

## **TOWN PLANNING BOARD**

### **Minutes of 721<sup>st</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 23.6.2023**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Conrad T.C. Wong

Mr Vincent K.Y. Ho

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/District  
Mr C.K. Yip

Secretary

**Absent with Apologies**

Professor John C.Y. Ng

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Ms Johanna W.Y. Cheng

Assistant Town Planner/Town Planning Board  
Mr Jimmy C.H. Lee

**Agenda Item 1**

Confirmation of the Draft Minutes of the 720<sup>th</sup> RNTPC Meeting held on 9.6.2023

[Open Meeting]

1. The draft minutes of the 720<sup>th</sup> RNTPC meeting held on 9.6.2023 were confirmed without amendments.

**Agenda Item 2**

Matter Arising

[Open Meeting]

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

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

**Agenda Item 3**

Section 12A Application

[Open Meeting]

Y/YL-KTS/8                      Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, To rezone the application site from “Agriculture” to “Residential (Group A) 1”, Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long

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

**Tuen Mun and Yuen Long West District**

**Agenda Item 4**

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TM/28                      Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/37, To rezone the application site from “Comprehensive Development Area (1)”, “Comprehensive Development Area (2)” and area shown as ‘Road’ to “Commercial (2)”, Tuen Mun Town Lots 79, 80, 81 and Adjoining Government Land, Tuen Mun  
(RNTPC Paper No. Y/TM/28)

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4.            The Secretary reported that the application was submitted by The Kowloon Motor Bus Company (1933) Limited (KMB) and TM Properties Investment Limited (TMPI), which were partly owned by Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicants. The following

Members had declared interests on the item :

- Miss Winnie W.M. Ng - being a director of KMB;
- Dr Conrad T.C. Wong - having current business dealings with SHK and AECOM;
- Mr Vincent K.Y. Ho - having current business dealings with SHK and AECOM; and
- Dr C.H. Hau - having past business dealings with AECOM.

5. As the interests of Miss Winnie W.M. Ng, Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting.

[Miss Winnie W.M. Ng, Dr Conrad T.C. Wong, Mr Vincent K.Y. Ho, Ms Jane K.C. Choi and Mr Paul Y.K. Au left the meeting temporarily at this point.]

#### Presentation and Question Sessions

6. The following representatives from the Planning Department (PlanD), and the applicants' 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)
- Ms Janet K.K. Cheung - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)

#### Applicants' Representatives

Llewelyn-Davies Hong Kong Limited	-	Mr Dickson Hui
	-	Ms Winnie Wu
	-	Mr Man Ho
AECOM Asia Company Limited	-	Mr Steven Ho
	-	Mr Ben Wong
Atelier Global Limited	-	Ms Vienna So
	-	Ms Katie Leung
AXXA Group Limited	-	Mr Jason Teo
One Bite Design Studio	-	Ms Sarah Mui
Ramboll Hong Kong Limited	-	Mr Chiu Ka Fai

7. 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.

8. With the aid of a PowerPoint presentation, Ms Janet K.K. Cheung, 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.

9. The Chairman then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Man Ho, the applicants' representative, made the following main points:

*The Site, Overall Context and Rezoning Proposal*

- (a) the Site was located to the west of Tuen Mun River Channel and in the core area of the Tuen Mun New Town adjoining the MTR Tuen Ma Line Tuen Mun Station (MTR TM Station). Tuen Mun Town Lots (TMTLs) 80 and

81 were owned by the applicants and occupied by a warehouse and the KMB Tuen Mun Bus Depot respectively. TMTL 79 was not owned by the applicant and currently occupied by Crown Data Centre I. TMTL 79 was included in the Site to respect the existing boundary of the “Comprehensive Development Area (1)” (“CDA(1)”) zone on the Outline Zoning Plan (OZP), and to achieve comprehensive planning through demonstrating the technical feasibility for proposed commercial developments at all three lots (TMTLs 79, 80 and 81);

- (b) the applicants proposed to rezone the Site from “CDA(1)”, “CDA(2)” and area shown as ‘Road’ to “Commercial (2)” (“C(2)”) to facilitate a commercial development. The proposed rezoning had paid due regard to the existing development pattern in Tuen Mun with predominantly non-residential uses in the western side and predominantly residential uses in the eastern side of Tuen Mun River Channel;
- (c) under the Hong Kong 2030+ Final Report, the Northwest New Territories (NWNT) was strategically planned as ‘Western Economic Corridor’ to embrace the future economic opportunities. Tuen Mun was situated in the centre of the ‘Western Economic Corridor’ and the proposed commercial development could help materialise such spatial planning strategy. The proposed commercial development would also create job opportunities in Tuen Mun, thereby alleviating the home-job imbalance in NWNT and relieving the overcapacity of public transportation and road network;

