

**TOWN PLANNING BOARD**

**Minutes of 714<sup>th</sup> Meeting of the  
Rural and New Town Planning Committee held at 2:30 p.m. on 3.3.2023**

**Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Venus Y.H. Lun

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 Joyce S.Y. Ng

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

Secretary

**Absent with Apologies**

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

**In Attendance**

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

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

Town Planner/Town Planning Board  
Mr Brian C.L. Chau

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 713<sup>th</sup> RNTPC Meeting held on 17.2.2023**

[Open Meeting]

1. The draft minutes of the 713<sup>th</sup> RNTPC meeting held on 17.2.2023 were confirmed without amendments.

**Agenda Item 2**

**Matter Arising**

[Open Meeting]

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

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

**Agenda Item 3**

**Section 12A Application**

[Open Meeting]

Y/NE-KTS/16            Application for Amendment to the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18, To rezone the application site from “Recreation” to “Government, Institution or Community (1)”, Lot No. 953 RP (Part) in D.D. 92 and Adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui  
(RNTPC Paper No. Y/NE-KTS/16)

---

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

**Agenda Item 4**

**Section 12A Application**

[Open Meeting]

Y/NE-KTS/17            Application for Amendment to the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18, To rezone the application site from “Agriculture” and “Recreation” to “Residential (Group B)”, Lots 959 RP, 998 RP (Part), 999 RP (Part), 1005 RP, 1006 to 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and Adjoining Government Land, Kam Hang Road, Kwu Tung South  
(RNTPC Paper No. Y/NE-KTS/17)

---

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

**Tuen Mun and Yuen Long West District**

**Agenda Item 5**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/TM/24                      Application for Amendment to the Draft Tuen Mun Outline Zoning Plan No. S/TM/36, To rezone the application site from “Green Belt” to “Government, Institution or Community”, Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun  
(RNTPC Paper No. Y/TM/24C)

---

5.                      The Secretary reported that the Paper was issued to the applicant on 24.2.2023 and the applicant’s representative requested before the meeting deferment of consideration of the application. Representatives from the Planning Department (PlanD) and the applicant’s representatives would be invited to the meeting and the applicant’s representatives would present to the Committee the reasons for the proposed deferment. Representatives from PlanD and the applicant’s representatives would then be invited to leave the meeting and the Committee would deliberate on the deferral request in their absence. If the Committee decided to defer a decision on the application as requested by the applicant, the applicant’s representatives would be duly notified after the deliberation. Should the Committee consider that a deferment was not warranted, the consideration of the application would proceed as scheduled.

**Presentation and Question Sessions**

6.                      The following representatives from PlanD and the applicant’s representatives were invited to the meeting at this point :

**PlanD**

Mr Raymond H.F. Au                      - District Planning Officer/ Tuen Mun and Yuen Long West (DPO/TMYLW)

Mr Alexander W.Y. Mak - Senior Town Planner/ Tuen Mun and Yuen Long West (STP/TMYLW)

Mr Max Y.L. Wong - Town Planner/ Tuen Mun and Yuen Long West (TP/TMYLW)

**Applicant's Representatives**

*Brighspect Ltd.*

Mr K.C. Lee

Mr Tse Pak Wing

*OZZO Technology (HK) Ltd.*

Mr Stanley Chan

Ms Shiyong Lin

Ms Agnes Ho

7. The Chairman extended a welcome and explained the procedures of the meeting. He then invited the applicant's representative to elaborate on the justifications for the deferral request.

8. Mr K.C. Lee, the applicant's representative, indicated that comments from the Transport Department (TD) on the revised Traffic Impact Assessment (TIA) submitted by the applicant in support of the application were received on 24.2.2023. As some of the TD's comments were new and substantial, more time was required to prepare further information to address the comments, and a deferment of consideration of the application was required.

9. The Chairman then invited the representative from PlanD to elaborate on the background of the TIA submission and the previous deferments granted for the application. In response, Mr Raymond H.F. Au, DPO/TMYLW, stated that the applicant submitted a revised TIA in September 2022 which had been circulated to TD for comment. Comments on the revised TIA were subsequently received from TD in February 2023 which were then incorporated in the Paper. The Paper was issued with a copy sent to the applicant on 24.2.2023, i.e. one week before the meeting for consideration of the application. The applicant had previously requested deferment for three times, which were approved by the

Committee on 18.9.2020, 5.2.2021 and 10.9.2021, and therefore the request just made by the applicant's representative would be the fourth one.

10. In response to the Chairman's enquiry on the deferment period, Mr K.C. Lee, the applicant's representative, said that a period of three months was preferred, but a period of two months would also be acceptable if it was the normal practice.

11. The representatives from PlanD and applicant's representatives were invited to leave the meeting at this point.

[Dr Billy Hau joined the meeting during the presentation and question sessions.]

