

TOWN PLANNING BOARD

Minutes of 707th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 11.11.2022

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 L.T. Kwok

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

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
Mr Alex M.K. Choi

Agenda Item 1

Confirmation of the Draft Minutes of the 706th RNTPC Meeting held on 28.10.2022

[Open Meeting]

1. The draft minutes of the 706th RNTPC meeting held on 28.10.2022 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/TP/35 Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/30, To rezone the application site from “Village Type Development” to “Government, Institution or Community (3)” and “Government, Institution or Community (4)”, Lots 1087, 1130 and 2089 in D.D. 6 and adjoining Government Land, Kam Shan, Tai Po
(RNTPC Paper No. Y/TP/35A)

3. The Secretary reported that the application site was located in Tai Po. Dr Venus Y.H. Lun had declared an interest on the item for co-owning with spouse a property in Tai Po. The Committee noted that the applicant had requested deferment of consideration of the application and Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting.

4. The Committee noted that the applicant’s representative requested on 19.10.2022 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.

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

for preparation of submission of the further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Sai Kung and Islands District

Agenda Item 4

Section 16 Application

[Open Meeting]

A/SK-HC/338 Proposed Recreational Use with Associated Filling and Excavation of Land Ancillary to the Permitted Residential Development in the Adjoining “Residential (Group C)1” Site in “Green Belt” Zone, Lots 877 RP, 878 RP, 879 RP, 1939 S.B ss.3, 1939 S.E, 1939 S.F, 1939 RP, 1940 (Part) and 1944 RP in D.D. 244, Nam Pin Wai, Sai Kung
(RNTPC Paper No. A/SK-HC/338A)

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

- Dr C.H. Hau - having past business dealings with AECOM;
- Dr Conrad T.C. Wong - having current business dealings with AECOM;
- Mr Vincent K.Y. Ho - having current business dealings with AECOM; and
- Mrs Vivian K.F. Cheung - co-owning with spouse a property in Ho Chung.

7. The Committee noted that the applicant had requested deferment of consideration of the application. As Dr C.H. Hau, Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had no

involvement in the application, the Committee agreed that they could stay in the meeting for the item. The Committee noted that Mrs Vivian K.F. Cheung had tendered an apology for being unable to attend the meeting.

8. The Committee noted that the applicant's representative requested on 28.10.2022 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.

9. 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 submission of the 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 5

Section 16 Application

[Open Meeting]

A/SK-PK/277 Renewal of Planning Approval for Temporary Place of Recreation (Canoe Club) for a Period of 3 Years in "Coastal Protection Area" Zone, Government Land in D.D. 216, Tai Mong Tsai Road, Tai Wan, Sai Kung
(RNTPC Paper No. A/SK-PK/277)

10. 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

11. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 24.12.2022 to 23.12.2025 on the terms of the application as submitted to the Town Planning Board and subject to the following conditions :

- “(a) no operation between 6:00 p.m. to 8:30 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (c) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Sha Tin, Tai Po and North District

[Mr Kevin K.W. Lau, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN) was invited to the meeting at this point.]

Agenda Items 6 and 7

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/738 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 913 S.B RP in D.D. 8, Ma Po Mei, Lam Tsuen, Tai Po

A/NE-LT/739 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 913 S.B ss.1 in D.D. 8, Ma Po Mei, Lam Tsuen, Tai Po

(RNTPC Paper No. A/NE-LT/738 and 739)

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

Presentation and Question Sessions

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

15. Members had no question on the applications.

Deliberation Session

16. After deliberation, the Committee decided to reject the applications. The reasons for each of the applications were :

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

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

- (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the applicant fails to demonstrate that the proposed development located within water gathering grounds would be able to be connected to the existing or planned sewerage system and would not cause adverse impact on the water quality in the area; and
- (c) land is still available within the “Village Type Development” (“V”) zones of Ma Po Mei and Tai Mong Che which are primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zones for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 8

Section 16 Application

[Open Meeting]

A/NE-TK/762 Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/762)

17. The Committee noted that the applicant’s representative requested on 31.10.2022 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.

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

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

Agenda Item 9

Section 16 Application

[Open Meeting]

A/NE-TK/763 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in "Village Type Development" Zone, Government Land adjoining Lot 882 in D.D. 28, Tai Mei Tuk, Tai Po

(RNTPC Paper No. A/NE-TK/763)

19. 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

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

- “(a) the setback of the development by 1.6m from the existing village road to its south shall be maintained at all times during the planning approval period;

- (b) the existing drainage facilities on the site shall be maintained at all times

during the planning approval period;

- (c) the submission of a proposal for fire service installations (FSIs) and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.5.2023;
- (d) in relation to (c) above, the implementation of the proposal for FSIs and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.8.2023;
- (e) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 10

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/768A)

22. 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

23. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.11.2022 to 15.11.2025 on the terms of the application as submitted to the Town Planning Board 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 vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) only private car as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) the maintenance of peripheral fencing on the site at all times during the planning approval period;
- (e) the existing drainage facilities implemented on the site should be properly maintained at all times during the planning approval period;
- (f) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (g) if any of the above planning condition (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without

further notice.”

