

## **TOWN PLANNING BOARD**

### **Minutes of 720<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 9.6.2023**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Mr K.W. Leung

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr K.L. Wong

Chief Traffic Engineer/New Territories East,  
Transport Department  
Mr K.L. Wong

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

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Ms Clara K.W. U

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

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

Secretary

**Absent with Apologies**

Miss Winnie W.M. Ng

Professor John C.Y. Ng

Mr Vincent K.Y. Ho

**In Attendance**

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

Town Planner/Town Planning Board  
Mr Tommy T.W. Wong

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 719<sup>th</sup> RNTPC Meeting held on 19.5.2023**

[Open Meeting]

1. The draft minutes of the 719<sup>th</sup> RNTPC meeting held on 19.5.2023 were confirmed without amendments.

**Agenda Item 2**

**Matter Arising**

[Open Meeting]

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

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

**Agenda Item 3**

**Section 12A Application**

[Open Meeting]

Y/TP/36                      Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/30, To rezone the application site from “Open Space” to “Government, Institution or Community (3)”, Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po  
(RNTPC Paper No. Y/TP/36)

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3. The Secretary reported that the application site was located in Tai Po. Dr Venus Y.H. Lun had declared an interest on the item for co-owning with spouse a property in Tai Po.
4. The Committee noted that the applicant had requested deferment of consideration of the application. As the property co-owned by Dr Venus Y.H. Lun had no direct view of the application site, the Committee agreed that she could stay in the meeting.

5. The Committee noted that the applicant's representative requested on 17.5.2023 deferment of consideration of the application for two months to allow more time to prepare 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 in response to departmental comments.

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

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

#### **Agenda Item 4**

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

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-PS/6                      Application for Amendment to the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20, To rezone the application site from "Village Type Development" and "Comprehensive Development Area" to "Residential (Group B) 2" and amend the Notes of the zone applicable to the site, Lots 1341 S.B ss.9, 1341 S.B RP, 1341 S.B ss.1 S.J RP, 1341 S.B ss.1 S.D in D.D. 121, 525 S.B RP in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long  
(RNTPC Paper No. Y/YL-PS/6)

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## Presentation and Question Sessions

7. The following representatives from the Planning Department (PlanD), and the applicant's representatives were invited to the meeting at this point:

### **PlanD**

- |                       |   |  |
|-----------------------|---|--|
| Mr Raymond H.F. Au    | - | District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW); |
| Mr Alexander W.Y. Mak | - | Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW);       |
| Mr Max Y.L. Wong      | - | Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW);               |

### **Applicant's Representatives**

- |                                       |   |                |
|---------------------------------------|---|----------------|
| On Billion International Limited      | - | Mr Paul Poon   |
|                                       | - | Mr Ivan Tang   |
| Aikon Development Consultancy Limited | - | Mr Nicky Chan  |
|                                       | - | Mr Antony Wong |
|                                       | - | Mr Ted Lam     |
|                                       | - | Mr K.M. Chin   |
|                                       | - | Mr David Lee   |
|                                       | - | Mr Thomas Luk  |
|                                       | - | Ms Isa Yuen    |

8. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

9. With the aid of a PowerPoint presentation, Mr Alexander W.Y. Mak, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

10. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Isa Yuen, the applicant's representative, made the following main points:

- (a) since the previous application (No. Y/YL-PS/4) was agreed by the Committee on 22.4.2022 (the previous application), the applicant further reviewed the approved scheme with a view to unleashing the development potential of the Site by optimising the development intensity in response to the latest Government's policies, including the 2022 Policy Address, the Northern Metropolis Development Strategy and the Residential Care Homes Legislation (Miscellaneous Amendment) Bill 2022 (the Bill), in alleviating the increasing demand and providing wider choices for residential use and residential care homes for the elderly (RCHEs) with a dense aging population;
- (b) the Bill proposed an increase in the minimum area of floor space per resident from 6.5m<sup>2</sup> to 9.5m<sup>2</sup> in high care level RCHEs. If the Bill was approved and the said requirement implemented, it was envisaged that retrofitting of the existing RCHEs for compliance with the said requirement might result in a reduction of overall RCHE beds in the territory;
- (c) comparing with the previous application, the boundary of the Site had been slightly adjusted to include two pieces of land in elongated shape in the southern part and eastern part for better utilization of scarce land resources;
- (d) while 53.8% of the Site was zoned "Village Type Development" ("V"), the Site was not situated within any village 'environs' nor involved in any Small House application. It was considered that the planning intention of the "V"

zone might not be materialised under such circumstances. Besides, the applicant had consulted and obtained support from the Ping Shan Rural Committee;

- (e) the remaining part of the Site (46.2%) was zoned “Comprehensive Development Area” (“CDA”). The entire “CDA” zone involved a total of 13 registered owners. In the past 10 years, the applicant, i.e. the registered owner of the northern portion of the Site, had endeavoured to liaise with the registered owners of other lots within the same “CDA” zone for land amalgamation and/or joint venture for development of the “CDA” zone. In 2019, the applicant reached a consensus with the two registered owners of the southern portion of the Site for joint development, but there was no response from the other 10 registered owners of the remaining part of the “CDA” zone. The fragmented ownership pattern hindered the implementation progress of the “CDA” zone as a whole, while the application would facilitate early implementation of comprehensive development at the Site;
- (f) the proposed rezoning of the Site to other suitable zonings was also in line with the recommendations of the Review of Sites Designated “CDA” on Statutory Plans in the New Territories for the Years 2021/2023 (the “CDA” Review) undertaken by PlanD to facilitate an early transformation of the area;
- (g) under the current scheme, the proposed development consisted of three residential blocks in the southern portion and one RCHE block in the northern portion of the Site which would be provided with separate accesses;
- (h) in respect of land use compatibility, various residential and village type developments as well as two RCHEs could be found in the vicinity of the Site and hence, the proposed residential development with RCHE and retail facilities was considered compatible with the surrounding environment;
- (i) in terms of development intensity, the proposed total plot ratio (PR) of 4.98