#### Deliberation

12. At the invitation of the Chairman, the Secretary explained that reference would be made to the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications Made Under the Town Planning Ordinance (TPB PG-No. 33A) in considering request for deferment. As specified in TPB PG-No. 33A, as a prerequisite, reasonable grounds must be provided to support the request. In this regard, addressing comments from relevant government departments in order to resolve major technical issues directly associated with the case in question would normally be considered a valid reason for granting deferment. For the application, the applicant required more time to address TD's comments on the revised TIA. Regarding the number of deferment, as specified in TPB PG-No. 33A, to avoid delay in processing application, the second deferment should generally be the last deferment except under very special circumstances and supported with strong justifications. According to paragraph 1.10 of the Paper, the application had already been deferred three times. Nonetheless, TD's comments were only received by the applicant on 24.2.2023, i.e. one week before the meeting, and the applicant's representative had expressed that more time was required to prepare further information to address TD's comments which were new and substantial. The Committee was invited to consider if such situation warranted an exceptional circumstance and a strong justification for allowing the fourth deferment. The Chairman then invited views from Members.

13. A Member, while considering the deferral request acceptable in view that the applicant could only receive TD's comments on 24.2.2023, asked whether TD's comments were substantial and complicated which could not be addressed before the meeting. The Secretary then supplemented that traffic aspect was one of the major considerations of the application and TD had offered very detailed comments, as listed in Appendix III of the Paper, which were mainly related to the assumptions adopted in the TIA and the technical feasibility of the proposed traffic mitigation measures.

14. As invited by the Chairman, Mr Ken K.K. Yip, Chief Traffic Engineer/New Territories East, TD, explained that the time required for processing TIAs by TD would depend on the complexity of the respective cases. A four-month processing time for the TIA of the subject application was considered exceptionally long, and it might be due to some special circumstances. As set out in the Paper, TD's comments were substantial which could not normally be addressed within a week. He considered that the applicant would need more time to prepare further information to address TD's comments.

15. A Member having considered the above expressed that sympathetic consideration could be given in granting the fourth deferment.

16. The Chairman said that traffic concern was one of the major considerations of the application. He noted that Members generally agreed to accede to the deferral request, and remarked that this was the fourth deferment and it should be the last one that could be allowed for the application.

17. Regarding the deferment period, the Chairman remarked that as specified in TPB PG-No. 33A, the applicant or relevant parties would normally be given two months for preparation of submission of further information (if required) upon the Committee's agreement to the deferral request. In response to the Vice-Chairman's enquiry on whether two months would be sufficient for the applicant to prepare further information to address TD's comments, the Chairman supplemented that upon receipt of the submission of further information from the applicant, the relevant submission would be processed as per the established practice, including consideration on whether it could be accepted and/or exempted from publication and recounting requirements, as well as consultation with the relevant government department. The application would be submitted to the Committee for



consideration within three months from the date of receipt of the further information or earlier if the further information could be processed within a shorter time.

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 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 fourth deferment and a total of eight months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted.

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

[Ms W.H. Ho, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

### **Agenda Item 6**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBN/70 Proposed Public Utility Installation (Underground Cables) and Associated Excavation of Land in "Coastal Protection Area" and "Conservation Area" Zones, Government Land in D.D. 238 near Hang Hau Wing Lung Road, Sai Kung  
(RNTPC Paper No. A/SK-CWBN/70)

---

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

CLP. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for not being able to attend the meeting.

### Presentation and Question Sessions

20. With the aid of some plans, Ms W.H. Ho, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

21. Members had no question on the application.

### Deliberation Session

22. 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 3.3.2027, 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.

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

## **Agenda Item 7**

### Section 16 Application

[Open Meeting]

A/SLC/174                      Proposed Public Utility Installation (Poles, Stays and Overhead Cables) and Excavation and Filling of Land in “Coastal Protection Area” Zone, Lot 889 S.A in D.D. 328L and Adjoining Government Land, Tong Fuk, Lantau  
(RNTPC Paper No. A/SLC/174)

---

24. The Secretary reported that the application was submitted by CLP Power Hong

Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for not being able to attend the meeting.

25. The Committee noted that the applicant's representative requested on 16.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

26. 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 Ms W.H. Ho, STP/SKIs, for her attendance to answer Members' enquiries. She left the meeting at this point.]

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

[Mr Kevin K.W. Lau, Mr Tim T.Y. Fung and Mr Harris K.C. Liu, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

## **Agenda Item 8**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/749            Proposed House (New Territories Exempted House - Small House) in  
                                 “Agriculture” Zone and area shown as ‘Road’, Government Land in  
                                 D.D.19, Chung Uk Tsuen, Lam Tsuen, Tai Po  

---

                                 (RNTPC Paper No. A/NE-LT/749)

### **Presentation and Question Sessions**

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

28.            A Member enquired whether the three justifications put forward by the applicant under the current application were generally the same as those indicated in the previously rejected application (No. A/NE-LT/713). In response, Mr Kevin K.W. Lau, STP/STN, stated that the justifications for the current and the previously rejected applications were basically similar. Besides, the applicant proposed to locate the proposed small house (SH) block further away from a tree (*Michelia x alba* (白蘭)) within the application site (the Site) under the current application with a view to addressing the comment of the Chief Town Planner/ Urban Design and Landscape, PlanD on application No. A/NE-LT/713 in respect of the close proximity between the proposed SH block and the tree. However, such concern on the existing tree did not form any of the rejection reasons for the application No. A/NE-LT/713.

