

TOWN PLANNING BOARD

Minutes of 716th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 31.3.2023

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

Professor John C.Y. Ng

Mrs Vivian K.F. Cheung

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 (Territory North),
Environmental Protection Department
Mr Stanley C.F. Lau

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

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

Secretary

Absent with Apologies

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Vincent K.Y. Ho

In Attendance

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

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

Assistant Town Planner/Ordinance Review
Mr Jimmy C.H. Lee

Agenda Item 1

Confirmation of the Draft Minutes of the 715th RNTPC Meeting held on 17.3.2023

[Open Meeting]

1. The draft minutes of the 715th RNTPC meeting held on 17.3.2023 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/SK-TMT/7

Application for Amendment to the Approved Tai Mong Tsai & Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4, to rezone the application site from “Green Belt” to “Residential (Group C) 1”, Lots 36 S.A, 36 S.B and 36 RP in D.D. 256, Tai Mong Tsai, Sai Kung
(RNTPC Paper No. Y/SK-TMT/7A)

3. The Committee noted that the applicant requested on 10.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application.

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

Agenda Item 4

Section 16 Application

[Open Meeting]

A/SK-CWBN/71 Proposed Temporary Education Centre for a Period of 3 Years in “Conservation Area” Zone, Various Lots in D.D. 227 and Adjoining Government Land, Pak Shui Wun, Sai Kung
(RNTPC Paper No. A/SK-CWBN/71)

5. The Committee noted that the applicant’s representative requested on 17.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

6. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within 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 5

Section 16 Application

[Open Meeting]

A/SK-PK/281 Proposed House (New Territories Exempted House - Small House) in “Village Type Development” and “Green Belt” Zones, Lot 45 S.P in D.D. 213, Lung Mei, Sai Kung
(RNTPC Paper No. A/SK-PK/281)

7. The Committee noted that the applicant's representative requested on 28.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

8. 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 6

Section 16 Application

[Open Meeting]

A/SLC/175 Proposed Temporary Holiday Camp for a Period of 6 Years in "Green Belt" Zone, Lots 59 (Part), 60, 61, 62 (Part), 63, 64, 65 and 66 (Part) in D.D. 316L and Adjoining Government Land, Pui O, Lantau
(RNTPC Paper No. A/SLC/175)

9. The Committee noted that the applicant's representative requested on 14.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Sha Tin, Tai Po and North District

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

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/686 Proposed House (New Territories Exempted House - Small House) in
"Green Belt" Zone, Lot 14 S.A ss.1 in D.D.26, Ha Tei Ha Village,
Shuen Wan, Tai Po
(RNTPC Paper No. A/TP/686)

Presentation and Question Sessions

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

12. Members had no question on the application.

Deliberation Session

13. 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 this 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” zone and the village ‘environs’ of any recognized villages; and
- (c) the proposed development does not comply with Town Planning Board PG-No. 10 for Application for Development within “GB” zone under section 16 of the Town Planning Ordinance in that the proposed development would affect the natural landscape and adversely affect drainage or aggravate flooding on the surrounding environment.”

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

Agenda Item 8

Section 16 Application

[Open Meeting]

A/TP/687 Proposed House (New Territories Exempted House) in “Green Belt”
Zone, Lot 371 in D.D. 32, Ha Wong Yi Au, Tai Po
(RNTPC Paper No. A/TP/687)

14. The Committee noted that the applicant’s representative requested on 17.3.2023

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

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

Agenda Item 9

Section 16 Application

[Open Meeting]

A/NE-KLH/618 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 917 (Part) and 942 (Part) in D.D. 7, Tai Po
(RNTPC Paper No. A/NE-KLH/618A)

16. The Committee noted that the applicant's representative requested on 17.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

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

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-KLH/620 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" Zone, Lot 111 S.B ss.2 in D.D. 7, Tai Wo, Tai Po
(RNTPC Paper No. A/NE-KLH/620)

18. The Committee noted that the applicant's representative requested on 20.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

19. 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 (Presentation and Question Sessions Only)]

A/NE-TK/760 Temporary Shop and Services (Store) for a Period of 3 Years in
 “Recreation” Zone, Lots 1340 (Part) and 1366 in D.D. 17, Lo Tsz Tin,
 Tai Po

 (RNTPC Paper No. A/NE-TK/760)

20. 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

21. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 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 geotechnical investigation report within 6 months from the date of planning approval to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the TPB by 30.9.2023;

- (b) in relation to (a) above, the implementation of necessary geotechnical works identified therein within 9 months from the date of planning approval to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the TPB by 31.12.2023;

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

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

30.9.2023;

- (e) in relation to (d) above, the implementation of FSIs and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 31.12.2023;
- (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.”

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

Agenda Item 12

[Open Meeting]

Proposed Amendments to the Approved Fu Tei Au & Sha Ling Outline Zoning Plan

No. S/NE-FTA/16

(RNTPC Paper No. 1/23)

23. The Secretary reported that the proposed amendments mainly involved a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD). The following Members had declared interests on the item :

- Mr Paul Y.K. Au - being a representative of the Director of Home
(as *Chief Engineer* Affairs who was a member of the Strategic
(Works), Home Affairs Planning Committee and the Subsidised Housing
Department) Committee of HKHA;
- Dr C.H. Hau - currently conducting contract research projects
with CEDD and being a voluntary member of a
focus group of CEDD;
- Dr Conrad T.C. Wong - having current business dealings with HKHA;
and
- Mr K.L. Wong - being a member and an ex-employee of the Hong
Kong Housing Society which currently had
discussion with HD on housing development
issues.

24. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting. The Committee also noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments to the Outline Zoning Plan (OZP) in relation to the public housing development were proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HD on the item only needed to be recorded and they could stay in the meeting. As Dr C.H. Hau had no involvement in the EFS conducted by CEDD, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

25. The following government representatives from PlanD, CEDD, HD and WSP (Asia) Limited (WSP) (consultant of CEDD) were invited to the meeting at this point:

PlanD

- Ms Margaret H.Y. Chan - District Planning Officer/Shia Tin, Tai Po and
North (DPO/STN)

- Mr Tim T.Y. Fung - Senior Town Planner/Shau Tin, Tai Po and North
Ms Amy Y.T. Chong - Assistant Town Planner/Shau Tin, Tai Po and North

CEDD

- Mr F.S. Sit - Chief Engineer/Housing Projects 3 Division (CE/HP3D)
Mr Bruce L.C. Cheung - Senior Engineer/Housing Projects 3 Division
Ms O.Y. Yip - Engineer/Housing Projects 3 Division
Ms Sandy T.F. Chan - Landscape Architect/Housing Projects 3 Division

HD

- Ms Lily L.H. Sze - Senior Planning Officer
Mr Tony M.H. Leung - Senior Architect (SA)
Ms Cindy S.M. Chan - Architect
Mr Damon S.F. Yung - Civil Engineer
Ms Janet H.Y. Ngai - Planning Officer

WSP

- Mr Vincent Y.S. So - Technical Director
Mr Dan W.H. Chau - Associate
Mr C.L. Yau - Principal Engineer
Mr Sam T.Y. Wong - Principal Engineer
Ms Daphne Y.M. Lam - Senior Landscape Consultant
Ms Kelly X.H. He - Tree Specialist
Mr Y.F. Lin - Senior Associate (Air Ventilation)
Ms Taylor P.S. Hung - Associate (Air Ventilation)
Mr Nate Y.C. Lee - Assistant Engineer (Air Ventilation)
Mr Bill H.B. Chan - Senior Associate (Environmental)
Ms Lily H.C. Chow - Assistant Environmental Consultant

26. With the aid of a PowerPoint presentation, Ms Margaret H.Y. Chan, DPO/STN, briefed Members on the background of the proposed amendments to the OZP, technical considerations, provision of government institution and community (GIC) facilities and open

space in the area, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Items A1 and A2 – to rezone a site in Wa Shan, Sheung Shui (the Site) from “Agriculture” (“AGR”) and “Green Belt” to “Residential (Group A)”, subject to a total maximum plot ratio of 6.7 and maximum building height of 170mPD for the proposed public housing development; and
- (b) Amendment Item B – to rezone a piece of land to the west of the Site from “AGR” to “Government, Institution or Community” for reprovisioning of the refuse collection point and public toilet currently located within the Site.

[Miss Winnie W.M. Ng and Mr Paul Y.K. Au joined the meeting during PlanD’s presentation.]

27. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members.

Traffic Aspect

28. A Member asked about the details of the existing vehicular-cum-pedestrian bridge across Ng Tung River, whether the bridge was the only access road serving the Site, and whether the capacity of which was adequate to serve the additional traffic flow upon the population intake of the proposed public housing development at the Site. In response, Mr F.S. Sit, CE/HP3D, CEDD, said that the existing vehicular-cum-pedestrian bridge over Ng Tung River was a proper vehicular access road with one inbound lane and one outbound lane, and was the only access road serving the Site. Taking into account that the anticipated traffic flow arising from the proposed public housing development at the Site was not substantial, the capacity of the bridge would be adequate.

Fanling Bypass and its Interface with the Proposed Public Housing Development

29. A Member asked about the design of the planned Fanling Bypass (Western

Section) (FLBP(W)) located to the south of the Site along Ng Tung River and its current status. In response, Mr F.S. Sit, CE/HP3D, CEDD, said that FLBP(W), the construction of which was targeted to commence in 2024 for completion in 2031, was a key component of the road network serving the Fanling North New Development Area (FLNDA) as well as its surrounding areas. It was aimed to divert part of the traffic flow which currently relied on the Fanling Highway, offering alternative routes to the main urban area and the New Territories West, so as to relieve the traffic congestion problem and capacity issues. In respect of design, FLBP(W) would be in the form of viaduct whereas FLBP(Eastern Section) (FLBP(E)) near the Site would be at-grade. While the construction of FLBP(E) had already commenced, the road scheme of FLBP(W) had been gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370), subject to authorisation by the Executive Council after resolution of objections. The road scheme of FLBP(W) had been formulated before the Site was identified for the proposed public housing development.

30. The same Member asked if there were any design measures adopted in the indicative scheme for the proposed public housing development to address the potential environmental nuisances and interface issues with FLBP(W). In response, Ms Margaret H.Y. Chan, DPO/STN, PlanD, said that the environmental impact of FLBP(W) on the proposed public housing development had been duly assessed and addressed in the Preliminary Environmental Review conducted under the EFS. Concerning design measure, in addition to a building setback of 20m from the southern boundary of the Site, the proposed Public Transport Terminus cum carpark block in the southern part of the Site would serve as a buffer between Block 1 of the proposed public housing development and FLBP(W).

31. The same Member asked whether there were mitigation measures proposed at source, i.e. FLBP(W), to alleviate the potential traffic noise impacts. In response, Mr F.S. Sit, CE/HP3D, CEDD, said that as FLBP(W) might adopt a typical maximum speed of 50km/h, at-source mitigation measure such as the use of low-noise road surfacing was considered not efficient. CEDD would explore ways to further improve the design of FLBP(W) with a view to alleviating potential environmental impacts on the surrounding areas including the proposed public housing development without compromising the implementation programme.

32. The same Member observed that HD had endeavoured to address the potential air

ventilation and traffic noise with sensitive layout design. At the invitation of the Chairman, Mr Tony M.H. Leung, SA, HD, responded that HD had considered alternative design for the proposed public housing development, including the adoption of building blocks of smaller footprints. However, the current scheme was considered a more favourable and balanced option in terms of flat production, air ventilation performance and traffic arrangements. There would still be scope to further optimise the building layout/disposition and to incorporate additional design measures at the detailed design stage. The same Member, while appreciating HD's effort in deriving a sensitive layout and building design to deal with air ventilation and traffic noise issues, suggested that relevant government departments should consider the adoption of additional mitigation measures at FLBP(W) in order to minimise its environmental impact on the immediate surroundings including the proposed public housing development.

