. Wong       -    his firm having business dealings with Sai Lam;

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

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

8.                      The Committee noted that the applicant had requested deferment of consideration of the application. The Committee noted that Dr Conrad T.C. Wong had not yet arrived to join the meeting. As the flats owned by Professor John C.Y. Ng and co-owned by Mr

Vincent K.Y. Ho had no direct view of the application site, the Committee agreed that they could stay in the meeting.

9. The Committee noted that the applicant's representative requested on 8.9.2022 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.

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

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

#### **Agenda Item 5**

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

[Open Meeting]

A/SK-CWBS/42 Proposed Public Utility Installation (Poles and Underground Cables) and Associated Excavation of Land in "Conservation Area" Zone, Government Land in D.D. 230, Sheung Sze Wan, Sai Kung  
(RNTPC Paper No. A/SK-CWBS/42)

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11. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP), which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings

with CLP. The Committee noted that the applicant had requested deferment of consideration of the application and Dr Conrad T.C. Wong had not yet arrived to join the meeting.

12. The Committee noted that the applicant's representative requested on 8.9.2022 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.

13. 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.

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

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

**Agenda Item 6**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1007                      Renewal of Planning Approval for Temporary Shop and Services  
(Construction Materials Store) for a Period of 3 Years in “Industrial”  
Zone, Workshop 5A (Part), G/F, Veristrong Industrial Centre, 34-36  
Au Pui Wan Street, Fo Tan, Sha Tin  
(RNTPC Paper No. A/ST/1007)

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

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

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

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

16.                      The Committee noted that the application was for renewal of a planning approval and the Planning Department had no objection to the application for a further period of three years based on the assessments set out in the Paper.

**Deliberation Session**

17.                      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 12.11.2022 until 11.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following condition :

“the existing fire services installation implemented at the application premises should be maintained in efficient working order at all times.”



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

[Dr C.H. Hau, Dr Conrad T.C. Wong, Mr Paul Y.K. Au and Miss Winnie W.M. Ng joined the meeting at this point.]

### **Agenda Item 7**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/612 Proposed House (New Territories Exempted House - Small House) in “Village Type Development” and “Agriculture” Zones, Lot 433 S.B ss.5 in D.D. 9, Yuen Leng, Tai Po  
(RNTPC Paper No. A/NE-KLH/612)

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

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

20. Members had no question on the application.

#### **Deliberation Session**

21. 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 23.9.2026, 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.”

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

**Agenda Item 8**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/142 Proposed Comprehensive Residential and Commercial Development with Government, Institution or Community Facilities with Minor Relaxation of Gross Floor Area and Building Height Restrictions (Proposed Amendments to the Approved Master Layout Plan (MLP)) in “Comprehensive Development Area”, “Government, Institution or Community”, “Village Type Development”, “Open Space”, “Green Belt”, “Country Park” Zones and area shown as ‘Road’, Tai Po Town Lots 157 RP and 253 and Various Lots in D.D. 165, D.D. 207 and D.D. 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung  
(RNTPC Paper No. A/NE-SSH/142B)

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23. The Secretary reported that the application was submitted by Light Time Investments Ltd., which was a subsidiary of Sun Hung Kai Properties Limited (SHK) and AECOM Asia Company Limited (AECOM) was one of the consultants. The following Members have declared interests on the item:

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

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

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

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

24. As the interests of Miss Winnie W.N. Ng, Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting.

[Miss Winnie W.N. Ng, Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho left the meeting temporarily at this point.]

#### Presentation and Question Sessions

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

26. Some Members raised the following questions:

(a) the decrease in hard and soft landscape ratio compared to the previously approved scheme; and

(b) the change in number of flats compared to the previously approved scheme.

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

(a) one of the major amendments to the previously approved scheme (No. A/NE-SSH/120-1) was changing of one golf driving range to various outdoor recreational and sports facilities. As such, the soft landscape ratio under the approved scheme with provision of golf driving ranges (with vast area of grassed land) was relatively higher, while that under the current scheme was lowered due to the increase in hard landscape with provision of

facilities such as sports fields and ball courts; and

- (b) an increase of 200 of flats was approved under Class B amendment of the previous application (No. A/NE-SSH/120-1). There was no change in key parameters of Sites A and B under the subject application.

### Deliberation Session

28. The Chairman recapitulated that the subject application mainly involved the change in the types of recreational and sports facilities in Site C without affecting the approved flat units in Sites A and B and that concerned departments had no adverse comments.

29. 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 23.9.2026, 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 conditions:

- “(a) the submission and implementation of a revised Master Layout Plan (MLP), taking into account approval conditions (b) to (g) and (i) to (z) below, to the satisfaction of the Director of Planning or of the TPB;
- (b) the building heights for the proposed development (in terms of mPD) shall not exceed the maximum building heights as proposed by the applicant;
- (c) the submission and implementation of a Landscape Master Plan including a tree survey, a tree preservation scheme and site boundary treatment to the satisfaction of the Director of Planning or of the TPB;
- (d) the submission and implementation of the eco-trail proposal to the satisfaction of the Director of Planning or of the TPB;
- (e) the design and implementation of improvement works on the vehicular

access road network for the proposed development and the adjoining villages, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;

- (f) the design and provision of parking spaces and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (g) the implementation of mitigation measures identified in the revised Traffic Impact Assessment (TIA) to the satisfaction of the Commissioner for Transport or of the TPB;
- (h) the implementation of the modification of the roundabout of Sai Sha Road/Nin Wah Road/Nin Fung Road, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (i) the design and provision of two public transport interchanges, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (j) in relation to (e), (f), (g), (h) and (i) above, no occupation of the residential development prior to the completion of the Sai Sha Road widening project and subject to the implementation of traffic improvement measures recommended in the TIA to the satisfaction of the Commissioner for Transport or of the TPB;
- (k) the submission of an environmental assessment for the proposed development and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (l) the submission of a sewerage impact assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;

- (m) the design (including the submission of a detailed tree preservation and planting proposal) and provision of a 20m ecological stream buffer zone along each side of Tai Tung Wo Liu Stream to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (n) the submission of a revised ecological impact assessment including woodland compensation taking into account the revised MLP and the implementation of the mitigation measures identified therein, to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (o) the diversion of water mains to be affected by the proposed development, as proposed by the applicant, to the satisfaction of the Director of Water Supplies or of the TPB;
- (p) the submission of a water supply impact assessment and the implementation of upgrading works identified therein, as proposed by the applicant, to the satisfaction of the Director of Water Supplies or of the TPB;
- (q) the submission of a natural terrain hazard study and the implementation of the mitigation measures identified therein, as proposed by the applicant, to the satisfaction of the Director of Civil Engineering and Development or of the TPB;
- (r) the submission of a drainage impact assessment and the implementation of mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the TPB;
- (s) the provision of fire fighting access, water supplies for fire fighting and fire services installations to the satisfaction of the Director of Fire Services or of the TPB;
- (t) the submission of the Further Archaeological Impact Assessment and the implementation of mitigation measures identified therein to the satisfaction

of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office or of the TPB;

- (u) the provision of a public car park of not less than 165 car parking spaces, 20 coach parking spaces and two light bus lay-bys in the adjoining “Government, Institution or Community” zone near Tseng Tau Village to the satisfaction of the Commissioner for Transport or of the TPB;
- (v) the provision of not less than 8,000m<sup>2</sup> of public open space facilities in the “Open Space” and “Comprehensive Development Area” zones near Tseng Tau Village, and the management of this open space which should be kept open daily for public use, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (w) the formation and surrender of two sites adjacent to Che Ha Village, each of about 6,200m<sup>2</sup> with a minimum width of 65m for building two primary schools, upon the demand of the Government, to the satisfaction of the Secretary for Education or of the TPB;
- (x) the design and provision of social welfare facilities in the “Government, Institution or Community” zone near Tseng Tau Village to the satisfaction of the Director of Social Welfare or the TPB;
- (y) the submission of an implementation programme, with phasing proposals to tie in with the completion of both major infrastructural facilities serving the proposed development and the traffic improvement measures, to the satisfaction of the Director of Planning or of the TPB; and
- (z) the submission of a revised Quantitative Risk Assessment report to reflect the latest risk level imposed by the high pressure underground town gas transmission pipeline running along Sai Sha Road on the proposed development to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB.”