29.            A Member enquired about why the applicant claimed that there was no land available for the proposed development while PlanD’s presentation stated otherwise. With the aid of a plan, Mr Kevin K.W. Lau, STP/STN, explained that while the amount of land available within the “V” zone was insufficient to fully meet the future SH demand after taking into account both the 10-year SH demand forecast and the outstanding SH applications, it was sufficient to meet the outstanding SH applications which warranted more weighting

under the cautious approach adopted by the Town Planning Board in considering applications for SH developments.

30. A Member, noting that part of the Site fell within an area shown as ‘Road’ for Lam Kam Road abutting the Site, asked whether the application if approved would affect any widening proposal for Lam Kam Road. In response, Mr Kevin K.W. Lau, STP/STN, stated that widening of some sections of Lam Kam Road had already been completed and based on the latest information, there was no plan for further widening works. The area shown as ‘Road’ on the outline zoning plan (OZP), which was broad brush in nature, was delineated in consultation with the relevant government departments.

#### Deliberation Session

31. A Member raised concern if it was an abuse of the planning permission system that the applicant submitted the application for the Committee’s consideration, even though no major changes to the proposed scheme had been made in response to the rejection reasons for the previous application, which was rejected by the Committee only a few months ago. The Chairman remarked that the Secretariat of the Town Planning Board and PlanD were required to process all applications submitted under the statutory provisions of the Town Planning Ordinance.

32. Noting that there was currently no plan for further widening of Lam Kam Road, a Member was of the view that the area shown as ‘Road’ on the OZP should not be affected and asked if potential impact on future road widening works was a concern which could be incorporated as one of the rejection reasons for the application. The Chairman remarked that it was common to find the ‘Road’ area for roads in the New Territories being broadly reflected on the OZP. As there was currently no concrete plan for the further widening of Lam Kam Road and any future road widening works would be subject to review by the relevant government departments and hence, it would not be appropriate to incorporate this point as one of the rejection reasons for the application.

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

“(a) the proposed development is not in line with the planning intention of the

“Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention;

- (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 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 Chung Uk Tsuen, Fong Ma Po, Tong Min Tsuen and San Uk Tsai which is 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 9**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/685                      Proposed Minor Relaxation of Building Height Restriction for a Permitted Bus Depot in “Other Specified Uses” annotated “Bus Depot” Zone, Government Land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po  
  
(RNTPC Paper No. A/TP/685A)

---

34.                      The Secretary reported that the application site (the Site) was located in Tai Po and was submitted by The Kowloon Motor Bus Co. (1933) Ltd. (KMB) which is a subsidiary of Transport International Holdings Ltd. which is partly owned by Sun Hung Kai Properties

Limited (SHK). The following Members had declared interests on the item :

- |                     |   |
|---------------------|---|
| Miss Winnie W.M. Ng | - being a director of KMB and Long Win Bus Company Limited; |
| Dr Conrad T.C. Wong | - having current business dealings with SHK;                |
| Mr Vincent K.Y. Ho  | - having current business dealings with SHK; and            |
| Dr Venus Y.H. Lun   | - co-owning a property with spouse in Tai Po                |

35. The Committee noted that Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had tendered apologies for not being able to attend the meeting. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she should be invited to leave the meeting temporarily for the item. As the property co-owned by Dr Venus Y. H. Lun and her spouse had no direct view of the Site, the Committee agreed that she could stay in the meeting.

[Miss Winnie W.M. Ng left the meeting temporarily at this point.]

#### Presentation and Question Sessions

36. With the aid of a Powerpoint presentation, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

37. Members raised the following questions:

- (a) whether the provision of charging-enabling parking facilities for electric buses could justify the necessity for minor relaxation of building height (BH) restriction;
- (b) the number of electric buses to be accommodated within the proposed bus

depot;

- (c) whether the applicant had provided any information on the roadmap regarding the use of electric buses in future; and
- (d) noting that the proposed minor relaxation of BH restriction involved 100% increase of BH, i.e. from 2 storeys to 4 storeys, whether such extent of increase would be considered minor and any precedent effect would be created.

38. In response, with the aid of some Powerpoint slides, Mr Kevin K.W. Lau, STP/STN, made the following points:

- (a) according to the applicant, apart from the provision of charging-enabling parking facilities for electric buses, the proposed bus depot would also facilitate the consolidation of 183 buses which were currently overparked or parked overnight at bus terminus in Tai Po and Sha Tin districts, which could free up land resources for other beneficial uses. In particular, the bus parking site on Dai Wah Street located to the south of the Site which could be returned to the Government for other uses upon completion of the proposed bus depot;
- (b) the proposed bus depot was intended for parking of electric buses and there would be 363 charging-enabling parking bays;
- (c) the then Environment Bureau promulgated the “Roadmap on Popularization of Electric Vehicles” in 2021 which stated that the Government had been working with the bus companies to conduct trial on using electric vehicles and targeted to formulate an implementation programme in 2025. The applicant had not provided any information on future roadmap for the use of electric buses; and
- (d) there was no absolute figure on the percentage of increase in considering minor relaxation of BH restriction and each application should be considered on its own merits taking into account the potential impacts on its surrounding area as well as the planning gains. The BH under the application was proposed to be increased by 2 storeys or about 15m in



absolute term which was not unacceptable to be considered as minor. There were some previous applications with 100% increase in BH approved by the Committee, e.g. relaxation of BH restriction from 3 storeys to 6 storeys for development of a residential care home for the elderly in Yuen Long.