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

Agenda Item 11

Section 16 Application

[Open Meeting]

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

25. 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 area. The Committee noted that the applicant had requested deferment of consideration of the application and as the piece of land owned by Dr Conrad T.C. Wong’s firm had no direct view of the application site, he could stay in the meeting for the item.

26. The Committee noted that the applicant’s representative requested on 19.10.2022 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.

27. 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 Kevin K.W. Lau, STP/STN, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 12

Section 16 Application

[Open Meeting]

A/YL-SK/326 Proposed Temporary Logistics Centre for a Period of 3 Years in
"Industrial (Group D)" Zone, Lots 574 S.A, 574 S.B (Part) and 574 RP
(Part) in D.D.114 and Adjoining Government Land, Shek Kong, Yuen
Long
(RNTPC Paper No. A/YL-SK/326)

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

[Mr. L.T. Kwok joined the meeting at this point.]

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/838 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 822, 824, 826 and 827 in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/838A)

Presentation and Question Sessions

29. 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.

[Miss Winnie W.N. Ng joined the meeting during the presentation session.]

30. A Member asked about the justifications for the relatively large number of structures as shown on Drawing A-1 of the Paper. In response, Mr Wallace W.K. Tang, STP/FSYLE, explained that according to the applicant, there would be nine structures within the application site (the Site) for reception, changing rooms, toilets, and ancillary storage uses. The structures only covered less than 10% of the Site and was considered not unreasonable for similar types of developments.

Deliberation Session

31. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.11.2025 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 11.5.2023;

- (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 11.8.2023;
- (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 11.5.2023;
- (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 11.8.2023;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 14

Section 16 Application

[Open Meeting]

A/YL-KTN/840 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1505 RP (Part), 1506 RP and 1510 (Part), in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/840A)

33. The Committee noted that the applicant requested on 1.11.2022 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.

34. 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 submission of the 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 15

Section 16 Application

[Open Meeting]

A/YL-KTN/860 Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of 3 Years in “Residential (Group D)” Zone, Lot 667 (Part) in D.D.110, Kam Tin Road, Yuen Long
(RNTPC Paper No. A/YL-KTN/860)

35. 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

36. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.11.2022 until 15.11.2025 on the terms of the application as submitted to the Town Planning Board 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 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) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities implemented on the site shall be maintained 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; and
- (h) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/861 Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1025 RP in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/861)

Presentation and Question Sessions

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

39. Members had no question on the application.

Deliberation Session

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.11.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment structure on the site, except no more than 10 dogs are allowed for outdoor activities at the same time between 9:00 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) maintenance of the 2.5m high solid metal wall along the site boundary, as proposed by the applicant, during the planning approval period;
- (e) 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 11.5.2023;
- (f) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) 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 11.5.2023;

- (h) if any of the above planning condition (a), (b), (c), (d) 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;
- (i) if any of the above planning condition (e) 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.”

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

Agenda Item 17

Section 16 Application

[Open Meeting]

A/YL-KTS/927 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lots 339 S.A, 339 S.B (Part) and
339 RP (Part) in D.D. 109, Kam Tin South
(RNTPC Paper No. A/YL-KTS/927A)

42. 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

43. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.11.2025 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 11.5.2023;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the 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 11.5.2023;
- (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.”

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

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

45. 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.

46. Noting that the application site (the Site) was zoned “Agriculture” (“AGR”) and had been paved prior to submission of the current planning application, a Member enquired whether an approval condition requiring the reinstatement of the Site to an amenity area upon expiry of the planning permission (reinstatement condition) should be included. The Member also said that the Committee had imposed the reinstatement condition in some other similar cases involving “AGR” zone. In response, Mr Wallace W.K. Tang, STP/FSYLE, said that as shown on Plan A-1 of the Paper, the Site formed part of a larger application site (No. A/YL-KTS/66) with approval for alteration and relocation of structures in an existing open storage of vehicles and vehicle parts. That open storage site had been paved and had existed before the gazettal of the Interim Development Permission Area Plan (IDPA Plan), and it was regarded as an ‘existing use’ tolerated under the Town Planning Ordinance. Hence, it was recommended that no reinstatement condition be imposed for the current application.