33. In response to the Chairman's question regarding the planning of the area around FLBP(W), Ms Margaret H.Y. Chan, DPO/STN, said that the area to the south of FLBP(W) across Ng Tung River was the northern part of FLNNDA where there were planned GIC facilities and the planned Central Park of the FLNNDA, and other planned residential developments were located to the further south-east.

Hill Fire Risk

34. Noting that the Site was located in close proximity to the hillslopes to its east and northeast where hill fires frequently occurred, a Member asked whether the potential risks and impacts of hill fires had been assessed and taken into account in the proposed public housing development. In response, Ms Taylor P.S. Hung, Associate (Air Ventilation) of WSP said that while an Air Ventilation Assessment – Expert Evaluation was conducted under the EFS, no assessment was conducted regarding the potential hill fire risk on the proposed public housing development. Given a considerable distance between the residential blocks and the concerned hillslopes, it was considered that no substantial impacts would be caused to the proposed public housing development in case of hill fires.

35. The same Member opined that the disturbance of potential hill fires to the future residents of the proposed public housing development should be properly evaluated by a risk assessment and addressed with mitigation measures, and suggested that tree planting in

appropriate location might be an effective way to prevent the spread of hill fires.

36. Noting that Members had no further questions or views, the Chairman remarked that Members' concerns regarding the potential environmental impacts of FLBP(W) and the potential hill fire risks would be recorded in the minutes of meeting and the relevant government departments, including CEDD and HD, would follow up as appropriate in the upcoming development stages of FLBP(W) and the proposed public housing development, respectively.

37. Members had no questions regarding other proposed amendments to the OZP and generally considered that they were acceptable.

38. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16 and that the draft OZP No. S/NE-FTA/16A at Attachment II (to be numbered as S/NE-FTA/17 upon exhibition) and its Notes at Attachment III are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV for the draft OZP No. S/NE-FTA/16A (to be renumbered as S/NE-FTA/17 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

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

[Mrs Vivian K.F. Cheung joined the meeting during the question and answer session.]

[The Chairman thanked the government representatives and the consultants from WSP for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/222 Proposed Three Houses (New Territories Exempted Houses - Small Houses) in "Agriculture" Zone, Lots 208 S.A, 208 S.B and 208 S.C in D.D. 52, Sheung Shui Wa Shan, Sheung Shui
(RNTPC Paper No. A/NE-FTA/222)

Presentation and Question Sessions

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

41. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed developments are 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 and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” zone of Wa

Shan Village which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 14

Section 16 Application

[Open Meeting]

A/NE-HLH/60 Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years in “Agriculture” Zone, Lot 441 (Part) in D.D. 87, Hung Lung Hang
(RNTPC Paper No. A/NE-HLH/60)

43. The Committee noted that the applicant’s representative requested on 14.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

44. 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 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/775 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone, Lots 870 RP (Part), 871 (Part) and 2141 RP (Part) in D.D. 83, Lung Yuek Tau, Fanling
(RNTPC Paper No. A/NE-LYT/775B)

45. 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

46. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 31.3.2028 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid license issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) 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 30.9.2023;
- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 31.12.2023;

- (e) in relation to (d) above, the implemented drainage facilities on the site should 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 30.9.2023;
- (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 31.12.2023;
- (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; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/792 Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years in “Agriculture” Zone, Lots 466 (Part) and 470 (Part) in D.D.83 and Adjoining Government Land, Kwan Tei, Fanling
(RNTPC Paper No. A/NE-LYT/792)

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/24 Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lots 466 RP (Part) and 467 RP in D.D. 90, Lin Ma Hang Road, Man Kam To

(RNTPC Paper No. A/NE-MKT/24)

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

Deliberation Session

50. 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 24.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system and loud speakers, as proposed by the applicant, is allowed to be used on the site during the planning approval period;

- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.7.2023;

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

- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning

approval period;

- (e) the existing traffic management measures shall be maintained at all times during the planning approval period;
- (f) the existing vehicular run-in/run-out to the site along Lin Ma Hang Road shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (a), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if the above 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; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.”

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

Agenda Item 18

Section 16 Application

[Open Meeting]

A/NE-TKLN/48 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Green Belt” Zone, Lots 410 S.B ss.2 and 410 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/48A)

52. The Committee noted that the applicant’s representative requested on 15.3.2023

deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

Agenda Item 19

Section 16 Application

[Open Meeting]

A/NE-TKLN/51 Proposed Temporary Research and InnoTech Centre for a Period of 3 Years in "Green Belt" Zone, Lots 359 S.A and 359 RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/51)

54. The Committee noted that the applicant requested on 15.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 20

Section 16 Application

[Open Meeting]

A/FSS/290 Religious Institution and Columbarium (within a Religious Institution)
in "Green Belt" Zone, Government Land in D.D. 51, Wong Kong Shan,
Fanling
(RNTPC Paper No. A/FSS/290)

56. The Committee noted that the applicant's representative requested on 22.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

57. 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 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/517 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years in "Recreation" Zone, Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kwu Tung South, Sheung Shui

(RNTPC Paper No. A/NE-KTS/517A)

Presentation and Question Sessions

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

59. A Member noted that the proposed warehouse structure with a total gross floor area of about 17,208m² was 2 storeys in height and that the footprint would be more than 8,000m², and asked whether it was common to find warehouse structure of such footprint size in the rural area. In response, Mr Louis H.W. Cheung, STP/FSYLE, with reference to Drawing No. A-1 of the Paper, said that the proposed structure was a two-storey temporary enclosed warehouse covering approximately 70% of the application site (the Site). While the proposed structure would not cover the entire site, some trees were proposed at the northern part of the Site to screen off the warehouse from the nearby residential development and an open area at the southern part was reserved for provision of private car parking and loading/unloading spaces.