#### *Indicative Scheme*

- (d) under the rezoning proposal, the applicants proposed a maximum plot ratio (PR) of 9.5 and maximum building heights (BHs) of 140mPD (TMTLs 79 and 80) and 120mPD (TMTL 81) for the “C(2)” zone. The proposed commercial development comprised one office tower of 22 to 30 storeys over retail podia and four-storey basement carparks on each of the three lots. The scale of the proposed commercial development would be generally comparable with that of commercial developments in other business districts, e.g. Millennium City in Kwun Tong and those at Olympic Station;

- (e) two transport lay-bys for franchised bus, green minibus, coach/cross-boundary coach, private car and taxi would be provided on G/F of TMTLs 80 and 81 respectively to cater for both local and cross-boundary transport demands. On TMTL 80, a kindergarten would be provided on 3/F and a social welfare facility of a Multi-disciplinary Outreaching Support Team for the Elderly as requested by the Social Welfare Department would be provided on 4/F of the retail podium. Also, a covered footbridge was proposed on 2/F of the retail podium at TMTL 80 to provide 24-hour and barrier-free access to the MTR TM Station, and the applicants had obtained in-principle support from the MTR Corporation Limited (MTRCL) on such proposal;
- (f) the rezoning proposal was presented to the Tuen Mun District Council and obtained their in-principle support. There was no objection and no adverse comment from relevant government departments;

*Merits of the Proposal*

- (g) the proposed BH restrictions of 120mPD and 140mPD at the Site were aimed to provide a stepped BH profile descending gradually from the Century Gateway (156mPD) in the east towards the Site and KMB Overhaul Centre (with BH restriction of 100mPD) to the west of the Site, to enhance the visual appeal of the area. As compared with the baseline scheme (i.e. a residential development scheme based on development restrictions as stipulated on the OZP), the proposed commercial development would have smaller building footprints that would achieve better visual permeability and wind penetration;
- (h) the proposed development would enhance the overall pedestrian walkability and connectivity, through provision of setbacks, traffic calming measures and multi-level circulation network, including a covered 24-hour barrier-free footbridge connecting to the MTR TM Station. For example, the podia at TMTLs 80 and 81 would be set back 7.5m from the lot boundary abutting Ho Tin Street and the northern section of Kin Fung Circuit. Traffic calming



measures would be implemented at the eastern section of Kin Fung Circuit, after relocating the metered parking spaces for goods vehicles and coaches to the basement carpark at TMTL 80, for a safer and more pedestrian friendly street environment;

- (i) traffic improvement works, such as road widening of Kin Tai Street, Kin Wing Street and southern section of Kin Fung Circuit, conversion of northern section of Kin Fung Circuit into two-way operation and provision of a mini roundabout, were proposed to optimise local traffic conditions. Transport lay-bys and basement carparks at TMTLs 80 and 81 could also cater for the public's demand for transport facilities; and
- (j) the proposed development had also incorporated a boundary-less intergenerational (for families, elderly and children) and multi-dimensional open space (including for pets) and various design measures e.g. provision of street furniture and landscape features to uplift the street walking experience, as well as uplifting of the riverside environment and pedestrian crossings, which would contribute to public enjoyment.

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

*Traffic Impact*

11. Some Members raised the following questions:

- (a) given the scale of the proposed development and the significant increase in traffic volume, what measures were proposed to manage the massive vehicular flows entering and leaving the Site; and
- (b) details of the proposed traffic calming measures.