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

[Miss Winnie W.N. Ng, Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho rejoined the meeting at this point.]

### **Agenda Item 9**

#### **Section 16 Application**

[Open Meeting]

A/NE-LYT/768      Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in “Agriculture” Zone, Lots 1532 S.A ss.1 to 1532 S.A ss.15 and 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling  
(RNTPC Paper No. A/NE-LYT/768)

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31. The Committee noted that the applicant’s representative requested on 15.9.2022 deferment of consideration of the application for one month so as to allow more time for preparation of further information to address comments from the Transport Department. It was the first time that the applicant requested deferment of the application.

32. 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 10**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/769      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1584 S.F in D.D.76, Kan Tau Tsuen, Fanling  
(RNTPC Paper No. A/NE-LYT/769)

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**Presentation and Question Sessions**

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

34.            Members had no question on the application.

**Deliberation Session**

35.            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 23.9.2026, 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.”

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

## **Agenda Item 11**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/770      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1677 S.A in D.D. 76, Leng Pei Tsuen, Fanling  
(RNTPC Paper No. A/NE-LYT/770)

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### **Presentation and Question Sessions**

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

38.            Members had no question on the application.

### **Deliberation Session**

39.            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 23.9.2026, 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.”

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

**Agenda Item 12**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/771      Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Agriculture” Zone, Lots 1583 S.B to 1583 S.R and 1583 RP in D.D. 76, Sha Tau Kok Road - Ma Mei Ha, Fanling  
(RNTPC Paper No. A/NE-LYT/771)

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**Presentation and Question Sessions**

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

42.            Members had no question on the application.

**Deliberation Session**

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

“(a) the development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission to justify a departure from the planning intention, even on a temporary basis; and

(b) the applicants fail to demonstrate in the submission that the development would not cause adverse traffic impact on the surrounding areas.”

**Agenda Item 13**

**Section 16 Application**

[Open Meeting]

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

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44.            The Committee noted that the applicant’s representative requested on 13.9.2022 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.

45.            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 14**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/707      Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Materials for a Period of 3 Years in “Agriculture” Zone, Lots 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che  
  
(RNTPC Paper No. A/NE-TKL/707)

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46.            The Secretary reported that the application site was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling. As the piece of land owned by Dr Conrad T.C. Wong’s firm had no direct view of the application site, the Committee agreed that he could stay in the meeting.

47.            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**

48.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 15.10.2022 to 14.10.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the peripheral fencing and paving of the site should be maintained at all times during the planning approval period;

- (d) the setting back of the site boundary to avoid encroachment on the project limit of “PWP Item 4173CD – Drainage Improvement Works in Ta Kwu Ling” as and when required by the Director of Drainage Services;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (f) the submission of a revised drainage proposal within 6 months from the commencement date of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.4.2023;
- (g) in relation to (f) above, the implementation of the revised drainage proposal identified therein within 9 months from the commencement date of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.7.2023;
- (h) in relation to (g) above, the implemented drainage facilities at the site should be maintained at all times during the planning approval period;
- (i) the implementation of the traffic management measures within 9 months from the commencement date of the renewed planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 15.7.2023;
- (j) if any of the above planning condition (a), (b), (c), (d), (e) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (f), (g) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

set out at Appendix VI of the Paper.

### **Agenda Item 15**

#### **Section 16 Application**

[Open Meeting]

A/NE-WKS/18            Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1758, 1759, 1760, 1762 (Part) and 1763 (Part) in D.D. 78, Nga Yiu Ha, Ta Kwu Ling  
(RNTPC Paper No. A/NE-WKS/18)

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50.            The Secretary reported that the application site was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling. As the piece of land owned by Dr Conrad T.C. Wong’s firm had no direct view of the application site, the Committee agreed that he could stay in the meeting.

51.            The Committee noted that the applicant’s representative requested on 7.9.2022 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.

52.            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 Harris K.C. Liu and Ms Michelle L.T. Chan, STPs/STN, and Ms

Sharon H.Y. Chan, TP/STN, for their attendance to answer Members' enquiries. They left the meeting at this point.]

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

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

#### **Agenda Items 16 and 17**

[Open Meeting]

Proposed Amendments to the Approved Fanling North Outline Zoning Plan No. S/FLN/2  
(RNTPC Paper No. 5/22)

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[Open Meeting]

Proposed Amendments to the Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2  
(RNTPC Paper No. 6/22)

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53. The Committee noted that the two agenda items on proposed amendments were related to the New Development Area (NDA) in Fanling North (FLN) and Kwu Tung North (KTN), and agreed that they could be considered together.

54. The Secretary reported that the proposed amendments to the approved FLN Outline Zoning Plan (OZP), mainly involving two public housing developments to be developed by the Hong Kong Housing Authority (HKHA) of which the Housing Department (HD) was the executive arm, were supported by various technical assessments conducted by the Civil Engineering and Development Department (CEDD); while the proposed amendments to the approved KTN OZP, mainly related to the recommendations of the Northern Metropolis Development Strategy (NMDS), were supported by various technical assessments conducted by CEDD with AECOM Asia Company Limited (AECOM) as one of the consultants; as well as to take forward the decision of the Committee on a s.12A application No. Y/KTN/2 located in KTN. The following Members had declared interests on the items:



- Mr Paul Y.K. Au - being a representative of the Director of Home  
(as Chief Engineer Affairs who was a member of the Strategic  
(Works), Home Affairs Planning Committee and the Subsidised Housing  
Department) Committee of HKHA;
- Dr C.H. Hau - currently conducting contract research project  
with CEDD, having past business dealings with  
AECOM, and owning a property in KTN;
- Dr Conrad T.C. Wong - having current business dealings with HKHA  
and AECOM;
- Mr L.T. Kwok - his former serving organisation currently 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;
- Mr K.L. Wong being a member and an ex-employee of the Hong  
Kong Housing Society, which currently had  
discussion with HD on housing development  
issues; and
- Mr Vincent K.Y. Ho having current business dealings with AECOM.

