

## **TOWN PLANNING BOARD**

### **Minutes of 713<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 17.2.2023**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Mr K.W. Leung

Dr Conrad T.C. Wong

Mr Vincent K.Y. Ho

Mr K.L. Wong

Chief Traffic Engineer/New Territories East,  
Transport Department  
Mr Ken K.K. Yip

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**

Miss Winnie W.M. Ng

Professor John C.Y. Ng

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 Karen K.Y. Tsui

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 712<sup>th</sup> RNTPC Meeting held on 3.2.2023**

[Open Meeting]

1. The draft minutes of the 712<sup>th</sup> RNTPC meeting held on 3.2.2023 were confirmed without amendments.

**Agenda Item 2**

**Matter Arising**

[Open Meeting]

2. The Secretary reported that following the streamlining arrangement for consideration of applications for temporary uses in one go ('streamlined applications') adopted since 29.7.2022 and Members' suggestions at the meetings held on 13.1.2023 and 3.2.2023, a review on the streamlining arrangement had been conducted based on the same key principles as follows:

- (a) Planning Department (PlanD)'s recommendation: no objection/could be tolerated;
  - (b) zoning: not within conservation-related zones e.g. "Green Belt", "Conservation Area", "Coastal Protection Area", "Other Specified Uses" for conservation etc;
  - (c) departmental comments: no adverse comments or the concerns of bureaux/departments could be addressed;
  - (d) previous application: no previously rejected application for same/similar use (excluding those with subsequent approval); and
  - (e) public comment: no substantial adverse public comments.
3. Other than those previously agreed proposed/applied temporary uses, namely: (i)

shop and services, eating place, site office; (ii) hobby farm; (iii) private/public vehicle park; (iv) warehouse, storage (with cover), logistics centre, wholesale trade; and (v) open storage and port back-up uses in Category 1 or 2 areas under the Town Planning Board Guidelines (TPB PG-No. 13F), the following uses were proposed to be added for the Committee's consideration in one group:

- (i) permanent 'Shop and Services' within "Other Specified Uses" annotated "Business" and "Industrial" zones;
- (ii) temporary 'Animal Boarding Establishment';
- (iii) temporary 'Recyclable Collection Centre (without workshops)'; and
- (iv) existing temporary open storage and other port back-up uses with previous planning approval(s) and/or permitted under the previous outline zoning plan in New Development Areas as set out under TPB PG-No. 13F.

4. The Chairman supplemented that Planning Committee papers would still be prepared for all 'streamlined applications' following the current practice. A summary table of the 'streamlined applications' together with the papers would be provided to Members before the meeting for Members' advance information and consideration. Members might consider any of such applications in more detail if so wished.

5. Members noted that the key principles of the streamlining arrangement previously agreed by the Committee were maintained and generally supported the inclusion of additional types of proposed/applied uses in paragraph 3 above. The Committee agreed to the revised streamlining arrangement, which would take effect at the same meeting.

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

**Agenda Item 3**

**Section 12A Application**

[Open Meeting]

Y/NE-STK/3                      Application for Amendment to the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2, To rezone the application site from “Village Type Development” to “Other Specified Uses” annotated “Columbarium”, Lots 1422 S.B (Part) and 1423 S.B (Part) in D.D. 41, Tong To, Sha Tau Kok  
(RNTPC Paper No. Y/NE-STK/3A)

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6.                      The Committee noted that the applicant’s representative requested on 2.2.2023 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.

7.                      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/49                      Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/36, 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/49B)

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8.                      The Secretary reported that the application site was located in Tai Wai, Sha Tin. The following Members had declared interest 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.

9.                      The Committee noted that the applicant had requested deferment of consideration of the application and Professor John C.Y. Ng had tendered an apology for not being able to attend the meeting. As the flat co-owned by Mr. Vincent K. Y. Ho had no direct view of application site, the Committee agreed that he could stay in the meeting.

10.                     The Committee noted that the applicant’s representative requested on 2.2.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted.

### **Agenda Item 5**

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

[Open Meeting]

Y/ST/55                      Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/36, 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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12.            The Secretary reported that the application was submitted by Sai Lam (Salvation) Foundation Limited (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 current 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.