12. In response, Ms Winnie Wu, the applicants' representative, with the aid of some PowerPoint slides, made the following main points:

- (a) the applicants had prepared a Traffic Impact Assessment and consulted the

Transport Department (TD) on the possible traffic improvement measures. Key measures proposed by the applicants included (i) footpath and road widening, (ii) junction improvement works at the junctions of Tsun Wen Road/Kin Wing Street/Kin Fung Circuit and Tsun Wen Road/Ho Tin Street/Kin Fung Circuit, (iii) provision of transport lay-bys at TMTLs 80 and 81, and (iv) provision of basement car parks with adequate space reserved within the podia to avoid queuing back of vehicles onto the public roads; and

- (b) the applicants had discussed and agreed with TD that a series of traffic calming measures would be implemented in Kin Fung Circuit. With a mini roundabout proposed at the northern section and conversion of that section into a two-way road, direct vehicular access to TMTL 79 via the junction of Tsun Wen Road/Ho Tin Street/Kin Fung Circuit could be allowed. As such, the majority of traffic flow would not enter the eastern section of Kin Fung Circuit, which was proposed to be narrowed down to 6m to encourage slower driving and the existing on-street public metered parking spaces for motorcycles, goods vehicles and coaches would be relocated to the basement carpark at TMTL 80. The above measures could enhance pedestrian safety and comfort along that section of Kin Fung Circuit.

#### *Pedestrian Connectivity*

13. A Member asked whether there would be a pedestrian route leading to the MTR TM Station without passing through the retail podium in TMTL 80. In response, Ms Winnie Wu, the applicants' representative, said that there was an at-grade pedestrian route between Exit F of MTR TM Station and the northern section of Kin Fung Circuit that required crossing over the existing light rail track. In addition, the applicants had proposed a covered footbridge to connect the MTR TM Station and the retail podium at TMTL 80. The two routes would complement each other and serve pedestrians with different preferences.

14. In response to the Chairman's enquiry on the technical feasibility of the proposed covered footbridge connecting TMTL 80 and MTR TM Station, Mr Raymond H.F. Au,

DPO/TMYLW, said that while relevant government departments had no adverse comments on the proposed covered footbridge, TD had advised the applicants to further liaise with MTRCL on the detailed design of the footbridge. In response, Ms Winnie Wu, the applicants' representative, supplemented that the applicants had provided technical drawings of the proposed covered footbridge to MTRCL. MTRCL had expressed in-principle agreement to the proposed covered footbridge, and the applicants would further liaise with MTRCL on the technical details as appropriate.

15. In response to the Chairman's question, Ms Winnie Wu, the applicants' representative, said that the applicants would have no objection to necessary textual revisions to the proposed paragraph 9.1.5 of the Explanatory Statement (ES) of the OZP in Appendix II of the Paper to the effect of indicating with more certainty that the future developer of TMTL 80 shall provide a pedestrian connection to the MTR TM Station.

*Open Space and Landscape Master Plan*

16. The Vice-chairman and some Members raised the following questions:

- (a) whether the open space on 5/F of the retail podia at TMTLs 80 and 81 was for private use; and
- (b) the details of various landscape elements in the open space as proposed under the indicative Landscape Master Plan (LMP) in Drawing Z-19 of the Paper.

17. In response, Ms Winnie Wu, the applicants' representative, with the aid of some PowerPoint slides, made the following main points:

- (a) the private open space on 5/F of the retail podia at TMTLs 80 and 81 would be opened for public enjoyment and would be opened following the operation hours of the retail malls; and
- (b) through careful design of the private open space on 5/F, the applicants wished to facilitate inter-generational harmony and provide a pet-friendly environment. Design elements were proposed to cater for the needs of

different user groups, for example (i) the Outdoor Work Pod was intended to provide a pleasant outdoor space equipped with internet connection and workstations for the use of office workers, (ii) the Sensory Garden would feature landscape design elements to provide experiences engaging the five senses e.g. scent and touch, and (iii) the Social Park would provide a multi-functional space for community events/performances.

18. A Member opined that the rezoning application represented an opportunity to improve the overall environment of the area and to enrich urban biodiversity. The Member suggested the applicants to review the layout and species of trees and to incorporate relevant features in the design of open space to enhance urban biodiversity of their proposal. The Member also said that the seven trees on G/F proposed to be transplanted was *Archontophoenix Alexandrae*, which might not be worth transplanting, and suggested to reallocate resources for planting more favourable tree species instead of transplantation. In response, Ms Winnie Wu, the applicants' representative, said that urban biodiversity would be taken into consideration when deciding on plant and tree species, so as to attract a diverse range of birds and insects. The seven trees on G/F were proposed to be transplanted as they would be affected by the traffic improvement works. The detailed treatment or compensation for the affected trees would be subject to further discussion with relevant government departments at the detailed design stage.