55. According to the procedure and practice adopted by the Town Planning Board (TPB), as the proposed amendments for public housing development in FLN were the subject of amendments to the OZP proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item only needed to be recorded and they could stay in the meeting. As Dr Conrad T.C. Wong, Dr C.H. Hau and Mr Vincent K.Y. Ho had no involvement in the proposed amendment items; and the property owned by Dr C.H. Hau in KTN had no direct view of the amendment sites, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

56. The following government representatives and the consultants were invited to the meeting at this point:

PlanD

- Mr Anthony K.O. Luk - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)
- Mr Patrick M.Y. Fung } Senior Town Planners/Fanling, Sheung Shui and
- Ms S.H. Lam } Yuen Long East (STPs/FSYLE)

CEDD

- Mr Joe H.P. Yip - Chief Engineer/North (CE/N)
- Mr. Henry K.Y. Lam } Senior Engineers/North (SEs/N)
- Mr. Ricky W.K. Lam }

HD

- Ms Alice Lo - Senior Planning Officer
- Ms Ada Wong - Planning Officer

Atkins China Limited (Atkins)

- Mr Sean Wong - Technical Director, Transport and Ground Engineering
- Mr Brian Fung - Associate Technical Director, Transport and Ground Engineering
- Ms Pandora Tse - Associate Director, Highways and Transportation Infrastructure
- Mr Peter Chan - Technical Director, MEP Engineering (Air Ventilation Assessment)

- Mr S.H. Li - Principal Engineer, MEP Engineering  
(Air Ventilation Assessment)
- Mr Eric Chan - Senior Town Planner (Townland)

AECOM

- Mr Raymond Pau - Executive Director, Land Supply / Municipal
- Mr Hin Ma - Associate, Land Supply / Municipal
- Mr Tommy Lau - Senior Engineer, Land Supply / Municipal
- Ms Pearl Hui - Executive Director, Urban Planning, Urbanism  
and Planning
- Mr Gordon Li - Landscape Designer, Urbanism and Planning
- Ms Angela Tong - Technical Director, Environment
- Mr Karl An - Associate, Environment

57. With the aid of a PowerPoint presentation, Mr Patrick M.Y. Fung and Ms S.H. Lam (STPs/FSYLE), briefed Members on the background, proposed amendments to the two OZPs, technical considerations, provision of Government, institution and community (GIC) facilities and open space in the area, consultations conducted and departmental comments as detailed in the Papers.

FLN OZP

58. The proposed amendments to FLN OZP were mainly to take forward the proposals of the land use review study under the detailed design of the Remaining Phase development of the FLN NDA conducted by CEDD. The proposed amendments mainly involved the following:

- (a) Amendment Items A and B – to rezone two “Government, Institution or Community” (“G/IC”) sites and ‘Road’ area in Area 3 to “Other Specified Uses” (“OU”) annotated “Logistics Facility” for the development of multi-storey buildings (MSBs) to support the logistics industry (Item A), and “OU” annotated “Bus Depot” for the development of multi-storey bus depots with public goods vehicle (GV) parks (Item B);

- (b) Amendment Items C1 to C3 – mainly to rezone a “OU” annotated “Parking and Operation Facilities for Environmentally Friendly Transport System” site in Area 5 to “Residential (Group A) 5” (“R(A)5”) (Item C1) for public housing development with a total plot ratio (PR) of 4.85 and building height (BH) of 95/110mPD; “OU” annotated “Sewage Pumping Station” (Item C2) for expansion of the planned sewage pumping station; and “G/IC” (Item C3) for provision of a new sports/leisure centre together with other possible GIC uses;
- (c) Amendment Item C5 – to rezone an area zoned “R(A)2” and ‘Road’ in Area 6 to “R(A)6” for expansion of a planned public housing site with a total PR of 6.5 and BH of 145mPD;
- (d) Amendment Item D – to revise the BH restriction (BHR) of a “G/IC” site in Area 11 from 5 to 8 storeys for provision of additional government services and facilities to serve the increasing population in the FLN NDA; and
- (e) Amendment Items C4, and E1 to E3 – to rezone the residual land portion in Areas 6, 18 and 19 from ‘Road’ to “Open Space” (Item C4) and to reflect the approved road layout (Items E1 to E3).

KTN OZP

59. The proposed amendments to KTN OZP were mainly to take forward the recommendations of the NMDS, the decision of the Committee on a s.12A application and to reflect the changes arising from the revised road design. The proposed amendments mainly involved the following:

- (a) Amendment Items A1 and B1 – to rezone the “OU” annotated “Business and Technology Park” (“OU(BTP)”) and “OU(BTP)1” sites in Areas 32 and 34 to “Residential (Group B) 1” (“R(B)1”) for private housing developments with PR of 4.2 and BHs of 70 and 75mPD;
- (b) Amendment Items C, D1 to D2 and E1 to E2 – mainly to revise the BHRs

of three “G/IC” sites in Areas 9, 28 and 29 from 8/10/20 storeys to 130mPD and rezoning of the adjoining amenity and ‘Road’ area to “G/IC” for proposed government office/community complex (Item C), hospital development (Items D1 to D2) and Police’s district headquarters with associated staff married quarters and a divisional police station (Items E1 to E2);

- (c) Amendment Items G1 and G2 – to rezone an area in Yin Kong from “Comprehensive Development Area” (“CDA”) to “R(B)2” with PR of 3 and BH of 55mPD and “R(C)1” with PR of 1.1 and BH of 3 storeys (8.23m) to take forward the decision of the Committee on an approved s.12A application (No. Y/KTN/2); and
- (d) Other amendment Items – to reflect the adjusted boundary of an open space zone (Item B2), expansion of sewage treatment plant (Item F1), the existing railway associated facilities (Item F2), and the revised road design and corresponding amendments (Items A2, H, J, K L and M).

60. As the presentation of PlanD’s representatives had been completed, the Chairman invited questions from Members.

61. The Vice Chairman and some Members raised the following questions:

*FLN OZP*

*“OU (Logistics Facility)” and “OU (Bus Depot)” Zones (Items A and B)*

- (a) the types and number of brownfield operations to be accommodated in the “OU (Logistics Facility)” zone;
- (b) whether there was any spatial connection between the relevant uses/zones to facilitate the logistics operations and parking of GVs;
- (c) whether the designation of such zonings could meet the demand from the logistics sector, and whether the logistics sector considered the site suitable for their operations;

*Proposed BHRs for the “R(A)” Zones (Items C1 and C5)*

- (d) as both zones were proposed for public housing development, the reasons for adopting a higher BHR of 145mPD for Item C5 and a lower BHR of 95 to 115mPD for Item C1;

*KTN OZP*

*“G/IC” Zones (Items D and E)*

- (e) what the enlarged area of the hospital site was, and whether it was sufficient to accommodate the 1,600 hospital beds;
- (f) noting that the BHRs of the “G/IC” sites (the Hospital Site and Police Site) were proposed to be increased, whether there was also an increase in PR for these sites;

*Wind Environment for both OZPs*

- (g) how the built form and the BH profiles were proposed in relation to the local wind environment, particularly the proposed stepped height profile for the housing sites (in Area 6) in FLN;
- (h) whether the proposed block layout and BH profiles of the housing sites would affect the wind environment; and whether there would be further detailed design on the layouts;
- (i) whether there were any guidelines on the conduct of air ventilation or micro-climate studies, and whether detailed design criteria would be formulated to guide the public housing developments;

*Pedestrian Connectivity and Cycle Track Network for both OZPs*

- (j) the pedestrian connectivity between the railway stations (i.e. Kwu Tung Station, Fanling and Sheung Shui Stations) and the public transport

interchanges (PTIs) to other areas within the NDA; and the cycle track networks of the NDA; and

- (k) the distance of the proposed footbridge system connecting the FLN NDA and Fanling Station, and the land use planning of areas along the proposed footbridge system.