13.            The Committee noted that the applicant had requested deferment of consideration of the application and Professor John C.Y. Ng had tendered an apology for not being able to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item. As the flat co-owned by Mr. Vincent K. Y. Ho had no direct view of

the application site, the Committee agreed that he could stay in the meeting.

14. The Committee noted that the applicant's representative requested on 1.2.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address comments from government departments and the public. 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 and public comments.

15. 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.



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

**Agenda Item 6**

**Section 12A Application**

[Open Meeting]

Y/YL-KTN/3                      Application for Amendment to the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, To rezone the application site from “Agriculture” to “Government, Institution or Community (1)”, Lot 1171 S.B in D.D. 109, Kam Tin, Yuen Long  
(RNTPC Paper No. Y/YL-KTN/3A)

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16.            The Committee noted that the applicant’s representative requested on 3.2.2023 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.

17.            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.

**Sai Kung and Islands District**

**Agenda Item 7**

**Section 16 Application**

[Open Meeting]

A/SK-HC/342 Proposed Temporary Animal Boarding Establishment (Dog Boarding Room and Dog Training Centre with Ancillary Reception and Storeroom) for a Period of 5 Years in “Green Belt” Zone and Area Shown as ‘Road’, Lots 6 S.A and 6 S.B RP (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung  
(RNTPC Paper No. A/SK-HC/342)

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18. The Secretary reported that the application was withdrawn by the applicant after issuance of the paper.

[Dr. C.H. Hau joined the meeting at this point]

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

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

**Agenda Item 8**

**Section 16 Application**

[Open Meeting]

A/NE-KLH/615 Proposed Temporary Warehouse for a Period of 3 Years in “Green Belt” Zone, Lot 477 RP in D.D. 9, Nam Wa Po, Tai Po  
(RNTPC Paper No. A/NE-KLH/615A)

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19. The Committee noted that the applicant’s representative requested on 1.2.2023

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.

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

### **Agenda Item 9**

#### **Section 16 Application**

[Open Meeting]

A/ST/1008            Proposed Public Vehicle Park (excluding container vehicle) cum Social Welfare Facility (Residential Care Home for the Elderly) Development, and proposed minor relaxation of Building Height Restriction in "Village Type Development" Zone, Lot 479 S.X in D.D. 189 and Adjoining Government Land, South of Hin Keng Street, Tai Wai  
(RNTPC Paper No. A/ST/1008A)

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21. The Secretary reported that the application site was located in Tai Wai, Sha Tin. The following Members had declared interest 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.

22. The Committee noted that the applicant had requested deferment of consideration of the application and Professor John C.Y. Ng had tendered an apology for not being able to attend the meeting. As the flat co-owned by Mr. Vincent K. Y. Ho had no direct view of the application site, the Committee agreed that he could stay in the meeting.

23. The Committee noted that the applicant's representative requested on 6.2.2023 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 second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

24. 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. Since it was the second deferment and a total of two months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

**Agenda Items 10 to 13**

**Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/176 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 55 S.A in D.D. 46, Tai Tong Wu, Sha Tau Kok

A/NE-MUP/177 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 55 S.B in D.D. 46, Tai Tong Wu, Sha Tau Kok

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(RNTPC Paper No. A/NE-MUP/176 and 177)

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A/NE-MUP/178 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 58 S.B in D.D. 46, Tai Tong Wu, Sha Tau Kok

A/NE-MUP/179 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 58 S.C in D.D. 46, Tai Tong Wu, Sha Tau Kok

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(RNTPC Paper No. A/NE-MUP/178 and 179)

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**Presentation and Question Sessions**

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

26. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the applications, the proposed use, the previous approved applications for the same use for each of the application sites, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications.

27. Members had no question on the application.

### Deliberation Session

28. Members noted that the Sites fell within the village ‘environs’ (VE) of Tai Tong Wu Village, they were in close proximity to the existing village cluster of Tai Tong Wu Village with other existing and approved Small Houses (SH), and that the planning circumstances of the current applications were similar to those of the previous applications. Members generally had no objection to the applications. A Member, while not objecting to the applications, opined that the (re)submission of such applications for clusters of SH developments by the same agent(s) on behalf of different applicants might be related to the selling of SH rights.