*Others*

19. The Vice-chairman and some Members raised the following questions:

- (a) definition of the zoning area and development site area in the table in paragraph 1.3 of the Paper; and
- (b) response to the comments of the Director-General of Trade and Industry that the proposed commercial development might have impact on the operation of the data centre at TMTL 79 and logistics centre/godown at TMTL 80.

20. In response, Ms Winnie Wu, the applicants' representative, with the aid of some PowerPoint slides, made the following main points:

- (a) the zoning area referred to the area of the site covering "CDA(1)" and

“CDA(2)” zones and an area shown as ‘Road’ in between on the OZP. The development site area referred to the lot areas of TMTLs 79, 80 and 81 under the relevant leases; and

- (b) although TMTL 79 was not owned by the applicant, it was included in the rezoning application to demonstrate that the proposed commercial development would be feasible in technical and infrastructural terms, even if all three lots (TMTLs 79, 80 and 81) were to be developed. The proposed commercial/office uses at TMTL 80 and 81 were compatible with the existing data centre at TMTL 79 and the continued operation of data centre would not be affected by the rezoning application. As regards the logistics centre at TMTL 80, which was owned by one of the applicants and rented out on short-term basis to a market operator, the applicants might terminate the tenancy without bringing major impact to the operator before commencement of the proposed development.

21. As the applicants’ representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicants’ 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 applicants of the Committee’s decision in due course. The Chairman thanked PlanD’s representatives and the applicants’ representatives for attending the meeting. They left the meeting at this point.

#### Deliberation Session

22. The Chairman recapitulated that the application proposed to rezone the Site from “CDA(1)”, “CDA(2)” and an area shown as ‘Road’ to “C(2)”, with stipulation of a maximum PR of 9.5 and maximum BHs of 140mPD (TMTLs 79 and 80) and 120mPD (TMTL 81) allowing stepped BH. Under the indicative scheme, the applicants had proposed to implement various traffic improvement measures and to provide pedestrian facilities and private open space for public use. Given the existing land-use context in the area, the proposed commercial development was considered compatible with its surroundings. Should the Committee agree to the rezoning application, the proposed amendment to the OZP would be submitted to the Committee for consideration prior to gazetting and the statutory

plan making process would be undertaken in accordance with the Town Planning Ordinance.

23. In response to a Member's comment on the possible higher car parking charges at the basement carpark of the proposed commercial development as compared to the existing on-street public metered parking spaces, the Chairman said that the relocation of metered parking spaces into the basement carpark was to facilitate the proposed traffic calming measures at Kin Fung Circuit, and the detailed design and arrangements would be subject to discussion with relevant government departments. The Vice-chairman considered that the relocation of metered parking spaces and the proposed traffic calming measures would bring improvement to the street environment.

24. While having no objection to the application, a Member suggested that the applicants should be advised to explore further design improvements to promote urban biodiversity.

25. Members generally considered that the application could be agreed in-principle. The Chairman remarked that Members' views would be taken into consideration by PlanD while formulating revisions to the Notes and ES, where appropriate.

26. After deliberation, the Committee decided to agree in-principle to the application. The proposed amendments to the Tuen Mun OZP, together with the revised Notes and ES, would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

[Miss Winnie W.M. Ng, Dr Conrad T.C. Wong, Mr Vincent K.Y. Ho, Ms Jane K.C. Choi and Mr Paul Y.K. Au rejoined the meeting at this point.]

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

[Mr Sunny K.Y. Tang, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

**Agenda Item 5**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/I-DB/9 Proposed Place of Recreation, Sports or Culture (Swimming Pool) in “Open Space” Zone, Area N8, Lot 385 RP in D.D. 352 & the Extensions thereto, Discovery Bay  
(RNTPC Paper No. A/I-DB/9A)

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**Presentation and Question Sessions**

27. With the aid of some plans, Mr Sunny K.Y. Tang, 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.

28. A Member asked whether the “Open Space” (“O”) zone covering the application site (the Site) was intended for use by the residents of Discovery Bay or by the general public. In response, with the aid of Plan No. A-1b of the Paper, Mr Sunny K.Y. Tang, STP/SKIs, explained that the “O” zone in Area N8 was designated as an open space under the Discovery Bay Master Plan 7.0E, and according to the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4, the “O” zone was to provide space for active and/or passive recreational uses and to serve the needs of the local residents and visitors. According to the applicant, the proposed swimming pool would be opened to all residents of the entire Discovery Bay, and the detailed operational arrangements would be decided at a later stage. In response to the Member’s further question, Mr Tang said that given the special context of Discovery Bay, if the proposed swimming pool was opened for the use of all residents in the Discovery Bay area, it could be regarded as being opened for visitors’/ public use.