62. In response, Mr. Anthony K.O. Luk, DPO/FSYLE, PlanD, Ms S.H. Lam, STP/FSYLE, PlanD, Mr Joe H.P. Yip, CE/N, CEDD, Mr. Ricky W.K. Lam, SE/N, CEDD and Mr Peter Chan and Mr S.H. Li, Atkins, with the aid of some PowerPoint slides and plans, made the following main points:

FLN OZP

*“OU (Logistics Facility)” and “OU (Bus Depot)” Zones (Items A and B)*

- (a) the “OU (Logistics Facility)” zone with an area of about 5.22ha and a PR of 7 was proposed by making reference to the similar provision on the Hung Shui Kiu and Ha Tsuen OZP to facilitate the operations of logistics facilities generally requiring a higher ceiling height. It was assumed that development on the site would be around 11-storey at 8m headroom. Whether the operators would decide to relocate into the MSBs depended on different factors including their nature of operations. While the projected demand data such as the types and number of logistics facilities to be accommodated were not available at the current stage, the Transport and Logistics Bureau supported the designation of the “OU (Logistics Facility)” zone for logistics development. The first batch of affected brownfield operations that required relocation should be those affected by the Hung Shui Kiu and Ha Tsuen (HSK/HT) NDA;
- (b) the “OU (Logistics Facility)” zone was for general logistics operations rather than targeting at port back-up facilities and container related uses while the “OU (Bus Depot)” zone was for multi-storey bus depot use including reprovisioning of an existing bus depot in the district with public GV park to address the shortfall of heavy goods vehicle parking spaces in

the North District. For port back-up facilities and container related uses, land had already been reserved in the HSK/HT NDA for such uses;

- (c) the designation of the two zones had taken into consideration the local planning context in that the “OU (Logistics Facility)” site was located next to Man Kam To Road and close to the Man Kam To Boundary Crossing that had been serving the freight transport. The “OU (Bus Depot)” site was adjacent to the existing “OU (Port Back-up Uses)” zone in the Fu Tei Au OZP that had long been used for accommodating port back-up facilities and parking of container vehicles;

*Proposed BHRs for the “R(A)” Zones (Items C1 and C5)*

- (d) for Item C5, although a section of the originally planned Road L7 (which was no longer required) had been incorporated into the planned public housing site, an non-building area (NBA) was stipulated on the original Road L7 area to maintain the wind corridor. The gross floor area (GFA) generated therefrom would need to be accommodated in the remaining portion of the site. Hence, a higher BHR was proposed for Item C5 in order to accommodate the increased development intensity;

*KTN OZP*

*“G/IC” Zones (Items D and E)*

- (e) the planned hospital site was originally about 4ha in area with a BHR of 10 storeys. With the proposed rezoning of the strip of “OU(Amenity Area)” of about 0.35ha to form an enlarged hospital site of about 4.35ha, together with the proposed revision of BHR from 10 storeys to 130mPD, the hospital could cater for the expanded capacity from about 1,000 beds to 1,600 beds;
- (f) there was no PR restriction for “G/IC” zones on the OZP, and only the BHR was proposed to be amended to 130mPD for expansion of the capacity of the hospital site (Item D) and accommodation of more police married quarter units on the police site (Item E) respectively;



*Wind Environment for both OZPs*

- (a) as illustrated in the Urban Design and Landscape Framework, the overall layout of the FLN and KTN NDA had taken into account the annual and summer wind performance of the area where the road network, open space and NBAs were so designated to allow wind penetration. These air ventilation features were maintained on the current draft OZPs. For FLN NDA, the overall layout of the road network, open space and NBAs aligning with the prevailing wind directions could generally facilitate overall wind penetration of the area. In addition to the overall layout of FLN NDA, the housing developments at specific sites with a higher BH (proposed under application No. A/FLN/30 (Agenda Item 18 to be considered at the same meeting)) could create a downwash effect as one of the various local enhancement measures;
  
- (b) the quantitative air ventilation assessment (AVA) concluded that the proposed developments would not result in adverse air ventilation impact on the surrounding environment with implementation of recommended mitigation measures. Whilst the AVA was conducted based on an indicative block layout, the actual layout of the housing developments would be subject to future architectural design. For the public housing developments, micro-climate studies would be conducted by HD during the detailed design stage to quantitatively assess and enhance the wind performance of the public housing sites before confirmation of the layout and building design;
  
- (c) quantitative AVA had been conducted for amendments to the two OZPs. For the s.16 planning applications (Agenda Items 18 and 19), AVAs by expert evaluation were conducted and had proposed local enhancement measures (e.g. building setback). As these AVAs were to assess the wind environment on a regional level, prescriptive site-specific design criteria would not be formulated to allow design flexibility at the implementation stages;

*Pedestrian Connectivity and Cycle Track Network for both OZPs*

- (d) for KTN NDA, 80% of the new population would be residing near the planned Kwu Tung Station and the adjacent PTI, and two additional PTIs would serve the population at the periphery of the NDA. As shown on Figure 4 of the Explanatory Statement, a comprehensive pedestrian network was planned, with the east-west and north-south running open space across the town centre serving as the main pedestrian connection. Footbridge systems/covered walkways/public passageways were planned to connect the Kwu Tung Station/PTI to Kwu Tung South as well as to and through the public housing sites and wet market to its north, subject to detailed design by HD;
- (e) FLN NDA was located about 1km from the Fanling and Sheung Shui Stations. Three PTIs were planned at the eastern, central and western portions of the FLN NDA to facilitate accessibility. New pedestrian network, of approximately 1km, was proposed along Sha Tau Kok Road to link the FLN NDA with the existing footbridge system and connecting to the Fanling Station. The existing/planned focal areas en route the footbridge system between the Fanling Station and FLN NDA, such as the planned New Territories East Cultural Centre near the Fanling Station, the existing market town of Luen Wo Hui and On Lok Tsuen, would enhance the pedestrian walking experience; and
- (f) the cycle track networks of the NDA were illustrated on Figure 5 of the Explanatory Statements of the FLN and KTN OZPs. The proposed cycle track network would link up with the existing and/or planned cycle track network in the Fanling/Sheung Shui New Town area and the cycle track network to Tuen Mun in the west. In addition, about 1,600 bicycle parking spaces would be provided in KTN NDA to support the use of bicycles and facilitate park-and-ride at Kwu Tung Station/PTI.

[Mr K.L. Wong left the meeting during the question and answer session.]

63. The Chairman recapitulated that the proposed amendments were mainly to reflect the land use review study for the FLN NDA and the policy directives of intensification of development intensity as well as the recommendations under the NMDS. Members had no question regarding other proposed amendments to the OZPs and generally considered that they were acceptable.

64. After deliberation, the Committee decided to :

FLN OZP (RNTPC Paper No. 5/22)

- (a) agree to the proposed amendments to the approved FLN OZP No. S/FLN/2 as shown on the draft FLN OZP No. S/FLN/2A at Attachment II of the Paper (to be renumbered to S/FLN/3 upon exhibition) and its Notes at Attachment III of the Paper and that they were suitable for public exhibition under section 5 of the Ordinance;
- (b) adopt the revised Explanatory Statements (ES) at Attachment IV of the Paper for the draft FLN OZP No. S/FLN/2A as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings on the OZP and agree that the revised ES was suitable for publication together with the OZP;

KTN OZP (RNTPC Paper No. 6/22)

- (c) agree to the proposed amendments to the approved KTN OZP No. S/KTN/2 as shown on the draft KTN OZP No. S/KTN/2A at Attachment II of the Paper (to be renumbered to S/KTN/3 upon exhibition) and its Notes at Attachment III of the Paper and that they were suitable for public exhibition under section 5 of the Ordinance; and
- (d) adopt the revised Explanatory Statements (ES) at Attachment IV of the Paper for the draft KTN OZP No. S/KTN/2A as an expression of the planning intentions and objectives of the Board for various land use zonings

on the OZP and agree that the revised ES was suitable for publication together with the OZP.

65. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZPs 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 the government representatives for their attendance to answer Members' enquiries. They left the meeting at this point.]

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

[Dr Conrad T.C. Wong and Miss Winnie W.M. Ng left the meeting during the break.]