included domestic plot ratio (PR) of 4.5 and non-domestic PR of 0.48. The domestic PR with relaxation of building height (BH) restriction to 29 storeys would provide about 1,536 flats (representing an increase of 696 flats if compared with the previous application). The proposed development intensity was considered appropriate for the Site, which was located in the urban fringe of Ping Shan area and compatible with the surrounding areas, taking into account the existing residential developments with domestic PR ranging from 3 to 5 in the locality, some planned public housing developments in Ping Shan (including a public housing development in Long Bin with PR of 6.94), developments within Hung Shui Kiu/Ha Tsuen New Development Area (NDA) and Yuen Long South Development (with domestic PR ranging from 5 to 6). It was also in line with the development intensities stipulated under the Hong Kong Planning Standards and Guidelines, i.e. domestic PR 5 for medium-density residential development in new town, and the guiding principle of domestic PR 6.5 for residential developments within the Northern Metropolis. Besides, the proposed non-domestic PR of 0.48 could help address the shortfall of retail facilities in the locality which was dominantly occupied by residential dwellings;

- (j) all the design merits proposed under the previous application, including the stepped BH profile, provision of building voids, edge planting strips and buffer zones as well as adoption of acoustic windows, would be retained. In addition, increase of greening ratio to 30%, reduction of domestic site coverage and increase of private communal space were proposed under the current application; and
- (k) various technical assessments submitted by the applicant demonstrated that the proposed development would not induce adverse traffic, environmental, visual and landscape, drainage and sewerage, water supply and risk impacts. Relevant Government departments had no objection to or adverse comments on the application.

[Mr K.L. Wong joined the meeting during the presentation of the applicant's representative.]



11. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairman invited questions from Members.

#### *RCHE*

12. A Member enquired on the reason for the reduction in the number of beds for the proposed RCHE under the current scheme. In response, Ms Isa Yuen, the applicant's representative, explained that under the Bill, the minimum floor space per resident for high care level RCHEs was 9.5m<sup>2</sup>. In addition, eligible RCHE premises for exemption from payment of premium was subject to a maximum gross floor area (GFA) of 5,400m<sup>2</sup> under the prevailing policy. Taking into account the above considerations, a total of 222 beds with average floor space of 10.1m<sup>2</sup> per person was proposed for the proposed RCHE under the current application.

#### *Visual Impact and Design Merits*

13. A Member noted that Architectural Services Department (ArchSD) and PlanD had offered different views on the application in terms of the visual impact of the proposed development and asked for more elaborations. In response, with the aid of some PowerPoint slides, Mr Raymond H.F. Au, DPO/TMYLW, explained that ArchSD's concerns focused mainly on the potential visual impact of the proposed development with a maximum BH of 29 storeys on the existing low-rise developments in the immediate surroundings of the Site with a BH of 3 storeys in general, whilst the Chief Town Planner/Urban Design and Landscape, PlanD took into account a wider development and visual context which comprised some planned/committed high-rise public housing developments in the vicinity of the Site, e.g. the public housing development with a PR 6.5 and a BH restriction of 140mPD in Long Bin to the southeast of the Site.

14. The Chairman asked about the site-specific design merits proposed by the applicant to mitigate the potential visual impact of the proposed development with increased development intensity and BH as compared with that of the previous application. In response, with the aid of some PowerPoint slides, Mr Raymond H.F. Au, DPO/TMYLW, said that the applicant had proposed various mitigation measures, including stepped BH

profile from the west and south to the north of the application site, building setbacks from adjoining roads/developments, 12.5m to 15m building separations, building voids, as well as increased greenery coverage and provision of private open space to mitigate the potential visual impact of the proposed development.

#### *Local Concerns*

15. A Member enquired whether the concerns of villagers in Tong Fong Tsuen could be addressed. In response, Mr Raymond H.F. Au, DPO/TMYLW, explained that the villagers' concerns were mainly on the potential traffic and drainage impacts of the proposed development. The applicant had submitted a traffic impact assessment and a drainage impact assessment, both of which demonstrated that the proposed development would not result in insurmountable traffic and drainage impacts. The Transport Department and Drainage Services Department had no objection to the application in respect of traffic and drainage aspects respectively.

#### *The "CDA" Zone*

16. The Vice-chairman enquired whether other lots within the same "CDA" zone of the Site were covered by any planning permissions. In response, Mr Raymond H.F. Au, DPO/TMYLW, explained that since the designation of the "CDA" zone, no application for planning permission had been received for other lots within the zone. In the recent "CDA" Review, the portion of the "CDA" zone outside the Site was proposed to be rezoned to appropriate zoning(s) so as to facilitate an early transformation of the area without compromising the environmental and traffic concerns.

17. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked PlanD's representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

18. The Chairman recapitulated that there was a previously approved application covering the majority of the Site and the applicant proposed in the current application to increase the development intensity to optimise the utilisation of the Site with design merits proposed. The reduction of the number of RCHE beds was due to the increase in floor space per resident.