29. Noting that the proposed swimming pool was located in the middle of the “O” zone, a Member asked whether the applicant had a comprehensive plan to develop the entire “O” zone and whether the proposed swimming pool would be compatible with such plan. In response, with reference to Plan No. A-1b and Drawing No. A-3 of the Paper, Mr Sunny K.Y. Tang, STP/SKIs, explained that there was an existing road tunnel passing through the “O” zone to the immediate north of the Site, and an open space and an underground sewage

pumping station would be provided in the further northwestern portion of the “O” zone. Taking into account the above and other roads and pedestrian footpaths being planned to the east of the Site, the applicant considered that the current location was a suitable location for the proposed swimming pool. The proposed swimming pool would be developed together with the surrounding open space and the first phase of the adjacent residential development in Area N1 North, which were scheduled for completion in 2026.

### 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. The permission should be valid until 23.6.2027, 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 III of the Paper.

[The Chairman thanked Mr Sunny K.Y. Tang, STP/SKIs, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

### **Agenda Item 6**

#### Section 16 Application

[Open Meeting]

A/I-TCV/22                      Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Residential (Group C) 2” Zone, Lots 252 RP (Part), 267 (Part), 268, 269, 270 RP (Part), 271 RP (Part), 275 RP (part), 278 (Part), 279 (Part), 280 (Part) and 281 (Part) in D.D.1 TC, Tung Chung, Lantau Island  
(RNTPC Paper No. A/I-TCV/22A)

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32. The Committee noted that the applicant’s representative requested on 5.6.2023 deferment of consideration of the application for two months so as to allow more time for



preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

33. 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 7**

#### **Section 16 Application**

[Open Meeting]

A/I-TCV/23                      Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Residential (Group C) 2" Zone, Lots 252 RP (Part), 253 RP, 255 (Part), 264 (Part), 265, 266, 267 (Part), 282 (Part), 283 (Part) and 284 (Part) in D.D.1 TC, Tung Chung, Lantau Island  
(RNTPC Paper No. A/I-TCV/23A)

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34. The Committee noted that the applicant's representative requested on 5.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

35. 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 8**

#### **Section 16 Application**

[Open Meeting]

A/SK-HC/344      Renewal of Planning Approval for Temporary Private Garden for a Period of 3 Years in "Village Type Development" Zone and area shown as 'Road', Lot 2063 (Part) in D.D. 244 and Adjoining Government Land, Ho Chung New Village, Sai Kung  
(RNTPC Paper No. A/SK-HC/344)

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36. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 22.8.2023 until 21.8.2026, on the terms of the application as submitted to the Town Planning Board.

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

**Agenda Item 9**

**Section 16 Application**

[Open Meeting]

A/SK-PK/285            Proposed House in “Residential (Group D)” Zone, Lots 179 and 180  
S.A in D.D. 215 and Adjoining Government Land, Yau Ma Po, Sai  
Kung  
(RNTPC Paper No. A/SK-PK/285)

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39.            The Committee noted that the applicant requested on 12.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

40.            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 10**

**Section 16 Application**

[Open Meeting]

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

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41. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item for having current business dealings with CLP. The Committee noted that the applicant had requested deferral of consideration of the application. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item.

42. The Committee noted that the applicant requested on 8.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

43. 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 11**

**Section 16 Application**

[Open Meeting]

A/SLC/178

Proposed Temporary Holiday Camp (Caravan Holiday Camp) and Place of Recreation, Sports or Culture (Barbecue Site) with Ancillary Facilities for a Period of 5 Years and Associated Filling and Excavation of Land in “Coastal Protection Area” Zone, Lots 62 (Part), 63, 64, 65, 66 S.B, 66 RP and 67 in D.D. 331L and Adjoining Government Land, Cheung Sha, Lantau Island  
(RNTPC Paper No. A/SLC/178)

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44. The Committee noted that the applicant requested on 5.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

45. 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]

A/SLC/179

Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Associated Filling of Land in “Coastal Protection Area” Zone, Lot 2402 in D.D. 316L, Pui O, Lantau Island

(RNTPC Paper No. A/SLC/179)

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

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

**Agenda Item 13**

**Section 16 Application**

[Open Meeting]

A/SLC/180                      Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Associated Filling of Land in “Coastal Protection Area” Zone, Lot 2423 in D.D. 316L, Pui O, Lantau Island  
  
(RNTPC Paper No. A/SLC/180)

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

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.