### Deliberation Session

39. The Chairman remarked that the proposed bus depot was a permitted use. The extent of increase in BH (from 2-storeys to 4-storeys) in terms of percentage, i.e. 100%, appeared to be high, yet the overall BH was of low-rise and there were previous applications for low-rise developments with 100% increase in BH approved by the Committee. Consideration would also be given to the individual merits of the application, including contribution to carbon neutrality by promoting the use of electric buses in the long term for which policy supports from two relevant bureaux on the application had been obtained.

40. A Member was of the view that while the proposed minor relaxation of BH restriction was supported, returning of bus parking site(s) to the Government for other beneficial uses, rather than the promotion of electric bus, was considered a more sound justification. Another Member expressed disappointment that the applicant had not provided any details on its own future plan on the use of electric buses.

41. Two Members were of the view that while relaxation of BH restriction could be justifiable for cases with public benefits, the term “minor” might not be appropriate for some cases. The Chairman remarked that the wordings of the minor relaxation clause under the statutory plans could be reviewed when opportunity arose.

42. 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 3.3.2027, 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 and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board (TPB);
- (b) the submission of a revised quantitative risk assessment to the satisfaction of the Director of Electrical and Mechanical Services or of the TPB; and
- (c) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

[Miss Winnie W.M. Ng rejoined the meeting at this point.]

### **Agenda Item 10**

#### **Section 16 Application**

[Open Meeting]

A/ST/1013 Columbarium in “Government, Institution or Community” Zone, Lots 60 S.A, 60 S.B and 561 in D.D. 184 and Adjoining Government Land, South of Che Kung Miu Road, Tai Wai  
(RNTPC Paper No. A/ST/1013)

---

44. The Secretary reported that the application site was located in Shatin. The following Members had declared interests on the item:

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

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

45. The Committee noted that Professor John C.Y. Ng and Mr Vincent K.Y. Ho had tendered apologies for not being able to attend the meeting.

46. The Committee noted that the applicant's representative requested on 22.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

47. 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 11**

#### **Section 16 Application**

[Open Meeting]

A/ST/1014                      Proposed Shop and Services in "Industrial" Zone, Factory Unit 4 on G/F, Hopeful Factory Centre, Nos. 9-15 Fo Tan Road and Nos. 10-16 Wo Shing Street, Fo Tan, Sha Tin  
(RNTPC Paper No. A/ST/1014)

---

48. The Secretary reported that the application site was located in Shatin. The following Members had declared interests on the item:

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

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

49. The Committee noted that Professor John C.Y. Ng and Mr Vincent K.Y. Ho had tendered apologies for not being able to attend the meeting.

50. The Committee noted that the applicant requested on 22.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

51. 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 12**

### **Section 16 Application**

[Open Meeting]

A/NE-FTA/221 Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years in "Other Specified Uses" annotated "Port Back-up Uses" and "Agriculture" Zones, Lots 182 RP (Part) and 183 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui  
(RNTPC Paper No. A/NE-FTA/221)

---

52. The Committee noted that the applicant's representative requested on 22.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first 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, and no further deferment would be granted unless under very special circumstances.

### **Agenda Item 13**

#### **Section 16 Application**

[Open Meeting]

A/NE-LK/148      Proposed Temporary Holiday Camp for a Period of 3 Years in "Village Type Development" Zone, Lots 2452 S.B (Part) and 2467 in D.D. 39, Shek Chung Au, Sha Tau Kok  
(RNTPC Paper No. A/NE-LK/148)

---

54. 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 to address departmental comments. It was the second time that the applicant requested deferment of the application.

55. 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 further information, no further deferment would be granted unless under very special circumstances and supported with strong justifications.

#### **Agenda Item 14**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MTL/10            Proposed Temporary Place for Recreational, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lots 309, 310 RP (Part), 311, 316 (Part), 322 (Part), 323 (Part), 324, 325 (Part), 330 RP (Part), 362 (Part), 363 (Part) in D.D. 89 and Adjoining Government Land, Lo Wu  
(RNTPC Paper No. A/NE-MTL/10)

---

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

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

57.            Members had no question on the application.

##### **Deliberation Session**

58.            Noting that the application site was located in close proximity to existing egretty and abutting an area zoned “Conservation Area”, a Member agreed that the application should be rejected and appealed that the Committee should vigorously safeguard the area in order to protect the sensitive environment.

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

“Green Belt” (“GB”) zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and

- (b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for ‘Application for Development within the “GB” zone under Section 16 of the Town Planning Ordinance’ in that the applicant fails to demonstrate in the submission that the proposed development would not affect the existing natural landscape and cause adverse traffic impact to the surrounding areas.”