### **Agenda Item 18**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/FLN/30                      Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public and Private Housing Developments; and Proposed Social Welfare Facilities, Shop and Services and Eating Place within Public Housing Developments in "Residential (Group A) 1", "Residential (Group A) 2", "Residential (Group A) 3", "Residential (Group A) 4", "Residential (Group B)", "Residential (Group C)" and "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange (2)" Zones, Various Lots in D.D. 51, D.D. 52, D.D. 83 and FSSTL and Adjoining Government Land, Fanling North  
(RNTPC Paper No. A/FLN/30)

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**Agenda Item 19**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/93                      Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, and Proposed Shop and Services and Eating Place within Public Housing Developments, and Proposed Public Transport Terminus, Shop and Services and Eating Place Uses within a Private Housing Development in “Residential (Group A) 1”, “Residential (Group A) 2”, “Residential (Group A) 3”, “Residential (Group B)”, “Green Belt” Zones and area shown as ‘Road’, Various Lots in D.D. 95 and adjoining Government Land, Kwu Tung North  
(RNTPC Paper No. A/KTN/93)

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66.                      The Committee noted that the two applications were both related to proposed minor relaxation of plot ratio (PR) and/or building height restriction (BHR) for public and private housing sites in the New Development Area (NDA) in Fanling North (FLN) and Kwu Tung North (KTN), and agreed that they could be considered together.

67.                      The Secretary reported that both applications, involving public housing developments to be developed by the Hong Kong Housing Authority (HKHA) of which the Housing Department (HD) was the executive arm, were submitted by the Civil Engineering and Development Department (CEDD); and AECOM Asia Company Limited (AECOM) was one of the consultants for application No. A/KTN/93. The following Members had declared interests on the items:

Mr Paul Y.K. Au <i>(as Chief Engineer (Works), Home Affairs Department)</i>	-      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;
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- Dr C.H. Hau - currently conducting contract research project with CEDD, having past business dealings with AECOM, and owning a property in KTN;
- Dr Conrad T.C. Wong - having current business dealings with HKHA and AECOM;
- Mr L.T. Kwok - his former serving organisation currently 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;
- Mr K.L. Wong being a member and an ex-employee of the Hong Kong Housing Society, which currently had discussion with HD on housing development issues; and
- Mr Vincent K.Y. Ho having current business dealings with AECOM.

68. The Committee noted that Mr L.T. Kwok had tendered an apology for not being able to attend the meeting, and Dr Conrad T.C. Wong, Mr. K.L Wong and Mr Paul K.T. Au had left the meeting. As Mr Vincent K.Y. Ho and Dr C.H. Hau had no involvement in the applications; and the property owned by Dr C.H. Hau had no direct view of the concerned application sites, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

69. With the aid of a PowerPoint presentation, Mr Patrick M.Y. Fung and Ms S.H. Lam, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications.

70. Some Members raised the following questions:

*Proposed PR Increase*

- (a) what the basis was for the increase in PR of 30% and 20% for the public housing and private housing sites respectively;
- (b) whether there was scope to further relax the PR restriction of private housing sites;

*Pedestrian Connectivity*

- (c) whether pedestrian connectivity would be enhanced and whether there were more details on the design of the pedestrian facilities; and

*Increase of Supporting Facilities in the NDA and the Northern Metropolis*

- (d) whether there was scope to increase supporting facilities in the NDA and whether new standards, say on open space and Government, institution or community (GIC) provision, above the Hong Kong Planning Standards and Guidelines (HKPSG) requirements would be adopted for the Northern Metropolis.

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

*Proposed PR Increase*

- (a) the policy initiative to increase the PR of all types of housing sites up to 20%, where their technical feasibility and urban design aspect permitted, was promulgated in the 2014 Policy Address, and subsequently the Executive Council (ExCo) agreed in 2018 that the PR of the public housing sites could be further intensified up to 30%, where technically feasible.

As the intensification policy would be applied to planned housing sites, priority was given to public housing having regard to the policy intent and the infrastructure demand for public vis-à-vis private housing. The current proposals under the two planning applications were prepared based on the prevailing policy. Apart from the policy directives, other considerations, such as site context, the established urban design framework, housing mix, infrastructure capacity and implementation programme of the NDA, were taken into account in considering the proposed PR relaxation. Along with the urban design framework setting out the overall density and BH profiles in the FLN and KTN NDA, some private housing sites which were generally farther away from major transport nodes or close to sensitive habitats (i.e. Long Valley Nature Park in KTN) were not intended for high-density developments. Also, the planned strategic transport network of the area might not be sufficient for additional increase in PR for private housing sites, having regard to the implementation programme of the NDA with flat production targeted for 2025 to 2031 to contribute to the medium-term flat supply. With the proposed increase in PR, the overall public to private housing ratio in the KTN/FLN NDA would be around 70:30;

- (b) nevertheless, through rezoning (e.g. rezoning of the two sites for private housing development under the proposed amendments to KTN OZP discussed in Agenda Item 17) and the development of the next generation of New Town in New Territories North (NTN), the Government would continue to increase private housing land supply;

#### *Pedestrian Connectivity*

- (c) to enhance the accessibility to the railway stations, a total of six public transport interchanges (PTIs) were proposed in the FLN and KTN NDA. Whilst the footbridge systems/public passageways connecting to/within the public housing sites were subject to detailed design by HD, PlanD would liaise with relevant departments regarding the pedestrian linkages to build a more comprehensive pedestrian network in the NDA;



*Increase of Supporting Facilities in the NDA and the Northern Metropolis*

- (d) the planned open space provision in the NDA was about 2.4m<sup>2</sup> per person (including district and local open space) which was slightly above that of the HKPSG standards of 2m<sup>2</sup> per person; and
- (e) as for the planned GIC provision in the NDA, it had taken into account the additional population from the proposed intensification under the subject applications and the proposed amendments to the OZPs (discussed under Agenda Items 16 and 17), and was generally provided in accordance with the requirements of the HKPSG. Considering that the development of the Northern Metropolis would be a long-term process, the standards of open space or GIC provision could be reviewed from time to time to meet the future need.

Deliberation Session

72. The Chairman remarked that Members generally had no adverse comments on both applications but raised some enquiries on PR increase, planning standards adopted and pedestrian connectivity. With regard to the basis for the respective increase in PR of 20% and 30% for private housing and public housing sites and the scope to further increase the intensity of the private housing sites in the NDA, the Chairman said that the proposed intensification was based on the policy directives promulgated in 2014 and 2018, and was also justified in considerations of the site context and infrastructure capacity, given that new infrastructure that would be provided for the NDA was still subject to capacity constraints due to the linkages with the existing infrastructure network (e.g. rail and road network). There were other studies in the Northern Metropolis, such as the Ma Tso Lung Area and Other Sites in KTN NDA and North District - Feasibility Study, which would assess all options to fully utilise the infrastructure capacity to accommodate additional population as far as possible.

73. As for the planning standards on open space and GIC provisions to be adopted for the Northern Metropolis, the Chairman explained that the development of FLN and KTN

NDA, though being part of the Northern Metropolis, had already commenced with the first population intake in a few years' time. Further reviewing and adopting new standards at the current juncture might cause a delay to the overall programme. In addition to the requirements of the HKPSG which was population-based planning standards, relevant bureaux/departments would also be consulted on the provision of GIC and social welfare facilities based on the wider district/regional demand. As for open space provision, while the Hong Kong 2030+ recommended an increase to 3.5m<sup>2</sup> per person, it was worth noting that recreational outlets should not be just confined to areas zoned "Open Space". Country Parks as well as Sites of Special Scientific Interest in the regional context would also serve the same purpose. A visionary approach based on "smart, green and resilient" initiatives had been adopted in other on-going studies within the Northern Metropolis, namely the San Tin Technopole, San Tin/Lok Ma Chau Development Node, NTN New Town and Man Kam To. GIC sites had also been reserved to cater for future demand.

74. On pedestrian connectivity, the Chairman said that the pedestrian network connecting the railway station and the housing sites and public passageway through development sites would be carefully considered. PlanD would follow up with relevant departments on the design and provision of pedestrian connectivity for both public and private housing sites, and relevant provisions would be incorporated in planning briefs (public housing sites) or land leases (private sites) where appropriate.