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

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

**Agenda Item 14**

**Section 16 Application**

[Open Meeting]

A/ST/1018                      Renewal of Planning Approval for Temporary Office for a Period of 3 Years in “Industrial” Zone, Room 08, 10/F, Shing Chuen Industrial Building, No. 25-27 Shing Wan Road, Sha Tin  
(RNTPC Paper No. A/ST/1018)

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50.            The Secretary reported that the application site (the Site) was located in Sha Tin. The following Members had declared interests on the item:

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

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

51.            The Committee noted that Professor John C.Y. Ng had tendered an apology for not being able to attend the meeting. As the property co-owned by Mr Vincent K.Y. Ho and his spouse had no direct view of the Site, the Committee agreed that he could stay in the meeting.

52.            The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

**Deliberation Session**

53.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.6.2023 to 22.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following condition :

“the existing fire service installations implemented at the application premises should be maintained in efficient working order at all times.”



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

### **Agenda Item 15**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/622 Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” and “Village Type Development” Zones, Lot 346 S.A in  
D.D. 9, Yuen Leng Village, Tai Po  
(RNTPC Paper No. A/NE-KLH/622)

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

55. 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.

56. Members had no question on the application.

#### **Deliberation Session**

57. 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 23.6.2027, 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.”

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

## **Agenda Item 16**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/623      Proposed House (New Territories Exempted House - Small House) in  
“Village Type Development” and “Agriculture” Zones, Lot 975 S.A  
RP in D.D. 7, Wai Tau, Tai Po  
(RNTPC Paper No. A/NE-KLH/623)

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### **Presentation and Question Sessions**

59.            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 did not support the application.

60.            Members had no question on the application.

### **Deliberation Session**

61.            A Member remarked that the area of the application site (the Site) had been reduced significantly (from 165m<sup>2</sup> to 81 m<sup>2</sup>) as compared to the previous application No. A/NE-KLH/599 rejected by the Town Planning Board, and the roofed over area under the current application was only 47.53m<sup>2</sup>. Members noted that the applicant had tried to minimise the site area as far as practicable, however, about 28% of the footprint of the proposed small house fell within the “Agriculture” (“AGR”) zone and the site was relatively distant from the village cluster of Wai Tau Tsuen. While a Member considered that the site boundary should be drawn in a manner that minimised the encroachment onto the “AGR” zone, another Member said that the portion of the Site within the “V” zone might not be adequate for accommodating a small house. In that regard, the Chairman said that the Committee should consider the scheme as submitted, though the applicant might further explore different design options in future submission, if considered necessary.

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Wai Tau Tsuen which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.”

### **Agenda Item 17**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LCW/7            Proposed Shop and Services in “Village Type Development” Zone,  
Ground Floor, Nos. 49A and 49B Lai Chi Wo Village, Taxlord Lot 286  
S.B (Part) in D.D. 145, Sha Tau Kok  
(RNTPC Paper No. A/NE-LCW/7)

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63.            The Secretary reported that the application was submitted by The Hong Kong Countryside Foundation Limited (HKCFL). Professor John C.Y. Ng had declared an interest on the item for being an ex-director and advisor of HKCFL.

64.            The Committee noted that Professor John C.Y. Ng had tendered an apology for not being able to attend the meeting.

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

65.            With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members

on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

66. Members had no question on the application.

### Deliberation Session

67. 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 23.6.2027, 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 drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (b) the submission and implementation of proposals for water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

### **Agenda Item 18**

#### Section 16 Application

[Open Meeting]

A/NE-SSH/149      Proposed House (New Territories Exempted House - Small House) in  
“Green Belt” Zone, Government Land in D.D. 209, Kei Ling Ha San  
Wai, Sai Kung North  
(RNTPC Paper No. A/NE-SSH/149)

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69. The Committee noted that the applicant’s representative requested on 5.6.2023

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

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

### **Agenda Item 19**

#### **Section 16 Application**

[Open Meeting]