60. Noting that a previous application (No. A/NE-KTS/491) submitted by another applicant was rejected by the Committee on 6.11.2020 and one of the rejection reasons was related to traffic impact, the same Member asked whether the applicant had submitted any relevant information on traffic aspect under the current application. In response, Mr Louis H.W. Cheung, STP/FSYLE, said that the applicant had submitted relevant information, including the vehicular access and routes, as well as figures on estimated trip generation and attraction, to demonstrate that the proposed use would not induce significant traffic impact. Having considered the submitted information, the Commissioner for Transport had no adverse comment on the application.

Deliberation Session

61. The Chairman remarked that should the application be approved, the applicant would have to comply with the approval condition on the design and provision of vehicular access, parking and loading/unloading spaces and pedestrian facilities. The scale of warehouse structures should be considered on a case-by-case basis. The proposed warehouse would be constructed in compliance with the relevant legislations.

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activity is allowed on the site at any time, as proposed by the applicant, during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (e) the design and provision of vehicular access, parking and loading/unloading spaces and pedestrian facilities within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 30.9.2023;
- (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 30.9.2023;
- (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 31.12.2023;
- (h) 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 30.9.2023;
- (i) in relation to (h) 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 31.12.2023;
- (j) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (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.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/NE-KTS/522 Temporary Office and Ancillary Toilet for a Period of 3 Years in “Agriculture” Zone, Lot 1060 RP (Part) in D.D. 100, Tong Kung Leng, Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/522)

64. The Committee noted that the applicant’s representative requested on 22.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

65. 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 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/340 Proposed Temporary Logistics Centre for a Period of 3 Years in “Industrial (Group D)” Zone, Lot 598 S.C (Part) in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/340)

66. 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

67. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 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 30.9.2023;
- (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 31.12.2023;
- (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 30.9.2023;
- (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 31.12.2023;
- (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.”

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

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/874 Proposed Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities for a Period of 3 Years in “Comprehensive Development Area” Zone, Lot 3307 RP (part), 3308 RP (part), 3312 RP and 3313 RP in D.D.104, Long Ha, Yuen Long (RNTPC Paper No. A/YL-KTN/874A)

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

Deliberation Session

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the

satisfaction of the Director of Drainage Services or of the TPB by 30.6.2023;

- (d) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.9.2023;
- (f) 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 31.12.2023;
- (g) if any of the above planning condition (a), (b) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

71. 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/890 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 913 RP (Part) and 914 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/890)

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

Deliberation Session

73. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no recycling, cleaning, repairing, dismantling work nor other workshop activities, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.9.2023;
- (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 31.12.2023;

- (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 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 30.9.2023;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 31.12.2023;
- (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.”

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-KTN/891 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1047 RP, 1049 S.A and 1049 RP (Part) in D.D. 109, Yuen Long
(RNTPC Paper No. A/YL-KTN/891)

75. The Committee noted that the applicant’s representative requested on 23.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

76. 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 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/893 Renewal of Planning Approval for Temporary Open Storage of Building Materials with Ancillary Site Office and Staff Lounge for a Period of 3 Years in “Agriculture” Zone, Lots 377 RP S.C (Part), 379 RP (Part), 380 RP (Part), 381 RP (Part), 382 RP (Part), 412 RP (Part) and 414 (Part) in D.D. 110, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/893)

77. 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

78. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 24.5.2023 until 23.5.2026 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 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;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning

approval period;

- (e) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of records 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 24.8.2023;
- (h) the submission of a revised fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.11.2023;
- (i) in relation to (h) above, the implementation of the revised fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.2.2024;
- (j) if any of the above planning condition (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (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.”

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/894 Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/894)

Presentation and Question Sessions

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

81. A Member raised the following questions:

- (a) whether there was any relationship between the proposed recreation centre at the application site (the Site) and the temporary animal boarding establishment to the immediate south of the Site;
- (b) type of activities to be held at the Site; and
- (c) the maximum number of visitors and whether there were any ancillary facilities such as toilet and catering services proposed within the Site.

82. In response, Mr Wallace W.K. Tang, STP/FSYLE, made the following points:

- (a) the temporary animal boarding establishment located to the immediate south of the Site was covered by a valid planning permission under application No. A/YL-KTN/743 submitted by the same applicant. While

the Site would be accessed via a route passing through the animal boarding establishment, the applicant did not indicate that the operation of the proposed recreation centre was related to the animal boarding establishment;

- (b) according to the applicant, the proposed recreation centre was intended to provide an area for recreational activities and social gathering, e.g. card games and board games in the indoor area, and sports or group activities in the outdoor portion. While pet owners would be allowed to bring their pets to the Site for recreational activities, no animal boarding or pet training activities would be provided at the Site; and
- (c) according to applicant, the proposed recreation centre could accommodate a maximum of 60 visitors and there would be about 10 staff members. While no catering services would be provided, the visitors may bring along food by themselves or order food delivery.

Deliberation Session

83. While acknowledging the demand for recreational venues, including those for pet owners, a Member opined that basic facilities such as toilet should be adequately provided to serve the users. In this regard, Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Territory North), Environmental Protection Department, supplemented that there was no public sewer in the vicinity of the Site, and normally septic tanks/portable toilets would be used for wastewater management. The Committee noted that the applicant had proposed the use of septic tank and soakaway system at the Site.

84. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 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 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 30.9.2023;

- (b) in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 31.12.2023;
- (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 30.9.2023;
- (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 31.12.2023;
- (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;
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-KTS/949 Proposed Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land in “Agriculture” Zone, Lots 1363 S.A (Part) and 1363 S.B RP (Part) in D.D. 106, Tin Sam San Tsuen, Kam Tin, Yeung Long
(RNTPC Paper No. A/YL-KTS/949)

86. The Committee noted that the applicant’s representative requested on 17.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

87. 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 30

Section 16 Application

[Open Meeting]

A/YL-KTS/950 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years in “Residential (Group D)” Zone, Various Lots in D.D. 106 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-KTS/950)

88. The Committee noted that the applicant’s representative requested on 27.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

89. 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 (Presentation and Question Sessions Only)]

A/YL-KTS/951 Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Site Office and Staff Restrooms for a Period of 3 Years in “Residential (Group D)” Zone, Lot 1280 RP (Part) in D.D. 106 and Adjoining Government Land, Kong Ha Wai, Kam Sheung Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/951)

90. 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

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 27.5.2023 until 26.5.2026 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 are allowed 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 boundary fence on the site shall be maintained at all times during the planning approval period;
- (f) no disturbance to the mitigation planting areas along the eastern boundary of the site at any time during the planning approval period;
- (g) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (h) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (i) the submission of condition records 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 27.8.2023;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if the above planning condition (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/952 Proposed Temporary Office and Warehouse for a period of 3 Years in
“Village Type Development” Zone, Government Land in D.D. 106,
Yuen Kong Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/952)

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

94. In response to a Member’s question on whether it was common and justifiable to allow the proposed temporary office and warehouse uses on the application site (the Site) which was zoned “Village Type Development” (“V”), the Secretary explained that the proposed uses were to utilise the vacant school premises to accommodate the Hong Kong Observatory’s temporary office and warehouse for meeting its operational need and storage of radar equipment during the replacement process of its radar station at Tai Mo Shan. The proposed uses would not involve workshop activities or frequent traffic flows, and relevant departments consulted had no adverse comments on the application, in particular the traffic and environmental aspects. However, applications involving storage of dangerous/hazardous goods or generation of heavy traffic that might cause concerns from relevant departments might not be favourably considered. The Chairman supplemented that the Committee would consider each application for temporary warehouse use within “V” zone on its individual merits.

Deliberation Session

95. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 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 records 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 30.6.2023;
- (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 30.9.2023;
- (d) 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 31.12.2023;
- (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.”

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

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-KTS/953 Temporary Animal Boarding Establishment for a Period of 3 Years in
“Agriculture” Zone, Lot 1652 in D.D. 106, Kam Sheung Road, Pat
Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/953)

97. The Committee noted that the applicant requested on 24.3.2023 deferment of

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

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/954 Proposed Temporary Shop and Services and Vehicle Repair Workshop
(Excluding Repair of Container Vehicle) for a Period of 3 Years in
"Residential (Group D)" Zone, Lots 455 S.B (Part) and 475 (Part) in
D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/954)

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

Deliberation Session

100. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and statutory 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 at the open area of the site at any time during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of records 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 30.6.2023;
- (f) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.9.2023;
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 35

Section 16 Application

[Open Meeting]

A/YL-PH/924 Temporary Recyclable Materials Recycling Centre (Recycling Waste Paper, Waste Metalware and Plastic) with Ancillary Office for a Period of 5 Years in “Residential (Group D)” Zone, Lots 91 (Part), 98, 99, 100 and 101 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/924)

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

Agenda Item 36

Section 16 Application

[Open Meeting]

A/YL-PH/933 Proposed Temporary Vehicle Park (Medium and Heavy Goods Vehicle) and Open Storage (Operation Tools and Materials) for a Period of 3 Years and Filling of Land in “Residential (Group D)” Zone, Lot 82 S.B ss.1 (Part) in D.D.108, Fan Kam Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/933A)

103. The Committee noted that the applicant’s representative requested on 24.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/940 Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years in "Village Type Development" Zone, Lots 1631 (Part) and 1633 (Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/940)

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

Deliberation Session

106. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 13.5.2023 until 12.5.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including

container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at all time during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of records 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 13.8.2023;
- (f) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (g) if any of the above planning condition (a), (b), (c), (d) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if the above planning condition (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.”

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

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/941 Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Second-hand Vehicles and Automotive Parts with Ancillary Staff Canteen for a Period of 3 Years in “Agriculture” Zone, Lots 1832 RP (Part), 1840 (Part), 1861 (Part), 1864 RP (Part), 1865 (Part), 1866 (Part), 1867 (Part) and 1868 (Part) in D.D. 111, Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/941)

108. 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

109. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 13.5.2023 until 12.5.2026 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 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;

- (d) 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;

- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of records 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 13.8.2023;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (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.”

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

Agenda Item 39

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/942 Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers for a Period of 3 Years in “Residential (Group D)” and “Agriculture” Zones, Lots 2887 (Part), 2888 (Part) and 2901 in D.D.111, Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/942)

111. 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

112. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 26.5.2023 until 25.5.2026 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 are allowed 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 records 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 26.8.2023;
- (g) the submission of a revised fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.11.2023;
- (h) in relation to (g) above, the implementation of the revised fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.2.2024;
- (i) 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;
- (j) if any of the above planning condition (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

set out at Appendix VI of the Paper.

Agenda Item 40

Section 16 Application

[Open Meeting]

A/YL-NTM/455 Proposed Temporary Eating Place with Ancillary Storeroom for a Period of 5 Years in “Residential (Group C)” Zone, Lots 1398 and 1637 in D.D. 105, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/455)

114. The Committee noted that the applicant’s representative requested on 27.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/456 Proposed Temporary Shop and Services for a Period of 5 Years in
“Recreation” Zone, Lot 630 (Part) in D.D. 104, Ngau Tam Mei, Yuen
Long
(RNTPC Paper No. A/YL-NTM/456)

116. 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

117. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 31.3.2028 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 30.9.2023;
- (b) 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 31.12.2023;
- (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 installation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.9.2023;
- (e) 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 31.12.2023;

- (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.”

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

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/642 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/642)

119. 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.