29. 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 17.2.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following condition :

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

30. The Committee also agreed to advise each of the applicant to note the advisory clauses as set out at Appendix VII of the Papers.

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

**Agenda Item 14**

**Section 16 Application**

[Open Meeting]

A/NE-WKS/20 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 (Part), 1759 (Part), 1760 (Part) and 1763 (Part) in D.D. 78, Nga Yiu Ha, Ta Kwu Ling  
(RNTPC Paper No. A/NE-WKS/20A)

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31. 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**

32. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 17.2.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site at any time during the planning approval period;
- (b) the 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 17.8.2023;
- (c) in relation to (b) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 17.11.2023;
- (d) in relation to (c) above, the implemented drainage facilities at the site shall be maintained at all times during the planning approval period;

- (e) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.8.2023;
- (f) in relation to (e) above, the implementation of the proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.11.2023;
- (g) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 17.11.2023;
- (h) 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;
- (i) if any of the above planning condition (b), (c), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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.”

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



## **Agenda Item 15**

### **Section 16 Application**

[Open Meeting]

A/NE-TKL/712            Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years until 11.3.2026 in “Agriculture” and “Village Type Development” Zones, Lot 365 S.C (Part) in D.D. 84, Tai Po Tin Village, Ping Che  
(RNTPC Paper No. A/NE-TKL/712A)

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34.            The Secretary reported that the application site was located in Ping Che, 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. 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.

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 12.3.2023 to 11.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the car park should be restricted for parking of private cars only and should not be opened to the public on a commercial basis;
- (b)    the existing fire service installations implemented on the site should be maintained in efficient working order at all times;
- (c)    the existing drainage facilities on the site shall be maintained properly at all times during the planning approval period and rectified if they are found

inadequate/ineffective during operation;

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

37. 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 Tim T.Y. Fung, STP/STN, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

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

[Ms Christine C.M. Cheung, Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), was invited to the meeting at this point.]

### **Agenda Item 16**

#### **Section 16 Application**

[Open Meeting]

A/NE-KTS/521      Proposed Temporary Private Vehicle Park (for Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 495 S.A ss.4, 495 S.A ss.5 and 495 S.A ss.6 in D.D.92, Kam Tsin, Kwu Tung South, Sheung Shui  
(RNTPC Paper No. A/NE-KTS/521)

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38. The Committee noted that the applicant’s representative requested on 13.2.2023 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.

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

### **Agenda Item 17**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/880 Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land in "Industrial (Group D)" and "Agriculture" Zones, Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTN/880)

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40. The Committee noted that the applicant's representative requested on 10.2.2023 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.

41. 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 18**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/881      Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/881)

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42.            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**

43.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 17.2.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

proposed by the applicant, during the planning approval period;

- (d) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of the 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 17.5.2023;
- (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 17.8.2023;
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if any of the above planning condition (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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.”

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 19**

**Section 16 Application**

[Open Meeting]

A/YL-KTS/945      Proposed Temporary Shop and Services and Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 1489 RP (Part) and 1490 S.A in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/945)

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45.            The Committee noted that the applicant requested on 8.2.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

## **Agenda Item 20**

### **Section 16 Application**

[Open Meeting]

A/YL-PH/927                      Proposed 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/927B)

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47.            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**

48.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 17.2.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the submission of a 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 17.8.2023;
  
- (b)    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 17.11.2023;
  
- (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 17.8.2023;

- (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.”

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 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/446A)

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

Dr C.H. Hau	} having current business dealings with WSD
Dr Conrad T.C. Wong	

51. The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Dr C.H. Hau and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion of the item.

52. The Committee noted that the applicant requested on 10.2.2023 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.

53. 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 22**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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/449A)

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### **Presentation and Question Sessions**

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

55. Members had no question on the application.

Deliberation Session

56. 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” (“GB”) 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 (TPB) Guidelines for ‘Application for Development within “GB” 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 may cause adverse traffic impact and pollution to nearby watercourse; and
- (c) the proposed use and filling of land are not in line with the TPB 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 the applicant fails to demonstrate that the proposed uses would not have adverse traffic and landscaping impacts on the surrounding areas and cause pollution to nearby watercourse.”