### **Agenda Item 15**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/180      Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 58 S.A (Part) in D.D. 46, Tai Tong Wu Village, Sha Tau Kok Heung  
(RNTPC Paper No. A/NE-MUP/180)

---

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

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

61.            A Member enquired what the black dashed line on Plan A-2a referred to. In response, with the aid of a plan, Mr Tim T.Y. Fung, STP/STN, stated that the black dashed line referred to the boundary of the village environs (‘VE’). As shown on the plan, the application site (the Site) was located outside the “Village Type Development” zone, but fell

partly within the 'VE'. There were Small House (SH) applications approved at different periods of time in vicinity of the Site, and the implementation of which were forming a new village cluster in the locality. The Site was the subject of a previously approved application with generally the same development parameters and footprint submitted by the same applicant.

### Deliberation Session

62. The Chairman remarked that SH grant application for sites outside 'VE' would normally not be considered by the Lands Department. Having considered that there was a village cluster in the locality and that there was a previous approval for SH development at the Site, sympathetic considerations could be given to the application.

63. 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 3.3.2027, 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 condition :

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

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

### **Agenda Item 16**

#### Section 16 Application

[Open Meeting]

A/NE-TKL/714 Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Agriculture” Zone, Lot 217 (Part) in D.D. 84, Ping Che  
(RNTPC Paper No. A/NE-TKL/714)

---



65. 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 as his firm owning some pieces of land in Ta Kwu Ling. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for not being able to attend the meeting.

66. The Committee noted that the applicant requested on 13.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

### **Agenda Item 17**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/176            Proposed House (New Territories Exempted House - Small House) in  
                                 "Agriculture" Zone, Lots 1591 S.B and 1600 S.B RP in D.D. 91, Kai  
                                 Leng, Sheung Shui  
                                 (RNTPC Paper No. A/NE-PK/176)

---

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

68. With the aid of some plans, Mr Harris K.C. Liu, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public

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

69. Members had no question on the application.

#### Deliberation Session

70. 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 3.3.2027, 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 condition :

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

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

#### **Agenda Item 18**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/767      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 252 RP in D.D. 23, Wai Ha, Ting Kok, Tai Po  
(RNTPC Paper No. A/NE-TK/767)

---

##### Presentation and Question Sessions

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

73. Members had no question on the application.

Deliberation Session

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

- “ (a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current 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 more than 50% of the proposed Small House footprint falls outside the “Village Type Development” (“V”) zone and the village environs of any recognised villages; and
- (c) land is still available within the “V” zone of Wai Ha which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.”

## **Agenda Item 19**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/768            Temporary Shop and Services (Selling of Refreshment, Hiring of Fishing-related Accessories and Storage) for a Period of 3 Years in “Conservation Area” Zone, Government Land in D.D. 28, Tai Mei Tuk, Tai Po  
  
(RNTPC Paper No. A/NE-TK/768)

---

### **Presentation and Question Sessions**

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

76.            A Member asked what the square-hatched area within the application site (the Site) as shown on Plan A-2 referred to and whether any tree felling was involved for the applied use. In response, with the aid of some plans, Mr Harris K.C. Liu, STP/STN, stated that the square-hatched area within the Site referred to the drainage reserve upon which no structures would be allowed to be erected. No tree felling was proposed in the application and all trees as shown on the aerial photo on Plan A-3 of the Paper were located outside the Site.

### **Deliberation Session**

77.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “ (a) no structure should be erected on the drainage reserve area at all times during the planning approval period;
  
- (b) the existing drainage facilities on the site should be maintained at all times

during the planning approval period and rectified if they are found inadequate/ineffective during operation;

- (c) the submission of a record of 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 3.6.2023;
- (d) the implementation of the accepted fire service installations and water supplies for firefighting proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.12.2023;
- (e) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (f) if any of the above planning condition (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (g) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

78. 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 Kevin K.W. Lau, Mr Tim T.Y. Fung and Mr Harris K.C. Liu, STPs/STN, for their attendance to answer Members’ enquiries. They left the meeting at this point.]



80. As the interest of Stephen L.H. Liu was indirect, and Dr C.H. Hau had no involvement in the application and his property had no direct view of the Site, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

81. With the aid of a Powerpoint presentation, Mr Louis H.W. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

82. A Member enquired about the plot ratio (PR) restrictions for the sites in vicinity of the Site. In response, with the aid of a plan, Mr Louis H.W. Cheung, STP/FSYLE, said that the private housing sites to the immediate east and west of the Site were subject to a maximum building height (BH) of 120mPD and a maximum PR of 6, while the site located to the further west was subject to a maximum BH of 135mPD and a maximum PR of 5.5. Across the planned town plaza to the north of the Site were public housing sites subject to maximum BHs of 146mPD and 151mPD and a maximum PR of 6.25, while the site reserved for government, institution and community facilities located to the southeast of the Site was subject to a maximum BH of 130mPD.