120. Members had no question on the application.

Deliberation Session

121. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 31.3.2028 on the terms of the application as

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

- “(a) no operation between 7:00 p.m. and 9:00 a.m. for shop and services, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) no medium or heavy goods vehicles (i.e. exceeding 5.5 tonnes) including container trailers/tractors as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) no dismantling, maintenance, repairing, cleansing, paint spraying, other workshop activities or storage activities, as proposed by the applicant, shall be carried out on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the 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 30.9.2023;
- (g) in relation to (f) 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 31.12.2023;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) 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 30.9.2023;

- (j) in relation to (i) 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 31.12.2023;
- (k) if any of the above planning condition (a), (b) (c), (d), (e) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning condition (f), (g), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[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

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

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/432 Proposed Temporary Logistic Centre for a Period of 3 Years in “Commercial (5)” and “Open Space” Zones, Lots 2186 (Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part), 2384 S.A (Part) and 2384 S.B (Part) in D.D. 129, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/432)

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

Deliberation Session

124. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 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 30.9.2023;

- (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 31.12.2023;

- (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 30.9.2023;

- (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 31.12.2023;
- (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.”

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

Agenda Item 44

Section 16 Application

[Open Meeting]

A/HSK/433 Temporary Open Storage of Infrequently Used Construction Materials for a Period of 3 Years in “Residential (Group A) 3” Zone, Lots 1824 S.A RP (Part), 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/433)

126. The Committee noted that the applicant’s representative requested on 20.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

127. 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 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/434 Proposed Temporary Parking of Special Purpose Vehicle and Office for a Period of 3 Years in "Government, Institution or Community" and "Open Space" Zones and area shown as 'Road', Lots 1080 (Part), 1083 (Part), 1084 (Part), 1085 (Part), 1087 (Part), 1088 (Part), 1089 (Part), 1090 (Part), 1091 RP (Part), 1104 (Part) and 1109 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/434)

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

129. A Member noted that the Lands Department (LandsD) and the Environmental Protection Department (EPD) had adverse comments on the application. In this regard, the Secretary explained that the LandsD's concerns with regard to unauthorized building works could be dealt with under the land administration regime. Should the application be approved, the applicant would be advised to note LandsD's comments and to take actions accordingly. Regarding EPD's concerns on the presence of sensitive uses in the vicinity of the application site (the Site) and the expected environmental nuisances caused by the proposed use with heavy vehicles involved, the Secretary said that there were no environmental complaints pertaining to the Site received over the past three years and the applicant would be advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".

Deliberation Session

130. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 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 30.9.2023;
- (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 31.12.2023;
- (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 30.9.2023;
- (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 31.12.2023;
- (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.”

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 46

Section 16 Application

[Open Meeting]

A/TM/582 Proposed Hotel (Extension for an Ancillary Commercial Block for Shop and Services and/or Eating Place) in “Residential (Group B) 12” Zone, Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun

(RNTPC Paper No. A/TM/582)

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

Agenda Item 47

Section 16 Application

[Open Meeting]

A/YL-TYST/1204 Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lots 1181 (Part), 1182 (Part) and 1183 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long

(RNTPC Paper No. A/YL-TYST/1204)

133. The Committee noted that the applicant’s representative requested on 28.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

134. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its

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

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1205 Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in "Undetermined" Zone, Lots 1258 (Part) and 1267 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1205)

135. 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

136. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 27.5.2023 to 26.5.2026 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 27.8.2023;

- (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.”

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

Agenda Item 49

Section 16 Application

[Open Meeting]

A/YL-TYST/1206 Temporary Warehouse for Storage of Food Provisions with Ancillary Office for a Period of 3 Years in “Undetermined” Zone, Lot 1162 RP (Part) in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1206)

138. The Committee noted that the applicant’s representative requested on 23.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 50

Section 16 Application

[Open Meeting]

A/TM-LTY Y/450 Proposed Temporary Shop and Services for a Period of 3 Years in "Village Type Development" Zone, Lots 3659 S.B ss.3 RP & 3676 RP in D.D. 124, Shun Tat Street, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/450)

140. The Committee noted that the applicant's representative requested on 21.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

141. 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 51

Section 16 Application

[Open Meeting]

A/YL-PS/676 Temporary Shop & Services and Wholesale of Food Products for a Period of 3 Years in “Government, Institution or Community”, “Village Type Development” and “Residential (Group B) 1” Zones, Lots 25 (Part), 26 RP, 27 RP, 28 RP (Part), 29 RP (Part) and 30 RP in D.D. 121, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/676)

142. The Committee noted that the applicant’s representative requested on 22.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/675 Proposed Temporary Shop and Services (Selling of Gardening and Construction Materials) for a Period of 5 Years and Associated Filling of Land in “Recreation” Zone, Lots 48 (Part), 64 (Part) and 65 (Part) in D.D. 126, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/675)

144. 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

145. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 31.3.2028 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 30.9.2023;

- (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 31.12.2023;

- (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 30.9.2023;

- (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 31.12.2023;
- (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.”

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

Agenda Item 53

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/677 Proposed Minor Relaxation of Building Height Restriction for Permitted Public Housing Development in “Residential (Group A) 4” Zone, Site B of Wang Chau Phase 1, Long Ping Road, Yuen Long
(RNTPC Paper No. A/YL-PS/677)

147. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA) with the Housing Department (HD) as the executive arm of HKHA, and AECOM Asia Company Limited (AECOM) was one of the consultants. The following Members had declared interests on the item :

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

148. The Committee noted that Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had tendered apologies for being unable to attend the meeting. As the interest of Mr Paul Y.K. Au was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As Mr K.L. Wong and Dr C.H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting.