## **Agenda Item 23**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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

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### **Presentation and Question Sessions**

57.            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.

58.            Members had no question on the application.

### **Deliberation Session**

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

- “(a) the proposed development is not in line with the planning intention of the “Conservation Area” zone, which is primarily to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis; and
- (b) the proposed development is not in line with Town Planning Board Guidelines for ‘Application for Development within Deep Bay Area under

Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) in that the applicant fails to demonstrate how the proposed temporary use could facilitate the environmental education.”

[The Chairman thanked Ms Christine C.M. Cheung, STP/FSYLE, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

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

[Mr Alexander W.Y. Mak, Ms Carol K.L. Kan and Mr Eric C.Y. Chiu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Max Y.L. Wong, Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

#### **Agenda Item 24**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/428	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years in “Residential (Group A) 3” and “Open Space” Zones, Lot 812 RP in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long (RNTPC Paper No. A/HSK/428)
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60. 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**

61. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 17.2.2026 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 17.11.2023;
- (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 17.8.2023;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.11.2023;
- (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.”

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

**Agenda Item 25**

**Section 16 Application**

[Open Meeting]

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

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63.                      The Committee noted that the applicant’s representative requested on 9.2.2023 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.

64.                      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 26**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/583                      Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A) 24” and “Residential (Group A) 25” Zones, Site 4A (South) and Site 5, Tuen Mun Area 54  
(RNTPC Paper No. A/TM/583A)

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65.                      The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA) and the Housing Department (HD) was the executive arm of HKHA. The following Members had declared interests on the item:

- Mr Paul Y.K. Au                      -                      being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;  
(as Chief Engineer (Works), Home Affairs Department)
  
- Dr Conrad T.C. Wong                      -                      having current business dealings with HKHA; and
  
- Mr 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.

66.                      As the interest of Mr Paul Y.K. Au and Dr Conrad T.C. Wong were direct, the Committee agreed that they should leave the meeting temporarily for the item. As Mr K.L. Wong had no involvement in the application, the Committee agreed that he could stay in the meeting.

[Mr Paul Y.K. Au and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

67. With the aid of a PowerPoint presentation, Mr Alexander W.Y. Mak, STP/TMYLW, briefed Members on the background of the application, the proposed minor relaxation of plot ratio (PR) and building height (BH) restrictions for the permitted public housing 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.

68. Two Members raised the following questions:

- (a) noting that a site zoned “Government, Community or Institution” (“G/IC”) to the immediate north of Site 4A (South) had recently been identified for Light Public Housing (LPH), whether technical assessments conducted for the subject application had taken into account the LPH project;
- (b) whether the submitted Traffic Impact Assessment (TIA) had demonstrated no significant traffic impacts arising from the proposed high-density public housing developments on the surrounding developments; and
- (c) whether there would be fundamental and insurmountable constraints to provide adequate traffic improvement measures and supporting transport infrastructures to cater for the needs of the increased population from the subject public housing developments and the LPH project.

69. In response, with the aid of some PowerPoint slides and plans, Mr Alexander W.Y. Mak, STP/TMYLW made the following points:

- (a) the technical assessments conducted by the applicant had not taken into account the LPH project on the site to the immediate north of Site 4A (South) as the LPH site location and its proposed development parameters were not known at the time when assessing impact of the proposal under application. The Architectural Services Department, as the works agent, would conduct technical assessments for the LPH project, including TIA and Environmental Assessment Study (EAS), to assess its impacts on the



surrounding area. The relevant technical assessments of the LPH project would take into account all known committed developments in the vicinity, including the proposed public housing developments at Sites 4A (South) and Site 5 in Tuen Mun Area 54;

- (b) the submitted TIA demonstrated that the proposed minor relaxation of PR and BH restrictions for the permitted public housing developments at the application sites would not cause adverse traffic impact to the surrounding area. The Commissioner for Transport had no comment on the application; and
- (c) a public transport interchange at Yan Po Road was already in operation to provide public transport services including feeder bus and cross-district bus services. The existing public transport services would be enhanced in a timely manner to meet the travel needs of the future residents. Moreover, to cope with the anticipated traffic growth from the existing and planned developments (including the subject developments under application) in Tuen Mun Area 54, a number of road improvement projects had been/would be implemented, including road widening works at Lam Tei Interchange, and widening the carriageway and amending road markings of Tuen Mun Road.