Deliberation Session

47. The Chairman remarked that whether or not to impose the reinstatement condition would be considered on a case-by-case basis. In some cases where the site was a piece of vegetated land or was used for agricultural purpose at the time of submission of the planning application, the Committee would normally impose the reinstatement condition. However, for the current case, the Site was part of a larger site with ‘existing use’ of open storage use and had been paved prior to the gazettal of the IDPA Plan, the reinstatement condition would normally not be imposed. Taking the above into account, the Committee agreed not to impose the reinstatement condition.

48. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 11.11.2025 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., 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 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 11.5.2023;
- (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 11.8.2023;
- (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 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 11.5.2023;
- (g) 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
- (h) if any of the above planning condition (c), (d) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 19

Section 16 Application

[Open Meeting]

A/YL-PH/931 Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years in “Village Type Development” Zone, Lot 761 (Part) in D.D. 111, Sheung Che Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/931)

50. 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

51. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.11.2022 until 15.11.2025 on the terms of the application as submitted to the Town Planning Board and subject to the following conditions :

- “(a) 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;
- (b) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations 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) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period; and
- (f) if any of the above planning condition (a), (b), (c), (d) 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.”

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

Agenda Item 20

Section 16 Application

[Open Meeting]

A/YL-MP/332 Proposed Public Utility Installation (Low Voltage Underground Cable) and associated Excavation and Filling of Land in “Conservation Area” Zone, Government Land in D.D. 101, Mai Po San Tsuen, Mai Po, Yuen Long

(RNTPC Paper No. A/YL-MP/332)

53. The Secretary reported that the application site was located in Mai Po and the application was submitted by CLP Power Hong Kong Limited (CLP). The following Members had declared interests on the item:

Agenda Item 21

Section 16 Application

[Open Meeting]

A/YL-NTM/446 Proposed Excavation and Filling of Land for Permitted Waterworks (Watermain Laying) in “Conservation Area” Zone, Government Land in D.D. 98, San Tin, Yuen Long
(RNTPC Paper No. A/YL-NTM/446)

57. The Secretary reported that the application site was submitted by Water Supplies Department (WSD). The following Members had declared interests on the item:

- Dr Conrad T.C. Wong - having current business dealings with WSD;
and
- Dr C.H. Hau - having past business dealings with WSD.

58. The Committee noted that the applicant had requested deferment of consideration of the application. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item.

59. The Committee noted that the applicant requested on 7.11.2022 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.

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

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

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/447 Proposed Temporary Open Storage for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lots 2273, 2277 and 2278 in D.D. 102, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/447)

Presentation and Question Sessions

61. With the aid of some plans, Ms Christine C.M. Cheung, 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 did not support the application.

62. Members had no question on the application.

Deliberation Session

63. The Committee noted that the application site (the Site) was subject to a previous enforcement action. The Planning Authority (PA) issued an Enforcement Notice (EN) to the concerned parties requiring the discontinuance of the unauthorized storage and workshop uses at the Site in December 2018. The concerned parties complied with the requirements of the EN, and Compliance Notice was issued in December 2020. Noting that the chicken farm structures on the Site had existed before the gazettal of the Interim Development Permission Area Plan (IDPA Plan) covering the Site, the EN required the discontinuance of the unauthorized uses only.

64. In response to a Member's question, the Chairman said that at the time of gazettal of the IDPA Plan, there were chicken farm structures on the Site. Hence, the PA only enforced the unauthorized storage and workshop uses. Whilst the use on the Site would continue to be monitored, no further action would be taken on the vacated structures on the Site.

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

- “(a) the proposed use and filling of land are not in line with the planning intention of the “Green Belt” zone which is intended for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the proposed use and filling of land are not in line with the Town Planning Board Guidelines for ‘Application for Development within Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use and filling of land are incompatible with the surrounding area and will affect the landscape character; and
- (c) the proposed use and filling of land are not in line with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13F) in that there is no previous planning approval for the proposed use at the site and there are adverse departmental comments on the landscape aspect.”

Agenda Item 23

Section 16 Application

[Open Meeting]

A/YL-NTM/448 Temporary Warehouse (Excluding Dangerous Goods Godown), Goods Vehicle Park (Not Exceeding 24 Tonnes) and Container Carrying Cargo Weighing Station with Ancillary Site Office and Staff Canteen for a Period of 3 Years in “Open Storage” Zone, Lot 647 RP (Part) in D.D. 99, Lots 2970 RP (Part), 2971 RP, 2972 (Part), 2975 (Part), 2976, 2977, 2978 RP, 2979, 2980, 2981 RP, 2982 RP, 2983 RP, 2986 RP, 2987 RP (Part), 2988 RP in D.D. 102, and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/448)

66. 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

67. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.11.2025 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. from Mondays to Saturdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation between 5:00 p.m. and 10:00 a.m. 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 submission of a record of the existing drainage facilities on the site within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.5.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service 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 11.5.2023;
- (g) 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 11.8.2023;
- (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.”