19. A Member said that the application was supported as it could facilitate the materialisation of the planning intention of the “CDA” zone, and there were additional design merits compared to those of the previous application. Another Member also expressed support to the application as it reflected the latest Government’s development policies in that the increased PR for the proposed development was comparable to some public housing developments in the surrounding areas of the Site and enabled better utilization of scarce land resources.

20. A Member enquired whether the fragmented ownership of the “CDA” zone would affect the implementation of the proposed development under the current application. In response, the Chairman explained that it was the part of the “CDA” zone outside the Site that was under fragmented ownership, and this would not have any implication on the implementation of the proposed development on the Site under the current application.

21. After deliberation, the Committee decided to agree to the application. The Committee noted that the relevant proposed amendment to the Ping Shan Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance when opportunity arose.

**Sai Kung and Islands District**

[Ms Jane W.L. Kwan, Mr Kenneth C.K. Yeung and Ms W.H. Ho, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

**Agenda Item 5**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/340      Proposed Comprehensive Residential Development with Minor Relaxation of Building Height Restriction at Phase 2 Site in “Comprehensive Development Area” zone and area shown as ‘Road’, Various Lots in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung  
(RNTPC Paper No. A/SK-HC/340A)

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**Presentation and Question Sessions**

22.            With the aid of a PowerPoint presentation, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

23.            Two Members raised the following questions:

- (a) noting the public comments expressing concerns that the application site (the Site) would be served with proper vehicular access whereas the nearby village would not, whether there were differential treatment in the provision of vehicular access and whether public funds had been involved in the provision of vehicular access to the Site; and
- (b) whether the existing pedestrian access between Phases 1 and 2 of the “CDA” zone would be adversely affected by the proposed development as mentioned in the public comments.

24.            In response, with the aid of some PowerPoint slides, Ms Jane W.L. Kwan, STP/SKIs, made the following main points:

- (a) under the Hiram’s Highway Improvement Stage 1, vehicular ingress/egress points had been reserved to areas or local roads along the relevant section of

Hiram's Highway including the Site. There were two existing vehicular accesses serving the Site and the nearby villages, i.e. Nam Pin Wai Road and Ho Chung Road, which further branched off to informal local tracks within the villages. The applicant proposed to construct a vehicular access connecting the Site and Nam Pin Wai Road. For nearby villages, improvement works on local road networks, if required, could be considered to be undertaken via local minor works managed by the Home Affairs Department; and

- (b) there were local concerns over the closure of an existing pedestrian access between Phase 1 and Phase 2 sites of the "CDA" zone. While private land dispute should be handled separately by the concerned parties, the applicants were advised to liaise with the local stakeholders to address their concerns regarding the pedestrian access.

[Dr C.H. Hau and Ms Clara K.W. U joined the meeting during the question and answer session.]

### Deliberation Session

25. The Chairman recapitulated that the Site fell within an area zoned "CDA" which required the submission of a Master Layout Plan for approval by the Town Planning Board. Phase 1 development had commenced and the current application was for Phase 2 development. The proposed development parameters, including gross floor area and plot ratio, under the current application were generally in line with the restrictions stipulated for the "CDA" zone on the outline zoning plan, except that the building height (BH) with the adoption of 'split-level design', as proposed by the applicant, required a minor relaxation of the BH restriction from three storeys over one storey of carport to six storeys (in split levels) over one storey of carport. The Committee also noted that while there was a 100% increase in number of storeys due to the adoption of "split-level design", the absolute BH of the proposed houses remained as 12m as per the stipulated BH restriction for the Site.

26. 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 9.6.2027, 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 (f) below, to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and construction of the proposed road junction to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission of a revised noise impact assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (f) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB.”

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

**Agenda Item 6**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

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/281A)

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**Presentation and Question Sessions**

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

29.            Members had no question on the application.

**Deliberation Session**

30.            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 9.6.2027, 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.

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

**Agenda Items 7 and 8**

**Section 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/176            Proposed Public Utility Installation (Underground Power Cables) and Associated Excavation and Filling of Land in “Coastal Protection Area” Zone, Government Land in D.D. 316L near Pui O San Wai Tsuen, Lantau Island  
(RNTPC Paper No. A/SLC/176)

A/SLC/177            Proposed Public Utility Installation (Underground Power Cables) and Associated Excavation and Filling of Land in “Coastal Protection Area” Zone, Government Land in D.D. 316L near Pui O Playground, Lantau Island  
(RNTPC Paper No. A/SLC/177)

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32.            The Committee agreed that as the two s.16 applications for proposed public utility installation (underground power cables) were similar in nature and the application sites were located in close proximity to each other within the same “Coastal Protection Area” zone, they could be considered together.

33.            The Secretary reported that the applications were submitted by CLP Power Hong Kong Limited (CLP) and CLPe Solutions Limited was the consultant of the applicant, which were subsidiaries of CLP Holdings Limited. Dr Conrad T.C. Wong had declared an interest on the items for his firm having current business dealings with CLP.

34.            As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should leave the meeting temporarily for the items.

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

**Presentation and Question Sessions**

35.            With the aid of some plans, Mr Kenneth C.K. Yeung, STP/SKIs, briefed Members on the background of the applications, the proposed uses, departmental and public



comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the applications.