### Deliberation Session

70. The Chairman remarked that it was the established practice that the later projects had to take into account earlier committed projects when preparing technical assessments. Hence, the technical assessments to be prepared for the LPH project would need to take into account the public housing projects under application. For the subject the application for minor relaxation of PR and BH restrictions for enhancing the development intensity of the public housing sites, the assessments submitted had demonstrated the technical feasibility of the developments.

71. 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 17.2.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission of an updated Environmental Assessment Study and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (b) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB; and
- (c) the submission of a desktop archaeological review for the proposed development at Site 4A (South) to the satisfaction of Antiquities and Monuments Office or of the TPB.”

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

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

### **Agenda Item 27**

#### **Section 16 Application**

[Open Meeting]

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

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73. The Committee noted that the applicant’s representative requested on 20.1.2023 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.

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

### **Agenda Item 28**

#### **Section 16 Application**

[Open Meeting]

A/YL/298

Proposed Comprehensive Residential, Commercial and Social Welfare Facility Development with Minor Relaxation of Plot Ratio Restriction for Phase III Development for Proposed Subsidised Sale Flats and Social Welfare Facility (Amendments to an Approved Master Layout Plan) in "Comprehensive Development Area" Zone and Area Shown as 'Road', Yuen Long Town Lot 504, Lots 461 RP, 462 S.B, 463 S.B, 464 RP and 495 RP in D.D. 116, and adjoining Government Land, Yuen Lung Street, Yuen Long

(RNTPC Paper No. A/YL/298)

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

**Agenda Item 29**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1148 Proposed Temporary Recyclable Collection Centre for Electrical Appliances, Electronic Parts and Batteries for a Period of 3 Years in “Residential (Group D)” Zone, Lots 154 (Part) and 159 S.A (Part) in D.D.128 and Adjoining Government Land, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1148)

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**Presentation and Question Sessions**

76. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

77. Members had no question on the application.

**Deliberation Session**

78. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 17.2.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/exit or to be parked/stored on the site at all times during the planning approval period;
- (b) no burning, breaking, melting and washing of electrical appliances, electronic parts and batteries, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) all workshop activities (including disassembling, sorting, packing and compacting of materials) shall be conducted inside enclosed building

structures at all times during the planning approval period;

- (d) 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 17.8.2023;
- (e) in relation to (d) 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 17.11.2023;
- (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 17.8.2023;
- (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 17.11.2023;
- (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; and
- (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.”

79. 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 (Presentation and Question Sessions Only)]

A/YL-LFS/452 Proposed Temporary Warehouse for Engineering Machineries and Construction Equipment (Suspended Working Platforms and Metal Scaffolds) for a Period of 3 Years, and Filling and Excavation of Land in “Green Belt” Zone, Lots 1263, 1264, 1283, 1284, 1286 and 1287 in D.D. 129 and Adjoining Government Land, Tsim Bei Tsui, Yuen Long (RNTPC Paper No. A/YL-LFS/452)

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**Presentation and Question Sessions**

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

[Mr. Paul Y.K. Au rejoined the meeting during PlanD’s presentation.]

81. A Member raised the following questions:

- (a) whether the site at Tong Yan San Tsuen currently used by the applicant had been affected by government land resumption as claimed by the applicant;
- (b) whether the site at Tong Yan San Tsuen was actively used for storage of the same nature as the proposed use under the subject application; and
- (c) whether the applicant had sought help from other government departments with regard to the relocation of their operation affected by government land resumption, and what the existing mechanisms were to help the affected brownfield operators.