75. Members had no objection to both applications and considered that a longer validity period of six years to cater for a longer development timeframe of the sites under both applications as recommended by PlanD acceptable.

76. After deliberation, the Committee 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 23.9.2028, 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.

77. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VII of the Paper No. A/FLN/30 and Appendix VI of the Paper No. A/KTN/93.

[Mr Wallace W.K. Tang, STP/FSYLE, was invited to the meeting at this point.]

**Agenda Item 20**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/822      Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1499 (Part) and 1504 RP in D.D. 107, Yuen Long  
  
(RNTPC Paper No. A/YL-KTN/822A)

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**Agenda Item 27**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/856      Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1371 (Part) in D.D. 109, Kam Tin, Yuen Long  
  
(RNTPC Paper No. A/YL-KTN/856)

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78.            The Committee noted that the two applications for temporary animal boarding establishment were similar in nature and both application sites were located in the same “Agriculture” (“AGR”) zone with similar surrounding contexts. The Committee agreed that they could be considered together.

**Presentation and Question Sessions**

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

80. In response to a Member's enquiry on whether the approval condition requiring reinstatement of the sites to amenity areas was recommended on a case-by-case basis, Mr Wallace W.K. Tang, STP/FSYLE, said that since the application sites were located in the "AGR" zone and involved filling of land, the applicants would be required to reinstate the sites to amenity areas upon expiry of the planning permission. The Secretary supplemented that the reinstatement condition was generally recommended for application proposing filling of land, such as the subject cases, to ensure that the application site would be reinstated upon expiry of the planning permission.

### Deliberation Session

#### For Application No. A/YL-KTN/822

81. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed animal boarding establishment structure, except that no more than 15 dogs are allowed for outdoor activities from 9:00 a.m. to 7:00 p.m., as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;
- (d) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2023;
- (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 23.3.2023;
- (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 23.6.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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.”

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

For Application No. A/YL-KTN/856

83. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 23.9.2027 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 8:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) all dogs shall be kept inside the enclosed animal boarding establishment structure on the site, except no more than 12 dogs are allowed for outdoor activities from 8:00 a.m. to 6:00 p.m., as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;
- (d) the 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 23.3.2023;
- (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 23.6.2023;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2023;
- (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 23.6.2023;
- (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.”

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

### **Agenda Item 21**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/825 Temporary Open Storage of Construction Materials with Ancillary Office and Metal Scaffold Display for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Various Lots in D.D. 107 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/825A)

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85. 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**

86. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (e) the 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 4.11.2022;
- (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 23.3.2023;
- (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 23.6.2023;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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



**Agenda Item 22**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/832      Proposed Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for a Period of 3 Years in “Comprehensive Development Area” Zone, Various Lots in D.D. 104, Long Ha, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/832A)

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88.            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**

89.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 23.3.2023;
  
- (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 23.6.2023;
  
- (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 23.3.2023;

- (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 23.6.2023;
- (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.”

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

### **Agenda Item 23**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/852 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 960 RP (Part) and 961 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long  

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(RNTPC Paper No. A/YL-KTN/852)

91. 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**

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 on the terms of the application as

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

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no recycling, cleaning, repairing, dismantling work nor other workshop activities, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (d) the 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 23.3.2023;
- (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 23.6.2023;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2023;
- (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 23.6.2023;
- (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.”

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

#### **Agenda Item 24**

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

[Open Meeting]

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

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94. The Committee noted that the applicant requested on 14.9.2022 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.

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

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

**Agenda Item 25**

**Section 16 Application**

[Open Meeting]

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

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96.            The Committee noted that the applicant requested on 14.9.2022 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

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

## **Agenda Item 26**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/855 Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lots 583 RP (Part), 584 (Part), 586 and 588 (Part) in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/855)

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### **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 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.

99. A Member sought clarification on the operation hours of the proposed tent camping ground. Mr Wallace W.K. Tang, STP/FSYLE, said that the applicant had indicated that the operation hours would be from 9:00a.m. to 6:00p.m. during which there would be staff members working at the application site to provide services and after which one staff member would be stationed overnight to provide basic operational support only (such as receiving and handling complaints) and concerned government departments had no objection to or adverse comments on the application.

### **Deliberation Session**

100. Regarding the clarification on the operation hours, the Chairman remarked that such operation hours could be referred to as working hours of the staff members in general as overnight tent camping activities were intended. A Member expressed that whilst there was no objection to the application, noting that container-converted domestic units had been reported recently in some other holiday camps, the government should be vigilant against any possible illegal conversion for domestic use considering that the application site, with major roads and brownfield sites in the vicinity, was not a scenic location for camping activities.

The Chairman said that the Planning Authority would take note of the Member's concern.

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 23.3.2023;
- (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 23.6.2023;
- (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 23.3.2023;
- (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 23.6.2023;
- (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.”

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

set out at Appendix IV of the Paper.

**Agenda Item 28**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/857      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 1170 RP in D.D. 109, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/857)

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103.      The Committee noted that the applicant’s representative requested on 14.9.2022 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

104.      After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that 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 29**

**Section 16 Application**

[Open Meeting]

A/YL-KTS/928 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place for a Period of 3 Years and Land Filling in “Agriculture” Zone, Lots 1013, 1014 RP (Part), 1015 S.A, 1015 S.B, 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D.113, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/928A)

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

**Deliberation Session**

106. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 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 23.3.2023;
- (c) in relation to (b) 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 23.6.2023;
- (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 23.3.2023;
- (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 23.6.2023;
- (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.”

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

### **Agenda Item 30**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTS/937 Proposed Temporary Barbecue Site for a Period of 3 Years in  
“Agriculture” Zone, Lot 810 S.A & S.B & RP (Part) in D.D. 103, Kam  
Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/937)

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108. The Committee noted that the applicant’s representative requested on 12.9.2022 deferment of consideration of the application for two months so as to allow more time for

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

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

### **Agenda Item 31**

#### **Section 16 Application**

[Open Meeting]

A/YL-PH/925                      Proposed Temporary Shop and Services for a Period of 3 Years in  
"Village Type Development" Zone, Lots 336 S.D, 336 S.H and 336 RP  
(Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/925)

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110. 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**

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 run-in/out proposal at Fan Kam Road

within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.3.2023;

- (b) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2023;
- (e) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 32**

**Section 16 Application**

[Open Meeting]

A/YL-PH/927            Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years in “Village Type Development” Zone, Lots 749 S.C, 749 RP (Part) and 750 S.B RP (Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/927)

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113.            The Committee noted that the applicant’s representative requested on 7.9.2022 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.

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

### **Agenda Item 33**

#### **Section 16 Application**

[Open Meeting]

A/YL-PH/928                      Renewal of Planning Approval for Temporary Car Park for Villagers (Excluding Container Vehicle) for a Period of 2 Years in “Village Type Development” Zone, Lots 83 (Part), 85 RP (Part), 86 (Part), 87 S.B (Part), 87 RP (Part) and 92 RP (Part) in D.D. 111 and Adjoining Government Land, Shui Kan Shek, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/928)

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115.            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 two years based on the assessments set out in the Paper.