83. Noting that the BH and PR of the neighbouring sites were relatively high, in particular that there was another housing site to the north of the Site which was subject to a maximum BH of 145mPD and a maximum PR of 7.8, the same Member asked whether the development potential of the Site had been maximised in respect of BH and PR under the application. With the aid of a Powerpoint slide, Mr Louis H.W. Cheung, STP/FSYLE, explained that the Site was located within the First Phase of Kwu Tung North New Development Area (KTN NDA). Infrastructural works had been carrying out by the Civil Engineering and Development Department (CEDD) since 2019 and the land exchange for the Site was completed in 2017. In deriving the development parameters for the Site under the application, the applicant should have taken into account a number of factors, including the implementation timeframe of the planned infrastructures and the results of relevant technical assessments. The housing site located to the north of the Site with a PR of 7.8 fell within the Remaining Phase of KTN NDA, for which minor relaxation of development restrictions for a number of housing sites was sought by CEDD and approved by the Committee in

September 2022.

### Deliberation Session

84. The Chairman remarked that in order to unleash the development potential of some of the development sites in KTN NDA, various planning applications for relaxing the development restrictions were previously submitted by CEDD, but such relaxation involved mainly public housing sites. The current application was submitted for private housing development and in deriving the proposed increase in domestic PR (i.e. from 5 to 5.5), the applicant should have taken into account the development potential of the Site as well as other relevant factors. The proposed increase in PR was considered not incompatible with the development intensity of the surrounding sites.

85. 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 3.3.2027, 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 condition :

“the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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



**Agenda Item 21**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/520      Temporary Warehouse (Electronic Parts and Construction Materials) with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Lots 1618 (Part), 1619 (Part) and 1620 (Part) in D.D. 100 and Adjoining Government Land, Kwu Tung South, Sheung Shui  
(RNTPC Paper No. A/NE-KTS/520A)

---

87.            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 3 years based on the assessments set out in the Paper.

**Deliberation Session**

88.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “ (a) no workshop activities are allowed to be carried out at any time during the planning approval period;
- (b) no medium/heavy goods vehicles exceeding 5.5 tonnes including container trailer/tractor, as defined in the Road Traffic Ordinance, are allowed to/from the site at any time during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period;
- (d) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 3.6.2023;

- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.9.2023;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.12.2023;
- (g) 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
- (h) if any of the above planning condition (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

## **Agenda Item 22**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/338            Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 721 RP (Part) in D.D. 112, Lin Fa Tei Tsuen, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-SK/338A)

---

90. 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 3 years based on the assessments set out in the Paper.

Deliberation Session

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 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 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 3.9.2023;
- (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 3.12.2023;
- (c) 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 3.9.2023;
- (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 3.12.2023;
- (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.”

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

set out at Appendix IV of the Paper.

**Agenda Item 23**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/882      Proposed Temporary Shop and Services (Retail Shop for Auto Glass) with Ancillary Office and Service Centre for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 160 RP in D. D. 110, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/882)

---

93.            The Committee noted that the applicant’s representative requested on 28.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

94.            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 24**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/883      Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years in “Village Type Development” Zone, Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/883)

---

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

**Deliberation Session**

96.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 3.3.2028 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 3.9.2023;
  
- (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 3.12.2023;
  
- (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 3.9.2023;
  
- (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 3.12.2023;

- (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 25**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/884 Proposed Four Houses (New Territories Exempted Houses - Small Houses) in “Agriculture” Zone, Lots 948 S.A ss.1 S.A ss.1, 948 S.A ss.1 S.A ss.2, 948 S.A ss.1 S.A RP, 948 S.A ss.1 S.B, 948 S.A ss.1 S.C, 948 S.A ss.1 S.D, 948 S.A ss.1 S.E, 948 S.A ss.1 S.F, 948 S.A ss.1 RP in D.D. 109 , Tai Kong Po, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/884)

---

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

98. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed 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.

99. Members had no question on the application.

### Deliberation Session

100. 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 3.3.2027, 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 condition :

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

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

### **Agenda Item 26**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/885      Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 646 (Part), 648 (Part) and 655 (Part) in D.D. 109, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/885)

---

102. 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

103. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 3.3.2028 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 8:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed structures on the site from 6:00 p.m. to 8:00 a.m. and up to five dogs with dog masks are allowed for outdoor activities at the same time during the operation hours, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 3.9.2023;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 3.12.2023;
- (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 revised 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 3.9.2023;
- (h) in relation to (g) above, the implementation of the revised 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 3.12.2023;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied



with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

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

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

### **Agenda Item 27**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/886 Proposed Public Utility Installation (Solar Energy System and Pole with Transformer) and Filling of Land in “Agriculture” Zone, Lot 1471 S.B (Part) in D.D. 107, Shui Mei Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-KTN/886)

---

105. The Committee noted that the applicant requested on 23.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

106. 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-KTN/887      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, Lot 1049 S.B RP (Part) in D.D. 109, Yuen Long  
  
(RNTPC Paper No. A/YL-KTN/887)

---

107.            The Committee noted that the applicant's representative requested on 27.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

108.            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 (Presentation and Question Sessions Only)]

A/YL-KTS/940      Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1023 S.A, 1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/940A)

---

109.      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**

110.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 3.3.2028 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. and no more than two dogs with dog masks are allowed for outdoor activities at the same time during the operation hours, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site during the planning approval period;
- (d) the submission of a 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 3.9.2023;

- (e) 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 3.12.2023;
- (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 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 3.9.2023;
- (h) 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;
- (i) if any of the above planning condition (d), (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.”