36. Members had no question on the applications.

#### Deliberation Session

37. After deliberation, the Committee decided to reject the applications. The reason for each application was :

“the proposed installation with excavation and filling of land is not in line with the planning intention of the “Coastal Protection Area” zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. The applicant fails to demonstrate that the proposed installation is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention.”

#### Agenda Item 9

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TKO/128            Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Public Housing Development in “Residential (Group A) 7” Zone, Government Land adjacent to Ying Yip Road, Yau Yue Wan Village Road and Pak Shing Kok Road, Tseung Kwan O  
(RNTPC Paper No. A/TKO/128)

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38. The Secretary reported that the application for proposed public housing developments to be implemented by the Hong Kong Housing Authority (HKHA), of which

the Housing Department (HD) was the executive arm, was submitted by the Civil Engineering and Development Department (CEDD) with Ove Arup & Partners Hong Kong Limited as one of the consultants. The following members had declared interests on the item:

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

39. The Committee noted that Dr Conrad T.C. Wong had left the meeting temporarily. As the interest of Mr Paul Y.K. Au was direct, the Committee agreed that he should leave the meeting temporarily for the item. As Dr C.H. Hau and Mr K.L. Wong 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

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

41. Members had no question on the application.

Deliberation Session

42. The Chairman remarked that the application for minor relaxation of plot ratio restriction for permitted public housing development could allow better utilisation of the application site.

43. 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 9.6.2027, 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.

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

[The Chairman thanked Ms Jane W.L. Kwan, Mr Kenneth C.K. Yeung and Ms W.H. Ho, STPs/SKIs, for their attendance to answer Members' enquiries. They left the meeting at this point.]

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

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

[Mr Tim T.Y. Fung and Mr Jeffrey P.K. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

## **Agenda Item 10**

### **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)

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45.            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**

46.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no operation from 6:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (b)    no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (c)    the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.12.2023;
  
- (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 9.3.2024;
  
- (e)    in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (f) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.7.2023;
- (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 9.12.2023;
- (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 9.3.2024;
- (i) if any of the above planning conditions (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;
- (j) if any of the above planning conditions (c), (d), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;  
and
- (k) 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.”

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 11**

**Section 16 Application**

[Open Meeting]

A/NE-HT/20

Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1135 (Part), 1136 (Part), 1137, 1138, 1150 S.A, 1150 S.B, 1157 (Part), 1158 (Part), 1159 S.A (Part), 1159 RP (Part), 1160, 1170 (Part), 1173 S.B (Part), 1174 S.D (Part) in D.D. 76 and Adjoining Government Land, Hok Tau, Fanling  
(RNTPC Paper No. A/NE-HT/20)

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48. The Committee noted that the applicant requested on 1.6.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

49. 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 12**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/186      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” and “Village Type Development” Zones, Lot 144 S.A in  
D.D.46, Tai Tong Wu Village, Sha Tau Kok  
(RNTPC Paper No. A/NE-MUP/186)

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### **Presentation and Question Sessions**

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

51.            Members had no question on the application.

### **Deliberation Session**

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes 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 Tai Tong Wu 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 13**

**Section 16 Application**

[Open Meeting]

A/NE-TKL/724      Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Agriculture” Zone, Lots 175 and 176 in D.D. 84, Ta Kwu Ling  
(RNTPC Paper No. A/NE-TKL/724)

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53.            The Secretary reported that the application site was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling.

54.            The Committee noted that the applicant had requested deferment of consideration of the application. As the piece of land owned by Dr Conrad T.C. Wong’s firm had no direct view of the application site, the Committee agreed that he could stay in the meeting.

55.            The Committee noted that the applicant requested on 30.5.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

56.            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 14**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/725      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 234 S.B ss.5 in D.D.79, Ping Yeung Village,  
Ta Kwu Ling  
(RNTPC Paper No. A/NE-TKL/725)

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

### **Presentation and Question Sessions**

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

59.            Members had no question on the application.

### **Deliberation Session**

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes 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 Ping Yeung 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 15**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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

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

61.            With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

62.            Members had no question on the application.

#### **Deliberation Session**

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

- “(a) the applied use is not in line with the planning intention of “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 provided in the submission to justify a

departure from the planning intention; and

- (b) the development does not comply with the Town Planning Board (TPB) Guidelines No. 10 (TPB-PG No. 10) for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’ in that there is insufficient information in the submission to demonstrate that the development has complied with the development controls and restrictions of areas designated as Water Gathering Ground.”

## **Agenda Item 16**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/770            Proposed House (New Territories Exempted House - Small House) in  
“Green Belt” Zone, Government Land in D.D. 28, Tai Mei Tuk, Tai Po  
(RNTPC Paper No. A/NE-TK/770A)

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### **Presentation and Question Sessions**

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

65.            Noting the applicant’s claim that processing of applications for Small House developments on Government land was suspended in light of a judicial review (JR), a Member enquired the current position of the JR case. In response, Ms Jane K.C. Choi, Assistant Director/Regional 3, Lands Department, said that the JR case had been dismissed and processing of Small House grant application involving Government land had been resumed.

### **Deliberation Session**

66.            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 9.6.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

### **Agenda Item 17**

#### **Section 16 Application**

[Open Meeting]

A/NE-TK/775            Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Recreation” Zone, Lots 1657 (Part), 1658 (Part), 1663 RP (Part) and 1676 (Part) in D.D. 17, Ting Kok Village, Tai Po  
(RNTPC Paper No. A/NE-TK/775)

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68. The Committee noted that the applicant’s representative requested on 2.6.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

circumstances.