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

Presentation and Question Sessions

149. With the aid a PowerPoint presentation, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

150. Some Members raised the following questions:

- (a) the number of additional flats to be provided at the application site (the Site, i.e. Site B of Wang Chau Phase 1 public housing development) under the current application for minor relaxation of building height (BH) restriction;
- (b) the reason why the current application only covered Site B instead of the whole of Wang Chau Phase 1 public housing development, and whether another application for minor relaxation of development restriction at Site A would be required to achieve the proposed 4,400 flats for the whole development; and
- (c) the domestic PR under the previous scheme during the OZP amendment in 2014 for the Wang Chau Phase 1 public housing development (the 2014 Scheme) and the reasons why the domestic PR under the current scheme was 5.9 instead of 6, which was common for recent public housing developments in the New Territories.

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

- (a) comparing with the 2014 Scheme, the total number of flats for the whole of Wang Chau Phase 1 public housing development would be increased by 400 (i.e. from 4,000 to 4,400). Since detailed breakdown on the number of flats for Sites A and B was not available for the 2014 Scheme and there had been various changes to the design of the building blocks in both Sites A and B during the detailed design stage, it was difficult to provide a precise figure on the additional number of flats that could be provided in Site B through the current application for minor relaxation of BH restriction. Notwithstanding the above, it was noted from the indicative section drawing provided by the applicant in Drawing A-2 of the Paper that one storey from Block A and two storeys from each of Blocks B to D exceeded the existing BHR (i.e. 135mPD) on the OZP. Based on a rough estimate, without relaxing the BHR, about 86 units would be lost;
- (b) according to the information provided by the applicant, a total of 4,400 flats for the whole of Wang Chau Phase 1 development could be achieved with

the BH restriction of 135mPD for Site A remaining unchanged and the relaxed BH restriction of 145mPD for the Site. In other words, application for minor relaxation of BH restriction for Site A would not be required; and

- (c) the 2014 Scheme was based on a total PR of 6 with no specifications on domestic PR and non-domestic PR. Normally, technical assessments would adopt an assumption that about 5-10% of the PR/gross floor area (GFA) was dedicated for non-domestic uses. Under the current scheme, a total PR of 6 was proposed taking into account a number of factors, including the site condition and infrastructural capacities. Upon further review, the applicant had maximised flat production by redistributing some of the non-domestic GFA to domestic GFA, such that only a non-domestic PR of 0.1 was proposed for provision of ancillary facilities and the remaining PR of 5.9 was all for domestic purpose.

152. In response to a Member's question on provision of infrastructure, the Chairman supplemented that the technical assessments and calculation for provision of infrastructure were based on the estimated population figures, and such methodology was in line with the practice for public housing developments in New Development Areas. Mr Stanley C.F. Lau, Principal Environmental Protection Officer (Territory North), Environmental Protection Department, added that for the assessment of infrastructural capacity, non-domestic uses, despite having no population implication, would still create certain level of impact. Taking the example of sewerage capacity, the wastewater generated by the non-domestic portion of the proposed development would also have to be taken into account alongside the residential population.

153. In response to a Member's suggestion that the BH restriction could be further relaxed so as to increase the flat production, Mr. Eric C.Y. Chiu, STP/TMYLW, said that the number of flats that could be provided was mainly constrained by the GFA/PR, instead of the BH of the proposed development. On the other hand, further increase in the PR/number of flats might trigger the need for additional technical assessments/improvement works in particular on traffic and noise aspects, and require additional sewerage treatment capacity which might be catered by upgrading of the Yuen Long Sewage Treatment Works, which could only be completed beyond the target completion of the Wang Chau Phase 1 public

housing development (i.e. 2027/28). Hence, further increase in PR/flat production might have significant implications on the development programme.

154. A Member suggested that the development intensity, especially the domestic PR, should be maximised as long as there were technical assessments conducted which could demonstrate the feasibility. The Chairman said that the flat production of the whole of Wang Chau Phase 1 public housing development had been increased by 10% (i.e. from 4,000 flats to 4,400 flats), which reflected the Government's effort in optimising the development intensity having taken into account site-specific and infrastructural constraints. The Chairman drew Members' attention that there were already several other planned public housing developments in the area, namely the Remaining Phases of Wang Chau public housing development, the Tin Tsz Road public housing development and the Long Bin public housing development, and explained that the Government had been exploring ways to continuously optimise the development potential of the aforementioned public housing developments.

Deliberation Session

155. With regard to a Members' suggestion to maximise the development intensity of the proposed public housing development, the Chairman remarked that according to the prevailing policy, the maximum domestic PR for public housing developments in new towns had generally been increased by 30%, i.e. up to a domestic PR of 6.5 where technically feasible. The Government had to strike a balance between flat production, infrastructural capacities and development programme.

156. Members in general considered the proposed minor relaxation of BH restriction acceptable.

157. 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 31.3.2027, 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.”

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

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

Agenda Item 54

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/678 Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Storage of Kitchenware for a Period of 3 Years in “Village Type Development” Zone, Lots 43 S.G (Part) and 43 RP (Part) in D.D. 122, Ha Mei San Tsuen, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/678)

159. 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

160. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 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 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 30.9.2023;
- (b) in relation to (a) 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 31.12.2023;

- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.9.2023;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 31.12.2023;
- (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) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 55

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1143 Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone and Area Shown as ‘Road’, Lot 335 S.B in D.D. 128 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-HTF/1143A)

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

Deliberation Session

163. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (b) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.9.2023;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 31.12.2023;
- (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 planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.9.2023;
- (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 31.12.2023;
- (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;

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

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

Agenda Item 56

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/457 Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years in “Recreation” Zone, Lots 1679 (Part), 1684 (Part), 1685 (Part) and 1690 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/457)

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

Deliberation Session

166. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 31.3.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles exceeding 5.5 tonnes, including medium goods vehicles, heavy

goods vehicles and container trailers/tractors, as defined in the Road Traffic Ordinance, are allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;

- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.6.2023;
- (d) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 31.12.2023;
- (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; and
- (f) if any of the above planning condition (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 57

Section 16 Application

[Open Meeting]

A/YL-LFS/458 Proposed Temporary Shop and Services (Shop for Garden Supplies and Construction Materials) for a Period of 5 Years in “Recreation” Zone, Lots 1796, 1797, 1798, 1800, 1801 and 1802 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/458)

168. The Committee noted that the applicant’s representative requested on 15.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

171. The Committee noted that Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had tendered apologies for being unable to attend the meeting. As the interests of Messrs Ivan M.K. Chung (the Chairman) and K.L. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting. Mr Stephen L.H. Liu, the Vice-chairman, took over the chairmanship of the meeting at this point.