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

**Agenda Item 30**

**Section 16 Application**

[Open Meeting]

A/YL-KTS/946            Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years in “Agriculture” Zone, Lots 123 (Part), 124 (Part), 125 (Part), 126 (Part), 127 (Part) in D.D. 113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long (RNTPC Paper No. A/YL-KTS/946)

---

112.            The Committee noted that the applicant’s representative requested on 24.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

113.            After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that 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-KTS/947            Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1185 S.G. RP (Part) in D.D. 106 , Kam Tin, Yuen Long (RNTPC Paper No. A/YL-KTS/947)

---

114. The Committee noted that the applicant's representative requested on 22.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

115. 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 32**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/937            Proposed Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years in "Residential (Group D)" Zone, Various Lots in D.D. 111 and Adjoining Government Land, Wang Toi Shan, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/937)

---

116. 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 3 years based on the assessments set out in the Paper.

#### **Deliberation Session**

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

temporary basis for a period of 3 years until 3.3.2026 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) 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 are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of condition records 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 3.6.2023;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.4.2023;
- (h) the submission of a revised 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 3.9.2023;

- (i) in relation to (h) above, the implementation of the revised 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 3.12.2023;
- (j) 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; and
- (k) if any of the above planning condition (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 33**

#### **Section 16 Application**

[Open Meeting]

A/YL-ST/640 Proposed Temporary Cold Storage for a Period of 3 Years in “Residential (Group D)” Zone, Lots 16 S.B ss.2 (Part), 16 S.B ss.3, 19 S.C, 19 RP, 21 S.A (Part), 21 RP (Part), 23 S.A, 24 RP (Part), 25 S.A, 26 RP (Part), 42 RP (Part) and 44 S.A (Part) in D.D. 105 and Adjoining Government Land, Castle Peak Road - San Tin, Mai Po Lung, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/640)

---

119. The Committee noted that the applicant requested on 20.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

120. 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 Louis H.W. Cheung and Mr Wallace W.K. Tang, 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 and Mr Alexander W.Y. Mak, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

#### **Agenda Item 34**

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

[Open Meeting (Presentation and Question Sessions Only)]

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

---

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

121. With the aid of a Powerpoint presentation, Ms Janet K.K. Cheung, STP/TMYLW, 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.

122. The Vice-Chairman enquired whether the applied use involved only the premises on G/F of the building, and whether the premises on 1/F was owned by the applicant and if not, whether the owner of which had submitted any comment on the application. In response, with the aid of a Powerpoint slide, Ms Janet K.K. Cheung, STP/TMYLW, stated that according to the application, the applied use involved only premises on G/F. The premises on 1/F was currently vacant and did not form part of the application or the application to the Private Columbaria Licensing Board.

#### Deliberation Session

123. The Chairman remarked that relevant government departments had no objection to the application, in particular the traffic arrangement and ‘visit by appointment’ system proposed by the applicant. The columbarium would be subject to control and monitoring under the licensing regime of the Private Columbaria Ordinance.

124. 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) the maximum number of niches within the application premises should not exceed 2,347; and
- (b) the submission and implementation of fire service installations and water supply for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

**Agenda Item 35**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/577            Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1444 and 1445 RP in D.D. 118, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/577A)

---

126.            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**

127.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “ (a) all animals shall be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning systems, as proposed by the applicant, at any time during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, 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 3.9.2023;
- (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 3.12.2023;

- (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 3.9.2023;
- (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 3.12.2023;
- (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.”

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

### **Agenda Item 36**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/584            Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 1438 in D.D. 118 and Adjoining Government Land, Tai Shu Ha Road West, Yuen Long  
(RNTPC Paper No. A/YL-TT/584)

---

129.            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**

130.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “ (a) all animals shall be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning systems, as proposed by the applicant, at any time during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, 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 3.9.2023;
- (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 3.12.2023;

- (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 3.9.2023;
- (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 3.12.2023;
- (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.”

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

**Agenda Item 37**

Section 16 Application

[Open Meeting]

A/YL-TT/585            Proposed House in “Other Specified Uses” annotated “Rural Use”  
Zone, Lots 975 and 976 in D.D. 118, Nam Hang Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TT/585)

---

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

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

### **Agenda Item 38**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/586            Proposed Temporary Shop and Services for a Period of 3 Years in  
                                 "Residential (Group D)" Zone, Lot 4080 in D.D. 116, Tai Kei Leng,  
                                 Yuen Long  
                                 (RNTPC Paper No. A/YL-TT/586)

---

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

#### **Deliberation Session**

135. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 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 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 3.9.2023;
- (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 3.12.2023;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.9.2023;
- (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 3.12.2023;
- (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.”

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



**Agenda Item 39**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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/669A)

---

137. 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 3 years based on the assessments set out in the Paper.