#### **Deliberation Session**

116.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 2 years and be renewed from 1.11.2022 until 31.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;
  
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
  
- (c) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at all times during the

planning approval period;

- (d) a vehicular access of 4.5m in width within the site, as proposed by the applicant, shall be maintained at all times during the planning approval period;
- (e) the mitigation measures (including the dimming of lights after 11:30 p.m. within the site and posting of notice and rules at prominent location of the site forbidding honking and engine noise when parking at the site) implemented under the previous planning approval to minimize any possible nuisance of noise and artificial lighting on the site to the residents nearby, as proposed by the applicant, shall be maintained at all times during the planning approval period;
- (f) a notice should be posted at a prominent location of the site to indicate the set of rules for using the development, as proposed by the applicant, at all times during the planning approval period;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) 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 1.2.2023;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

### **Agenda Item 34**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/929 Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years in “Village Type Development” Zone, Government Land in D.D. 111, Kam Tin Road, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/929)

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

119. Members had no question on the application.

#### **Deliberation Session**

120. Whilst having no objection to the application for a community recreation centre for organising various activities and classes to promote African culture, a Member remarked that social inclusion and integration was appreciated, but it was noted that objecting public comments were received from the local villagers. A Member said that there were many Africans living in the area and a community recreation centre would serve their needs. The



Chairman remarked that an advisory clause had been recommended by PlanD that the applicant should liaise with the locals nearby on their concerns on the proposed use at the application site.

121. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 23.3.2023;
- (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 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 23.3.2023;
- (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.”

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

**Agenda Item 35**

**Section 16 Application**

[Open Meeting]

A/YL-MP/331            Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Associated Excavation and Filling of Land in “Open Space” Zone, Lot 24 in D.D. 101, Mai Po, Yuen Long (RNTPC Paper No. A/YL-MP/331)

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123.            The Secretary reported that the application 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. As the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

124.            The Committee noted that the applicant requested on 19.9.2022 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.

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

**Agenda Item 36**

**Section 16 Application**

[Open Meeting]

A/YL-NTM/444      Temporary Warehouse for Storage of Plywood for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 1625 (Part), 1626 S.B (Part), 1626 RP (Part), 1629 S.A, 1629 RP (Part), 1630 S.A and 1630 RP (Part) in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/444)

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126.      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**

127.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 9:00 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 public road at any time during the planning approval period;
  
- (d)    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 23.6.2023;
  
- (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 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 23.3.2023;
- (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 23.6.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 37**

**Section 16 Application**

[Open Meeting]

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

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

129. The Committee noted that the applicant’s representative requested on 8.9.2022

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.

130. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. 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 38**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/627            Proposed Temporary Eating Place for a Period of 3 Years in "Other Specified Uses" annotated "Service Station" Zone, Lot 372 S.D RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/627)

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131. 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**

132. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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) no operation between 10:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site 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 Director of Fire Services or of the TPB by 23.3.2023;
- (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 Director of Fire Services or of the TPB by 23.6.2023;
- (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 23.3.2023;
- (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 Service or of the TPB by 23.6.2023;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (e) or (f) is not complied

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

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

[The Chairman thanked Mr Wallace W.K. Tang, STP/FSYLE, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

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

[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 39**

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

[Open Meeting]

A/TM-SKW/115 Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 240 S.B. (Part) in D.D.385, So Kwun Wat, Tuen Mun  
(RNTPC Paper No. A/TM-SKW/115A)

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134. 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**

135. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing trees on the site shall be maintained at all times during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the implementation of the accepted drainage proposal, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.6.2023;
- (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 23.3.2023;
- (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 23.6.2023;
- (g) 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
- (h) if any of the above planning condition (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.”

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



**Agenda Item 40**

**Section 16 Application**

[Open Meeting]

A/HSK/394                      Proposed Temporary Public Vehicle Park (Private Car) with Ancillary Office for a Period of 5 Years in “Open Space” Zone and area shown as ‘Road’, Lots 1813 RP (Part), 1814 (Part) and 1815 (Part) in D.D. 124, San Lee Uk Tsuen, Tin Ha Road, Yuen Long  
(RNTPC Paper No. A/HSK/394)

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137.            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**

138.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 23.9.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the submission of a 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 23.3.2023;
  
- (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 23.6.2023;
  
- (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 23.3.2023;

- (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 23.6.2023;
- (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.”

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

#### **Agenda Item 41**

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

[Open Meeting]

A/HSK/395                      Proposed Temporary Eating Place (Canteen) for a Period of 3 Years in “Open Space” Zone, Lots 1498 S.A RP (Part), 1549 (Part), 1550 (Part) and 1551 (Part) in D.D 125, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/395)

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140. 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**

141. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.6.2023;
- (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 23.3.2023;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.6.2023;
- (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.”

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

**Agenda Item 42**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/396                      Proposed Temporary Industrial Use (Food Processing and Storage) for a Period of 3 Years in “Residential (Group A) 3”, “Other Specified Uses” annotated “Enterprise and Technology Park” Zones and area shown as ‘Road’, Lot 1367 in D.D. 124, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/396)

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**Presentation and Question Sessions**

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

144.            Members had no question on the application.

**Deliberation Session**

145.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, at the site during the planning approval period;
  
- (b)    no operation on Sundays and public holidays, as proposed by the applicant, at the site during the planning approval period;
  
- (c)    the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2023;

- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.6.2023;
- (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 23.3.2023;
- (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 23.6.2023;
- (h) if the above planning condition (a), (b), or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 43**

**Section 16 Application**

[Open Meeting]

A/HSK/398 Temporary Open Storage of Construction Material and Metal Ware with Ancillary Workshop for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group D)” Zones and area shown as ‘Road’, Lots 48 S.A (Part), 48 S.B (Part) and 49 (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long (RNTPC Paper No. A/HSK/398)

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147. 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**

148. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) all workshop activities shall be carried out inside the enclosed structures at all times on the site, as proposed by the applicant, during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance is allowed to park/store on or enter/exit the site at all times during the planning approval period;
- (c) the submission of the 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 23.3.2023;
- (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 23.6.2023;

- (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 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 4.11.2022;
- (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 23.3.2023;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.6.2023;
- (i) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (c), (d), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 44**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/399 Proposed Temporary Open Storage of Construction Materials, Construction Machinery and Recyclable Materials (Plastic and Metal) with Ancillary Workshop for a Period of 3 Years in “Government, Institution or Community”, “Open Space” Zones and area shown as ‘Road’, Lots 1903 RP, 1905 RP, 1921, 1922 RP (Part), 1943 (Part), 1945 (Part), 1946, 1947 (Part), 1948 (Part), 1949 (Part), 1950 (Part), 1953 (Part), 1954 (Part), 1955 RP (Part) and 1961 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/399)

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150. 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**

151. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) all workshop activities shall be carried out inside the enclosed structures at all times on the site 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 TPB by 23.12.2022;
- (c) in relation to (b) above, the existing drainage facilities on the site shall be maintained at all times during planning approval period;



- (d) 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 4.11.2022;
- (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 23.3.2023;
- (f) in relation to (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 23.6.2023;
- (g) 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
- (h) if any of the above planning condition (b), (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.”

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

#### **Agenda Item 45**

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

[Open Meeting]

A/HSK/400                      Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years in “Open Space” Zone, Lots 822 (Part), 835 S.B RP (Part), 854 S.A RP (Part), 854 S.B ss.1 (Part) and 854 S.B ss.2 RP (Part) in D.D. 125, Ping Ha Road, Yuen Long  
(RNTPC Paper No. A/HSK/400)

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153. 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

154. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles are allowed to queue back to or reverse onto/from public roads 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 23.3.2023;
- (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 23.6.2023;
- (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 23.3.2023;
- (f) in relation to (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 23.6.2023;
- (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.”

155. 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/HSK/401                      Proposed Temporary Warehouse for Storage of Construction Materials, Machinery and Spare Parts for a Period of 3 Years in “Open Space” Zone, Lots 23 RP (Part), 28 RP (Part), 30 RP (Part), 43 (Part), 193, 194 (Part), 195 (Part) and 196 (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/401)

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156. 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**

157. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 23.12.2022;
- (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 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 23.3.2023;
- (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 23.6.2023;
- (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.”