[The Chairman and Mr K.L. Wong left the meeting at this point.]

Presentation and Question Sessions

172. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

173. Two Members raised the following questions:

- (a) the increase in population due to the proposed minor relaxation of plot ratio (PR) restriction for the Phase III Development;
- (b) noting that the proposed minor relaxation of PR restriction involved more than 30% increase in the total PR for the site of Phase III Development, whether the applicant had conducted technical assessments to substantiate such increase; and
- (c) the impacts of the proposed development in respect of sunlight penetration and air ventilation.

174. In response, Ms Carol K.L. Kan, STP/TMYLW, made the following points:

- (a) as compared with the previous scheme under the approved application (No. A/YL/205), the proposed minor relaxation of PR restriction for Phase III Development would bring about additional 272 flats, and based on which,

the corresponding increase in population was estimated to be about 500-600;

- (b) the applicant had conducted technical assessments on various aspects, including Traffic Impact Assessment, Environmental Assessment, Drainage and Sewerage Impact Assessment and Water Supply Impact Assessment to demonstrate that the proposed development with minor relaxation of PR restriction would not induce insurmountable adverse impacts on the surrounding areas; and
- (c) under the current scheme, despite that a larger podium was proposed to accommodate the proposed government, institution and community facilities, the number of residential blocks was reduced from two to one which would help optimise building separation from the adjoining residential towers of YOHO Midtown. The applicant had submitted an Air Ventilation Assessment – Initial Study which demonstrated that as shown in the relevant figures in the Study, the current scheme could achieve better air ventilation performance than the previous scheme under approved application No. A/YL/205, especially at the pedestrian/podium level.

Deliberation Session

175. The Vice-chairman remarked that the proposed development with minor relaxation of PR restriction would help optimise the development potential of the Phase III site for providing subsidised sale flats. A Member expressed support to the application considering that the current scheme was better than the previous one. Members generally had no objection to the application.

176. 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 31.3.2027, 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 revised Master Layout Plan to take into account conditions (b) to (j), (o) and (p) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of the Landscape Master Plan including a tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
- (c) the submission of an implementation programme with phasing proposal to the satisfaction of the Director of Planning or of the TPB;
- (d) in relation to Phase IIa development, the design and provision of structural openings and supports connecting to the west of the site to the satisfaction of the Director of Highways or of the TPB;
- (e) the provision of water supplies for firefighting and fire services installations to the proposed development to the satisfaction of the Director of Fire Services or of the TPB;
- (f) the design and provision of internal vehicular access and ingress/egress points and car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (g) the design and provision of vehicular access for the proposed development to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB;
- (h) in relation to Phases IIa and IIb developments, the design and provision of vehicular access/emergency vehicular access/pedestrian crossing across the nullah connecting to Yau Tin East Road, Fung Yau Street East and Fung Yau Street North and modifications of the associated junctions to the satisfaction of the Commissioner for Transport and the Director of

Highways or of the TPB;

- (i) in relation to Phases IIa and IIb developments, the design, provision, maintenance and management of a temporary footbridge connecting to the existing footbridge to the west of the site and necessary modifications to the existing footbridge to the satisfaction of the Commissioner for Transport and Director of Highways or of the TPB;
- (j) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (l) the provision of sewerage works identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB;
- (m) in relation to Phases IIa and IIb developments, the submission and implementation of a drainage impact assessment, including flood relief mitigation measures to ascertain the effects of the proposed development and any proposed vehicular access/emergency vehicular access/pedestrian crossing, to the satisfaction of the Director of Drainage Services or of the TPB;
- (n) in relation to Phase III development, the submission and implementation of the revised drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (o) in relation to Phases IIa and IIb developments, the provision of a Drainage Reserve for the operation and maintenance of the nullah along the southwestern boundary of the application site to the satisfaction of the Director of Drainage Services or of the TPB; and

- (p) in relation to Phase IIa development, the provision of waterworks reserve areas for protection of existing water mains and any diversion required to the satisfaction of the Director of Water Supplies or of the TPB.”

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

Agenda Item 59

Section 16 Application

[Open Meeting]

A/YL/301 Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years in “Open Space” and “Village Type Development” Zones, Lot 104 RP (Part) in D.D. 115, Yuen Long (RNTPC Paper No. A/YL/301)

178. The Committee noted that the applicant’s representative requested on 28.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 60

Section 16 Application

[Open Meeting]

A/YL-TT/588 Proposed House in “Other Specified Uses” annotated “Rural Use”
Zone, Lot 962 in D.D. 118, No. 121 Nam Hang Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TT/588)

180. The Committee noted that the applicant’s representative requested on 16.3.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 61

Section 16 Application

[Open Meeting]

A/YL-TT/589 Proposed Temporary Animal Boarding Establishment for a Period of 3
Years and Associated Filling of Land in “Agriculture” Zone, Lot 1504
RP in D.D. 118, Yuen Long
(RNTPC Paper No. A/YL-TT/589)

182. The Committee noted that the applicant’s representative requested on 24.3.2023

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

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

[The Vice-chairman thanked Mr Eric C.Y. Chiu and Ms Carol K.L. Kan, STPs/TMYLW, and Mr Ajyum Distinction Chan, TP/TMYLW, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 62

Any Other Business

184. There being no other business, the meeting was closed at 4:40 p.m..