**Deliberation Session**

138. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 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 3.12.2023;
- (b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (c) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.4.2023;
- (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 3.9.2023;

- (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 3.12.2023;
- (f) 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
- (g) if any of the above planning condition (a), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

#### **Agenda Item 40**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/672 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group E)2” and “Village Type Development” Zones, Lot 618 (Part) in D.D. 122, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/672)

---

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

##### **Deliberation Session**

141. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container trailers/tractors, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the submission of a 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 3.9.2023;
- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.12.2023;
- (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 3.9.2023;
- (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 3.12.2023;
- (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) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

## **Agenda Item 41**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/673            Temporary Shop and Services and Public Vehicle Park (Private Car)  
for a Period of 3 Years in “Residential (Group B) 1” Zone, Lots 114  
(Part) and 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/673)

---

143.            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**

144.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “ (a)    only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site, as proposed by the applicant, at all times 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 3.9.2023;
  
- (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 3.12.2023;
  
- (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 3.9.2023;

- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.12.2023;
- (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.”

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

#### **Agenda Item 42**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/674            Proposed Temporary Shop and Services for a Period of 3 Years in  
“Residential (Group E)2” Zone, Lot 618 (Part) in D.D. 122, Ping Shan,  
Yuen Long  
(RNTPC Paper No. A/YL-PS/674)

---

146. 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

147. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (b) 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 3.9.2023;
- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.12.2023;
- (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 3.9.2023;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months to the satisfaction of the Director of Drainage Services or of the TPB by 3.12.2023;
- (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) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (d) or (e) is not complied

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

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

### **Agenda Item 43**

#### **Section 16 Application**

[Open Meeting]

A/TM-LTY Y/448 Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years in “Residential (Group D)” Zone, Lot 2339 (Part) in D.D.130, Lam Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/448)

---

149. The Committee noted that the applicant’s representative requested on 20.2.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

## **Agenda Item 44**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/449      Renewal of Planning Approval for Temporary Edible Ice Manufacturing Plant for a Period of 3 Years in “Residential (Group A)” Zone, Lots 407 S.A (Part) & 407 RP (Part) in D.D.130 and Adjoining Government Land, Lam Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/449)

---

151.            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**

152.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 8.3.2023 to 7.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “ (a)    the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
  
- (b)    the submission of a condition record of existing drainage facilities within 3 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 8.6.2023;
  
- (c)    the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
  
- (d)    if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have



effect and shall be revoked immediately without further notice; and

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

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

### **Agenda Item 45**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1197 Temporary Vehicle Repair Workshop and Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years in “Undetermined” Zone, Lots 1198 S.A (Part), 1198 S.B (Part), 1228 (Part) and 1231 S.A ss.1 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long (RNTPC Paper No. A/YL-TYST/1197)

---

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

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

155. Noting that the application site (the Site) was subject to three previous approvals which were revoked due to non-compliance with the approval conditions while there were similar applications which were rejected on the grounds on repeated non-compliance with approval conditions, a Member asked whether the consideration for the application and these similar applications were different. In response, Mr Alexander W.Y. Mak, STP/TMYLW, stated that as per the prevailing practice, approval would not be granted for an applicant who had a track record of repeated non-compliances with approval conditions for three

consecutive times for the same site. However, amongst the three previous approvals for the Site, the last application revoked and the current application were submitted by the same applicant, whereas the first two revoked were submitted by another applicant. Hence, the “repeated non-compliance” consideration was not applicable for the current application.

### Deliberation Session

156. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 3.6.2023;
- (c) the submission of a revised 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 3.9.2023;
- (d) in relation to (c) above, the implementation of the revised 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 3.12.2023;
- (e) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

set out at Appendix IV of the Paper.

## **Agenda Item 46**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1198      Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years in “Undetermined” Zone, Lots 805 RP (Part) and 806 RP (Part) in D.D. 117 and Adjoining Government Land, Kung Um Road, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1198)

---

158.            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**

159.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 25.4.2023 to 25.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “ (a)    the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
  
- (b)    the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.7.2023;
  
- (c)    the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning

approval period;

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

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

#### **Agenda Item 47**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1200 Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years in “Open Space” Zone, Lots 1492, 1493 S.B (Part), 1493 RP and 1495 (Part) in D.D. 119, Kung Um Road, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1200)

---

161. 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 3 years based on the assessments set out in the Paper.

##### **Deliberation Session**

162. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 3.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 3.6.2023;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.9.2023;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.12.2023;
- (e) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

163. 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 and Mr Alexander W.Y. Mak, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

**Agenda Item 48**

Any Other Business

Section 16A Application

[Open Meeting]

A/YL-PS/618-10      Application for Extension of Time for Compliance with Planning Conditions, Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long (RNTPC Paper No. A/YL-PS/618-10)

---

164.            The Secretary reported that application No. A/YL-PS/618 was approved with conditions by the Committee on 20.11.2020 for a period of three years. An application for extension of time (EOT) for compliance with approval conditions (j) and (k) until 20.4.2023 was received by the Town Planning Board on 9.2.2023, which was only eight working days before the expiry of the specified time limit for those approval conditions. It was recommended not to consider the EOT application as there was insufficient time to obtain departmental comments before the expiry of the specified time limit for compliance with conditions (j) and (k), which were essential for the consideration of the application.

165.            After deliberation, the Committee agreed not to consider the section 16A application as there was insufficient time to obtain departmental comments before the expiry of the specified time limit for compliance with the approval conditions, which were essential for the consideration of the application.

166.            There being no other business, the meeting was closed at 16.17 p.m..