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

#### **Agenda Item 47**

##### Section 16 Applications

[Open Meeting]

A/TM-LTY Y/432 Temporary Public Vehicle Park (Private Cars Only) with Ancillary Office and Guard Room for a Period of 5 Years in “Residential (Group C)” Zone, Lots 1156 RP (Part), 1157 (Part) and 1158 (Part) in D.D.130 and Adjoining Government Land, Wong Kong Wai Road, Lam Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/432)

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159. The Committee noted that the applicant’s representative requested on 6.9.2022 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.

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

#### **Agenda Item 48**

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

[Open Meeting]

A/TM-LTY Y/433 Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years in "Residential (Group C)" Zone, Lots 812 S.A (Part), 812 S.B RP and 813 (Part) in D.D. 130, Fuk Hang Tsuen Road, Lam Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/433)

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161. The Committee noted that the applicant's representative requested on 6.9.2022 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.

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

could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

### **Agenda Item 49**

#### **Section 16 Application**

[Open Meeting]

A/TM-LTY Y/434 Proposed Temporary Animal Boarding Establishment and Dog Training Centre with Ancillary Office and Staff Rest Room for a Period of 3 Years in "Green Belt" Zone, Lots 3857 RP (Part) and 3858 S.B RP (Part) in D.D. 124, Shun Tat Street, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/434)

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163. The Committee noted that the applicant requested on 6.9.2022 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.

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

**Agenda Item 50**

**Section 16 Application**

[Open Meeting]

A/YL-PS/665 Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years in “Government, Institution or Community” and “Village Type Development” Zones, Lots 255 RP (Part), 261 RP (Part), 262 RP (Part) and 263 (Part) in D.D. 122, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/665)

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165. 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**

166. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container trailers/tractors, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) 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 23.12.2022;
- (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 23.3.2023;

- (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 23.6.2023;
- (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.”

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

### **Agenda Item 51**

#### **Section 16 Application**

[Open Meeting]

A/YL-PS/666 Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in “Village Type Development” Zone, Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D.D. 123, Tai Tseng Wai, Yuen Long  
(RNTPC Paper No. A/YL-PS/666)

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168. The Committee noted that the applicant’s representative requested on 15.9.2022 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.

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



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

## **Agenda Item 52**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/667            Temporary Eating Place (Outdoor Seating Accommodation of a Restaurant) for a Period of 3 Years in "Village Type Development" Zone, Lot 43 RP (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/667)

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170.            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**

171.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 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 23.3.2023;
  
- (b)    in relation to (b) 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 23.6.2023;

- (c) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2023;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.6.2023;
- (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) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (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.”

172. 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/YL-PS/668            Proposed Filling of Land for Permitted Place of Recreation, Sports or Culture (Mountain Bike Training Ground) with Ancillary Shop and Services in “Recreation” Zone, Lots 64 and 66 in D.D. 122, Lots 137, 138, 139, 140 (Part), 141 (Part), 142 (Part), 150 (Part), 153 and 156 in D.D. 126, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/668)

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173.            The Committee noted that the applicant’s representative requested on 5.9.2022 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.

174.            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 (Presentation and Question Sessions Only)]

A/YL-LFS/439          Proposed Utility Installation for Private Project (Water Meter Cabinet, Underground Power Cables, Electricity Poles with Switchgears and Switch Room), and Excavation and Filling of Land in “Coastal Protection Area” Zone, Lots 764 S.B (Part), 764 S.C (Part) and 764 S.D (Part) in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long  
  
(RNTPC Paper No. A/YL-LFS/439)

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### **Presentation and Question Sessions**

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

176.            Members had no question on the application.

### **Deliberation Session**

177.            Members noted that the proposed utility installations were to provide electricity and water supplies for the open storage and agricultural uses in the immediate vicinity of the application site, but the applicant had neither provided details of those uses to justify the scale of the proposed utility installations nor demonstrated whether the proposed utility installations were essential infrastructure.

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

- “(a) the proposed installations with associated excavation and filling of land are not in line with the planning intention of the “Coastal Protection Area” (“CPA”) zone which is to conserve, protect and retain the natural coastlines

and the sensitive coastal natural environment with a minimum of built development. There is a general presumption against development in this zone. The applicant fails to demonstrate that the proposed installations are to support the conservation of the existing natural landscape or scenic quality of the area, or are essential infrastructure project with overriding public interest; and

- (b) approval of the application would set an undesirable precedent for similar applications within the “CPA” zone and the cumulative effect of approving such similar applications would result in a general degradation of the natural environment of the area.”

### **Agenda Item 55**

#### **Section 16 Application**

[Open Meeting]

A/YL-LFS/441      Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years in “Recreation” Zone, Lots 2072 (Part), 2075 (Part), 2081 (Part), 2082 (Part), 2083 (Part), 2084, 2085, 2086 and 2087 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/441)

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179.      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**

180.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 23.3.2023;
- (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 23.6.2023;
- (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 23.3.2023;
- (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 23.6.2023;
- (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.”

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 56**

Section 16 Application

[Open Meeting]

A/YL-PN/68                      Proposed Temporary Shop and Services (Store) for a Period of 3 Years in “Agriculture” Zone, Lot 32 (Part) in D.D.135, Pak Nai, Yuen Long  
(RNTPC Paper No. A/YL-PN/68)

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182.            The Committee noted that the applicant’s representative requested on 1.9.2022 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.

183.            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 57**

Section 16 Application

[Open Meeting]

A/YL/295                      Proposed Temporary Shop and Services for a Period of 6 Years in “Village Type Development” Zone, Lot 71 RP (Part) in D.D. 115, Yuen Long Kau Hui Road, Yuen Long  
(RNTPC Paper No. A/YL/295)

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184. 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

185. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 23.9.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.6.2023;
- (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 23.3.2023;
- (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 23.6.2023;
- (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.”



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

**Agenda Item 58**

Section 16 Application

[Open Meeting]

A/YL-TT/548 Proposed Houses and Associated Excavation of Land in “Residential (Group D)” Zone, Lots 4989 RP, 4990 and 4991 in D.D. 116, Shung Ching San Tsuen, Tai Tong Road, Yuen Long  
(RNTPC Paper No. A/YL-TT/548A)

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187. The Committee noted that the applicant’s representative requested on 19.9.2022 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.

188. 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 59**

**Section 16 Application**

[Open Meeting]

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

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189.            The Committee noted that the applicant’s representative requested on 9.9.2022 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.

190.            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 60**

**Section 16 Application**

[Open Meeting]

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

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191.            The Committee noted that the applicant’s representative requested on 15.9.2022

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.

192. 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 61**

#### **Section 16 Application**

[Open Meeting]

A/YL-TYST/1176 Temporary Recyclable Collection Centre for Metal with Ancillary Workshop for a Period of 3 Years and Excavation of Land in "Village Type Development" and "Undetermined" Zones, Lots 1808 RP and 1809 RP in D.D. 119, Pak Sha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1176)

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193. The Committee noted that the applicant's representative requested on 5.9.2022 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.

194. 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 62**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1177 Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years in "Undetermined" Zone, Lots 751 and 752 (Part) in D.D. 119, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1177)

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195. 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**

196. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 23.3.2023;
- (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 23.6.2023;

- (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 23.3.2023;
- (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 23.6.2023;
- (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.”

197. 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-TYST/1178 Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1314, 1315, 1316 and 1317 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1178)

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Presentation and Question Sessions

198. 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 had no objection to the application.

199. Members had no question on the application.

#### Deliberation Session

200. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.9.2025 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 23.3.2023;
- (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 23.6.2023;
- (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 23.3.2023;
- (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 23.6.2023;
- (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.”

201. 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 64**

Any Other Business

202. There being no other business, the meeting was closed at 6:15 p.m..