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

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-NTM/449 Temporary Open Storage of Vehicles and Warehouse (Storage of Vehicle Parts) with Vehicles Repair Workshop for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lots 503(Part), 504(Part), 505 and 506(Part) in D.D. 98 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/449)

69. The Committee noted that the applicant requested on 31.10.2022 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.

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

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

Tuen Mun and Yuen Long West District

[Ms Janet K.K. Cheung, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 25

Section 16 Application

[Open Meeting]

A/HSK/412 Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for a Period of 3 Years in “Residential (Group B) 2” and “Open Space” Zones and Area Shown as ‘Road’, Lots 2938 RP (Part), 2939 RP, 2940 RP (Part), 2946, 2947 (Part), 2950 RP (Part) and 2950 S.B (Part) in D.D. 129, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/412)

71. 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

72. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 14.12.2022 to 13.12.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.3.2023;

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

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/HSK/413 Temporary Logistics Centre for a Period of 3 Years in “Residential (Group B) 1” and “Open Space” Zones and Area Shown as ‘Road’, Various Lots in D.D. 129, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/413)

74. 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

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

- “(a) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.2.2023;
- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.8.2023;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/580 Proposed Office (Back Office) in “Industrial” Zone, 10/F, Hanway
Factory Building, 17 San On Street, Tuen Mun
(RNTPC Paper No. A/TM/580)

Presentation and Question Sessions

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

78. Members had no question on the application.

Deliberation Session

79. Noting the planning considerations and assessments set out in the Paper, the Committee agreed to approve the application on a temporary basis of three years, instead of on a permanent basis as sought by the applicant, in order not to jeopardise the long term planning intention of industrial use for the premises and to allow the Committee to monitor the provision of industrial floor space in the area.

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

- “(a) the submission of water supplies for fire-fighting and 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 11.5.2023;
- (b) in relation to (a) above, the implementation of the water supplies for fire-fighting and 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 11.8.2023; and
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the planning approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 28

Section 16 Application

[Open Meeting]

A/TM-LTYYY/440 Proposed Temporary Shop and Services for a Period of 5 Years in
“Village Type Development” Zone, Lot 2336 (Part) in D.D.130, Lam
Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTYYY/440)

82. The Committee noted that the applicant’s representative requested on 26.10.2022 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.

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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-LFS/442 Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 1684 (Part), 1685 (Part) and 1686 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/442)

84. 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

85. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.11.2025 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 11.5.2023;
- (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 11.8.2023;
- (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 11.5.2023;
- (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 11.8.2023;
- (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.”

86. 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-PS/669 Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years in “Residential (Group A) 6” and “Recreation” Zones, Lots 206 (Part), 227 (Part), 231 (Part), 232 S.A (Part), 232 S.B (Part), 232 S.C, 232 RP (Part), 234 (Part) and 235 (Part) in D.D.126, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/669)

87. The Committee noted that the applicant requested on 17.10.2022 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.

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

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-TYST/1183 Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years in "Undetermined" Zone, Lot 777 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1183)

89. 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

90. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.11.2022 to 15.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 16.2.2023;
- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.8.2023;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-TYST/1184 Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years in “Undetermined” Zone, Lots 1229 (Part) and 1233 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1184)

92. 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

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.11.2025 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 11.5.2023;
- (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 11.8.2023;
- (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 11.5.2023;
- (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 11.8.2023;
- (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.”

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

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-TYST/1185 Temporary Warehouse for Storage of Furniture for a Period of 3 Years in “Undetermined” Zone, Lot 1023 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1185)

95. 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

96. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.11.2025 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 11.5.2023;
- (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 11.8.2023;
- (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 11.5.2023;

- (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 11.8.2023;
- (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.”

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

Agenda Item 34

Section 16 Application

[Open Meeting]

A/YL-TYST/1186 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1” Zone, Lot 1075 (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1186)

98. 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

99. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 11.11.2025 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 11.5.2023;
- (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 11.8.2023;
- (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 11.5.2023;
- (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 11.8.2023;
- (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.”

100. 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 Ms Janet K.K. Cheung, STP/TMYLW, for her attendance to answer

Members' enquiries. She left the meeting at this point.]

Agenda Item 35

Any Other Business

101. There being no other business, the meeting was closed at 3:05 p.m..