[The Chairman thanked Mr Tim T.Y. Fung and Mr Jeffrey P.K. Wong, STPs/STN, for their attendance to answer Members' enquiries. They left the meeting at this point.]

[The meeting was adjourned for a 10-minute break.]

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

[Mr Anthony K.O. Luk, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Ms Christine C.M. Cheung, Mr Louis H.W. Cheung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), Dr Azaria K.Y. Wong, Nature Conservation Officer (Yuen Long) (NCO(YL)) of the Agriculture, Fisheries and Conservation Department (AFCD), were invited to the meeting at this point.]

### **Agenda Item 18**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/341      Proposed Temporary Light Public Housing Development for a Period of 3 Years and Associated Filling and Excavation of Land in "Recreation" and "Residential (Group C)" Zones, Various Lots in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/341)

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70.            The Secretary reported that the application was submitted by the Architectural Services Department (ASD), and Capital Chance Limited, a subsidiary of Sun Hung Kai Properties Limited (SHK), was the owner of the private lots at the application site (the Site). The following members had declared interests on the item:

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win) and SHK was one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong having current business dealings with ASD and SHK;
- Mr Vincent K.Y. Ho - having current business dealings with SHK; and
- Mr K.W. Leung - owning a property in Mai Po

71. The Committee noted that Miss Winnie W.M. Ng and Mr Vincent K.Y. Ho had tendered apologies for not being able to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should leave the meeting temporarily for the item. As the property owned by Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

#### Presentation and Question Sessions

72. With the aid of a PowerPoint presentation, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

#### *Validity of Environmental Permit (EP)*

73. Noting that the proposed light public housing (LPH) development at the Site was a designated project (DP) under the Environmental Impact Assessment Ordinance (EIAO) and the Director of Environmental Protection (DEP) had permitted the applicant to apply directly for EP, and that the scale and layout of the proposed LPH development were

different from those of the indicative scheme under a previous rezoning application which was covered by the EP granted in 2014, a Member asked why the applicant could submit an application for permission to apply directly for EP and what conditions were imposed associated with the such permission; and what procedures would be involved if the applicant did not apply for EP and the time required for such procedures.

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

- (a) according to Section 5(9) of the EIAO, DEP may permit an applicant to apply directly for an EP if EPD was satisfied, having regard to the project profile, that (i) the environmental impact of the project was adequately assessed in an Environmental Impact Assessment (EIA) report in the register, and (ii) the information and findings of the EIA report in the register were still relevant;
- (b) an EIA of a proposed private residential development cum passive recreation development at the Site proposed by the land owner of the Site (the EIA) was approved under EIAO in 2014. Under the EIA, the following three development options had been evaluated:
  - (i) residential development in the southern portion of the Site (i.e. no residential development in the northern portion) (selected option);
  - (ii) residential developments in both the northern and southern portions of the Site (option 1);
  - (iii) residential development in the northern portion of the Site (i.e. no residential development in the southern portion) (option 2);
- (c) while all the three options were not considered environmentally and ecologically unacceptable, the selected option was taken forward as the indicative scheme for the previous application (No. Y/YL-MP/3) as it was considered favourable in land-use planning, visual and landscape points of view. The application was approved by the Committee in 2016;

- (d) for the current application, the applicant submitted a Project Profile for the proposed development and had been duly considered by DEP in permitting the applicant to apply directly for EP (DIR);
- (e) on 2.6.2023, DEP permitted the applicant to apply directly for EP subject to conditions which would be included as enforceable conditions in the future EP. These conditions included, amongst others, one requiring the applicant to give priority to planting of compensatory trees along the Ngau Tam Mei Drainage Channel (NTMDC) despite that off-site compensatory tree planting was not considered unacceptable; and
- (f) if the applicant did not apply directly for EP, the applicant should prepare an EIA report in accordance with the requirements of the EIA Study brief and the Technical Memorandum on EIA Process, which would involve a series of impact assessments, such as ecological impact assessment (EcoIA), and public consultation process under EIAO. A minimum of one year would normally be required for conducting an EIA, for instance an EcoIA would often be required to cover a time span of four seasons in the assessment.

75. A Member enquired if it was common for DEP to approve DIR application. In response, Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North), Environmental Protection Department, elaborated that DIR application was provided for under EIAO and there were many precedents for DEP to approve DIR applications. In considering DIR application, DEP would take into account various factors, including mainly the presence of any potential adverse environmental impact, validity of the existing data and the effectiveness of the proposed mitigation measures in alleviating the potential adverse environmental impact.

#### *Landscape and Ecological Impact*

76. A Member raised the following questions:

- (a) whether off-site compensatory tree planting at public parks was considered



reasonable and whether the existing *Leucaena leucocephala* (銀合歡), an exotic species commonly found along the NTMDC, would be cleared prior to compensatory tree planting; and

- (b) noting the LPH development would bring about increase in pedestrian flow along the two existing footbridges across the NTMDC (the footbridges) which might cause disturbance to the birds, whether artificial screening would be provided at the footbridges as NTMDC was identified as an important bird breeding grounds.

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

- (a) according to the applicant, 112 compensatory trees would be planted on government land in the vicinity and at new sites of permanent government projects currently under construction such as public parks and the exact location for compensatory planting would be determined at the later stage. Under the EIA process, DEP also required the applicant to consider giving priority to planting of compensatory trees along NTMDC. Relevant departments would also consider replacing invasive species with other species at the detailed design stage; and
- (b) given the limited width of the existing footbridges, the applicant had not proposed any artificial screening at the footbridges. Member's view would be conveyed to the applicant and relevant departments for consideration during the detailed design stage.