82. In response, Mr Eric C.Y. Chiu, STP/TMYLW, made the following points:

- (a) Lands Department advised that the applicant was a business undertaking affected by government land resumption for public works in Tong Yan San Tsuen, and the use on that site was similar to that of the proposed use under the subject application; and
- (b) the applicant had been searching for suitable relocation sites in other areas. On the part of the Government, a multi-pronged approach had been adopted to assist brownfield operators affected by land resumption, which included offering them advice on planning and land procedures in relation to relocation sites that they had identified. The Development Bureau (DEVB) would also help to facilitate through coordination with relevant government departments to expedite the administrative procedures.

### Deliberation Session

83. In response to a Member's concern on the difficulties faced by brownfield operators in identifying suitable sites for re-provisioning their operations and the need for the Government to provide suitable assistance, the Chairman recapitulated that the Government's policy was multi-pronged, including providing eligible business operators with monetary compensation, developing multi-storey buildings for consolidating and re-provisioning brownfield operations, offering advice to brownfield operators on relocation sites identified by them and facilitating and expediting the approval process, as seen in the case of some applications being approved successively in Lau Fau Shan. Nevertheless, the relocation sites should have no insurmountable problems from land use perspective. Based on planning assessment by Planning Department, the proposed use on the application site was considered not in line with the planning intention of the "Green Belt" zone and the related Town Planning Board Guidelines.

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

- “(a) the proposed use and associated filling and excavation of land are not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas

by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

- (b) the proposed use and associated filling and excavation of land are not in line with the Town Planning Board (TPB) Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use and associated filling and excavation of land are considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed use and associated filling and excavation of land would not have significant adverse landscape impact on the surrounding areas.”

### **Agenda Item 31**

#### **Section 16 Application**

[Open Meeting]

A/YL-TT/573                      Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone, Lots 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 RP in D.D. 118, Yuen Long  
(RNTPC Paper No. A/YL-TT/573A)

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85.            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**

86.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 17.2.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :



- “(a) the animals shall be kept inside enclosed structures between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used at the site, as proposed by the applicant, at any time during the planning approval period;
- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 17.8.2023;
- (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 17.11.2023;
- (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 17.8.2023;
- (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 17.11.2023;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

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

87. 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 (Presentation and Question Sessions Only)]

A/YL-TT/579 Religious Institution (Temple) with Associated Filling of Land in “Agriculture” Zone, Lots 1445 RP (Part), 1446, 1609 (Part), 1610 (Part), 1612 S.B ss.1 and 1612 S.B RP (Part) in D.D. 116 and Adjoining Government Land, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/579A)

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

88. With the aid of some plans, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the applied temple use (with no columbarium and ancestral tablets), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

89. In response to the Chairman’s enquiry on the technical assessment submitted in support of the previously rejected application (No. A/YL-TT/316) for the same use as the subject application, Ms Carol K.L. Kan, STP/TMYLW, said that there was insufficient information submitted under the previous application to demonstrate that the proposed development would not pose adverse vehicular and pedestrian traffic impacts. The subject application for the same use had less visitors and the Commissioner for Transport (C for T) had no comment on the applied use from traffic engineering perspective.

## Deliberation Session

90. The Chairman recapitulated that as compared with the previously rejected application (No. A/YL-TT/316), the current scheme involved a temple without columbarium and ancestral tablets as claimed by the applicant, a smaller number of visitors and no ancillary staff quarters. The C for T also had no adverse comments on the current application. The applicant of the current scheme was a registered religious and charitable organisation.

91. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no columbarium services, worshipping of ancestor/spirit tablets and burning of joss papers/offerings, as advised by the applicant, is allowed within the site;
- (b) the provision of drainage facilities within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 17.8.2023;
- (c) the provision of water supplies for firefighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.8.2023; and
- (d) if 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.”

92. 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 Alexander W.Y. Mak, Ms Carol K.L. Kan and Mr Eric C.Y. Chiu, STPs/TMYLW, and Mr Max Y.L. Wong (TP/TMYLW), for their attendance to answer

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

93. There being no other business, the meeting was closed at 3:30 p.m.