### *Traffic Impact*

78. A Member asked about the details of the traffic impact assessment (TIA) in addressing local concerns on the potential traffic impact of the proposed LPH development. In response, with the aid of some PowerPoint slides, Mr. Anthony K.O. Luk, DPO/FSYLE, elaborated that traffic generated from the proposed LPH development was envisaged to be minimal as the LPH was targeted to serve relatively low-income groups who would rely

mainly on public transport for commuting. Hence, no private car parking space would be provided in the proposed LPH development. A public transport terminus would be provided at each of the northern and southern portion of the Site, which would provide adequate public transport terminating facilities to facilitate the provision of relevant public transport services. Besides, junction improvement works, including the provision of pedestrian crossings, signalized crossings, additional traffic signs and length restriction traffic signs etc., along Yau Pok Road and Kam Pok Road connecting to the site entrance had been proposed to enhance the safety of pedestrians and cyclists.

### Deliberation Session

79. The Chairman recapitulated that the current application was for temporary LPH development for a period of three years to take forward the Government's policy and the scale of the proposed LPH was not considered incompatible with the surrounding areas.

80. A Member supported the application as it could facilitate early provision of affordable housing which was temporary and low-rise in nature. Another Member expressed support to the application but asked about the timeframe of the proposed LPH development and the arrangement for renewal of planning approval. The Committee noted that according to applicant's submission, construction works would commence in late 2023 for completion in early 2025 and the LPH would be operated for 5 years until 2030. Should the Committee approve the application, the approval would be granted on a temporary basis for a period of three years (i.e. till 2026). Before the expiry of the planning approval, application for renewal of the approval would be required and the Committee would consider the application taking into account if there were any changes in planning circumstances.

81. A Member noted that the northern portion of the Site adjoined the application site of a previously approved application (No. A/YL-MP/247) in Yau Mei Sun Tsuen (YMST site) where ponds were provided as a mitigation measure for wetland compensation and raised concern on whether there would be any interface issue between the ponds in the YMST site and the LPH development at the Site. The Committee noted that under the said application for house and wetland habitat development, two temporary ponds as temporary wetland enhancement area had been provided at the southern part of the YMST site. Upon provision of permanent wetland restoration area in the northern part of the YMST site, house development would be erected at the southern part where the temporary ponds were currently

located. While there would be no interface issues in the long-run, non-transparent screening would be provided along the site boundary abutting the YMST site so as to screen out the potential visual disturbances from the proposed development under the subject application in the interim.

82. A Member reiterated the concern on the potential disturbance on birds and the habitat at NTMDC resulted from the potential increase in pedestrian flow on Yau Pok Road, Kam Pok Road and the footbridges, and urged for provision of artificial screens at the footbridges. Another member echoed that while the footbridges were erected over the water surface of NTMDC in a considerable height, the provision of screen on the footbridges should suffice to mitigate the disturbance to birds. Regarding the possible disturbance to the birds and their habitats, the Committee noted that the presence of NTMDC attracted birds to fly along the channel rather than across the Site. Hence, the proposed LPH development at the Site would not result in significant adverse impact on the bird flight path. Mitigation measures such as screens on the footbridges where there was no vegetation cover could be considered to minimise the potential disturbance to the birds.

83. Two Members opined that timely provision of public transport services for the LPH development was necessary, given the Site was situated in a remote location and the future residents would depend mainly on public transport for commuting. In that regard, the Committee noted that three possible routes of public transport services, either buses or green minibuses, respectively to Yuen Long, Sheung Shui and Tam Lam Tunnel Bus Interchange from the Site would be required during the peak hours. Public transport services would be available at the Site, including two public transport termini each in the northern and southern portions of the Site. The Chairman supplemented that the applicant would be required to implement the road improvement works and transport facilities identified in the TIA which was stipulated as an approval condition.

84. The Chairman concluded that Members generally had no objection to the application. To address Members' concern, the Chairman suggested and the Committee agreed to incorporate an additional advisory clause to request the applicant to explore the provision of mitigation measures, such as artificial screenings, on the footbridges over NTMDC to alleviate the potential disturbance to birds nearby.

85. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission of 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 9.3.2024;
- (b) in relation to (a) above, the implementation of the fire service installations proposal before the occupation of the proposed development to the satisfaction of the Director of Fire Services or of the TPB;
- (c) the submission of a revised drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.3.2024;
- (d) in relation to (c) above, the implementation of the mitigation measures as identified in the revised drainage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services or of the TPB;
- (e) the implemented drainage facilities for the proposed development shall be maintained at all times during the planning approval period;
- (f) the submission of a revised sewerage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB by 9.3.2024;
- (g) in relation to (f) above, the implementation of the mitigation measures as identified in the revised sewerage impact assessment before the occupation of the proposed development to the satisfaction of the Director of Drainage Services and the Director of Environmental Protection or of the TPB;

- (h) the implemented sewerage facilities for the proposed development shall be maintained at all times during the planning approval period;
- (i) the submission of the noise mitigation plan within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 9.3.2024;
- (j) in relation to (i) above, the implementation of the noise mitigation measures as identified in the noise mitigation plan before the occupation of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period, including construction and operation stages;
- (l) the implementation of the road improvements works and transport facilities as identified in the traffic impact assessment submitted by the applicant before the occupation of the proposed development to the satisfaction of the Commissioner of Transport or of the TPB; and
- (m) if any of the above planning condition (a), (c), (f) 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.”

86. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper and the following additional advisory clause.

“(a) to explore the provision of mitigation measures, such as artificial screenings, on the two footbridges over Ngau Tam Mei Drainage Channel to alleviate the potential disturbance on birds nearby.”

[Mrs Vivian K.F. Cheung left the meeting during the deliberation.]

[The Chairman thanked Mr Anthony K.O. Luk, DPO/FSYLE, Ms Christine C.M. Cheung, STP/FSYLE, and Dr Azaria K.Y. Wong, NCO(YL) of AFCD, for their attendance to answer Members' enquiries. They left the meeting at this point.]

### **Agenda Item 19**

#### **Section 16 Application**

[Open Meeting]

A/YL-MP/340      Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling and Excavation of Land in “Village Type Development” Zone, Lots 1793 S.B RP (Part), 1795 RP (Part) and 1796 (Part) in D.D. 105, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/340)

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87.            The Secretary reported that the application site was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po.

88.            The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

89.            The Committee noted that the applicant's representative requested on 1.6.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

90.            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 20**

Section 16 Application

[Open Meeting]

A/NE-KTS/527      Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years in “Recreation” Zone, Lots 1623 S.B, 1624 S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631 to 1637 and 1666 S.C RP in D.D. 100 and Adjoining Government Land, Ying Pun, Kwu Tung South  
(RNTPC Paper No. A/NE-KTS/527)

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91.            The Committee noted that the applicants’ representative requested on 1.6.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

92.            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.

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

**Agenda Item 21**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/528      Proposed Houses in “Residential (Group D)” Zone, Lot 344B S.2 RP in  
D.D. 94 and Adjoining Government Land, Kwu Tung South  
(RNTPC Paper No. A/NE-KTS/528)

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**Presentation and Question Sessions**

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

94.            Members had no question on the application.

**Deliberation Session**

95.            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 9.6.2027, 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 landscape proposal to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (c) the submission and implementation of a sewerage connection proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (d) the submission and implementation of proposals for fire service



installations and water supplies for fire-fighting to the satisfaction of Director of Fire Services or of the TPB; and

- (e) the submission of a Noise Impact Assessment and implementation of mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB.”

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

## **Agenda Item 22**

### **Section 16 Application**

[Open Meeting]

A/YL-KTN/907 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/907)

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97. The Committee noted that the applicant’s representative requested on 1.6.2023 deferment of consideration of the application for two months to allow more time to prepare 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 23**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/908      Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1468 (Part), 1469 (Part) and 1471 S.A in D.D. 107, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/908)

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99.      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**

100.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 9.6.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no operation between 6:00 p.m. and 8:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (b)    all dogs shall be kept inside the enclosed animal boarding establishment structures on the site from 6:00 p.m. to 8:00 a.m., as proposed by the applicant, during the planning approval period;
  
- (c)    no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;

- (d) the 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 9.12.2023;
- (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 9.3.2024;
- (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 9.12.2023;
- (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 9.3.2024;
- (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.”

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 24**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/909      Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 38 in D.D. 110, Yuen Long  
(RNTPC Paper No. A/YL-KTN/909)

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

**Deliberation Session**

103.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 9.6.2028, 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. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed animal boarding establishment structures on the site from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;
- (d) the 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 9.12.2023;

- (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 9.3.2024;
- (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 9.12.2023;
- (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 9.3.2024;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

**Agenda Item 25**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/910      Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 609 and 610 in D.D. 109, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/910)

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105.            The Committee noted that the applicant requested on 2.6.2023 deferment of consideration of the application for one month to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

**Agenda Item 26**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/911      Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1505 RP (Part), 1506 RP and 1510 (Part) in D.D. 107, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/911)

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107. The Committee noted that the applicant requested on 1.6.2023 deferment of consideration of the application for one month to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

### **Agenda Item 27**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTS/943      Proposed Temporary Barbecue Site with Ancillary Facilities for a Period of 3 Years in "Agriculture" Zone, Lots 132 RP and 141 RP in D.D. 113 and Adjoining Government Land, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTS/943A)

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109. The Committee noted that the applicant requested on 29.5.2023 deferment of consideration of the application for two months to allow more time to prepare 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 in response to departmental comments.

110. 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 28**

#### **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, Yuen Long  
(RNTPC Paper No. A/YL-KTS/949A)

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111.      The Committee noted that the applicant's representative requested on 29.5.2023 deferment of consideration of the application for two months to allow more time to prepare 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 in response to departmental comments.

112.      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 29**

### **Section 16 Application**

[Open Meeting]

A/YL-KTS/959            Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1016 (Part), 1017 (Part), 1028 S.A (Part), 1029 (Part), 1030 (Part), 1031, 1032 and 1033 (Part) in D.D. 113, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/959)

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113.            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**

114.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.6.2026, 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 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (b)    no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
  
- (c)    no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as

proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (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 submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office or of the TPB by 9.12.2023;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office or of the TPB by 9.3.2024;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.12.2023;
- (i) in relation to (h) 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 9.3.2024;
- (j) if any of the above planning condition (a), (b), (c), (d) 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;

- (k) if any of the above planning condition (e), (f), (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; and
- (l) 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.”

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

### **Agenda Item 30**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTS/960                      Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of 3 Years in “Residential (Group D)” Zone, Lots 472 (Part), 587 RP (Part), 591, 592, 600, 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land, Kong Ha Wai, Kam Tin, Yuen Long  
  
(RNTPC Paper No. A/YL-KTS/960)

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116. The Secretary reported that the application was submitted by Pok Oi Hospital, and Henderson Land Development Company Limited (HLD) was the owner of the private lots at the application site. AECOM Asia Company Limited (AECOM) and Unistress Building Construction Limited (Unistress) were two of the consultants of the applicant. The following members had declared interests on the item:

Mr. Stephen L.H. Liu ( <i>the Vice-chairman</i> )	being a former member of the Council of the Hong Kong Polytechnic University which had obtained sponsorship from HLD before ;
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- Dr C.H. Hau - having past business dealings with HLD and AECOM and being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD;
- Dr Conrad T.C. Wong - having current business dealings with AECOM and Unistress; and
- Mr Vincent K.Y. Ho - having current business dealings with HLD and AECOM.

117. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for not being able to attend the meeting. As the interest of Mr Stephen L.H. Liu was indirect and Dr Conrad T.C. Wong and Dr C.H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting.

118. 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

119. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 27.6.2023 until 26.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the provision of a bus bay and bus stacking area within the site for public transport services at all times during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (d) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.12.2023;
- (e) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if the above planning condition (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.”

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

### **Agenda Item 31**

#### **Section 16 Application**

[Open Meeting]

A/YL-PH/949            Proposed Filling of Land for Permitted Agricultural Use in “Village Type Development” Zone, Lots 342 S.A ss.1, 342 S.A ss.2 and 342 S.A ss.3 in D.D. 111, Chuk Hang, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/949)

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121. The Committee noted that the applicant’s representative requested on 1.6.2023 deferment of consideration of the application for two months to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

### **Agenda Item 32**

#### **Section 16 Application**

[Open Meeting]

A/YL-SK/344            Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" Zone, Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long  
(RNTPC Paper No. A/YL-SK/344)

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123.            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**

124.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 10.6.2023 until 9.6.2026, 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) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.12.2023;
- (e) in relation to (d) above, the implementation of the 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 10.3.2024;
- (f) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (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.

[The Chairman thanked Mr Louis H.W. Cheung, STP/FSYLE, for his attendance to answer Members' enquiries. He left the meeting at this point.]

**Tuen Mun and Yuen Long West District**

**Agenda Item 33**

Section 16 Application

[Open Meeting]

A/TM-LTYYY/454 Temporary Shop and Services with Ancillary Storage Area and Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part) in D.D. 130, Fuk Hang Tsuen, Tuen Mun  
(RNTPC Paper No. A/TM-LTYYY/454)

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126. 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

127. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.6.2026, 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 condition record of existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Direct of Drainage Services or of the TPB by 9.9.2023;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.12.2023;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the



satisfaction of the Director of Fire Services or of the TPB by 9.3.2024;

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

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

### **Agenda Item 34**

#### **Section 16 Application**

[Open Meeting]

A/YL-PS/682 Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 455 S.A RP in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/682)

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

#### **Deliberation Session**

130. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no workshop activities, as proposed by the applicant, are allowed 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 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 9.9.2023;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.12.2023;
- (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 9.3.2024;
- (f) if 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
- (g) if any of the above planning condition (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 35**

**Section 16 Application**

[Open Meeting]

A/YL-PS/683                      Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and 19-seaters Coaches) for a Period of 3 Years in “Village Type Development” and “Government, Institution or Community” Zones, Lots 21 RP (Part), 22 RP (Part), 24 RP (Part), 25 (Part), 28 RP (Part) and 29 RP (Part) in D.D. 121, Tong Fong Tsuen, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/683)

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132.            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**

133.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 12.6.2023 until 11.6.2026, 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 condition record of 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 9.9.2023;
  
- (b)    in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
  
- (c)    the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.12.2023;

- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2024;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 36**

#### **Section 16 Application**

[Open Meeting]

A/YL-LFS/467      Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling of Land in “Village Type Development” Zone, Lot 2815 in D.D.129, Sha Kong Wai, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/467)

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135. 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**

136. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) 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 9.12.2023;
- (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 9.3.2024;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.12.2023;
- (g) in relation to condition (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 9.3.2024;
- (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 conditions (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.”

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

### **Agenda Item 37**

#### **Section 16 Application**

[Open Meeting]

A/YL/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/301A)

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138. 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**

139. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 9.6.2029, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.9.2023;
- (b) in relation to (a) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.12.2023;

- (d) in relation to (c) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.3.2024;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 38**

#### **Section 16 Application**

[Open Meeting]

A/HSK/449                      Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years in “Village Type Development” Zone, Lot 1159 (Part) in D.D. 125, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/449)

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141. 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**

142. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 27.6.2023 until 26.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to

the following conditions :

- “(a) no light, medium and heavy goods vehicles, including container trailers/tractors, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the 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 commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.9.2023;
- (d) the existing fire service installations implemented on the site shall be maintained at all times during the planning approval period;
- (e) if any of the above planning conditions (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
- (f) if the above planning condition (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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



**Agenda Item 39**

**Section 16 Application**

[Open Meeting]

A/HSK/450 Temporary Logistics Centre for a Period of 3 Years in “Government, Institution or Community” and “Open Space” Zones, Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090 and 3091 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/HSK/450)

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144. 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**

145. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.9.2023;
- (e) 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 9.3.2024;

- (f) if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning conditions (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 40**

Any Other Business

147. There being no other business, the meeting was closed at 5:05 p.m.