A/NE-FTA/224 Proposed Temporary Container Storage, Repair Yard and Dangerous Goods Godown (Cat.5 Dangerous Goods) for a Period of 3 Years in "Other Specified Uses" annotated "Port Back-up Uses" Zone, Lots 140 (Part) and 142 (Part) in D.D. 52 and Adjoining Government Land, Fu Tei Au, Sheung Shui  
(RNTPC Paper No. A/NE-FTA/224)

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71. The Committee noted that the applicant's representative requested on 9.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

72. 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-FTA/225      Proposed Temporary Logistics Centre for a Period of 3 Years in "Agriculture" Zone, Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Man Kam To Road, Sha Ling, Sheung Shui  
(RNTPC Paper No. A/NE-FTA/225)

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73.            The Committee noted that the applicant requested on 15.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

## **Agenda Items 21 and 22**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/149            Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1402 S.A in D.D. 39, Ma Tseuk Leng Village,  
Sha Tau Kok

A/NE-LK/150            Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1402 S.B in D.D. 39, Ma Tseuk Leng Village,  
Sha Tau Kok

(RNTPC Paper No. A/NE-LK/149 and 150)

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

### **Presentation and Question Sessions**

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

77.            Members had no question on the applications.

### **Deliberation Session**

78.            The Chairman remarked that the Sites were the subject of two previously approved applications (No. A/NE-LK/85 and A/NE-LK/86) submitted by the same applicant for the same use. The applications for Small House Grant for the Sites were also approved by the District Lands Office/North, Lands Department in late 2022 but were yet to be executed. Sympathetic consideration might be given to the applications.

79. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 23.6.2027, and after the said date, the permissions should cease to have effect unless before the said date, the developments permitted were commenced or the permissions were renewed. Each of the permissions was subject to the following condition :

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

80. The Committee also agreed to advise the applicants to note the advisory clauses as set out at Appendix VII of the Papers.

### **Agenda Item 23**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/26 Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 474 in D.D. 90, Lin Ma Hang Road, Man Kam To  
(RNTPC Paper No. A/NE-MKT/26)

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

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

82. Members had no question on the application.

#### **Deliberation Session**

83. After deliberation, the Committee decided to reject the application. The reasons



were :

- “(a) the proposed use is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the proposed use would not generate adverse traffic impact on the surrounding areas.”

#### **Agenda Item 24**

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

[Open Meeting]

A/NE-TKL/715      Proposed Temporary Rural Workshop (Furniture Processing) with Ancillary Warehouse for a Period of 3 Years in “Agriculture” Zone, Lots 2264 and 2265 (Part) in D.D. 76, Ta Kwu Ling  
(RNTPC Paper No. A/NE-TKL/715A)

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

85.            The Committee noted that the applicant’s representative requested on 15.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

86.            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 25**

### **Section 16 Application**

[Open Meeting]

A/NE-TKL/726 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp for a Period of 3 Years in "Agriculture" and "Green Belt" Zones, Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C, 601 S.G, 601 S.H and 601 RP in D.D. 82, Lei Uk, Ta Kwu Ling  
(RNTPC Paper No. A/NE-TKL/726)

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87. The Secretary reported that the application site (the Site) was located in Ta Kwu Ling. Dr Conrad T. C. Wong had declared an interest on the item for his firms owning some land in Ta Kwu Ling. As the land owned by Dr Conrad T. C. Wong's firms had no direct view of the Site, the Committee agreed that he could stay in the meeting.

88. The Committee noted that the applicant requested on 7.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

## **Agenda Item 26**

### **Section 16 Application**

[Open Meeting]

A/NE-TKL/727      Proposed Temporary Cold Storage with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 518 RP, 519, 520, 521 RP and 522 RP (Part) in D.D. 77, Ping Che  
  
(RNTPC Paper No. A/NE-TKL/727)

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90.            The Secretary reported that the application site (the Site) was located in Ping Che, Ta Kwu Ling. Dr Conrad T. C. Wong had declared an interest on the item for his firms owning some land in Ta Kwu Ling. As the land owned by Dr Conrad T. C. Wong's firms had no direct view of the Site, the Committee agreed that he could stay in the meeting.

91.            The Committee noted that the applicant's representative requested on 14.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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.

### **Agenda Item 27**

#### **Section 16 Application**

[Open Meeting]

A/NE-TKL/728      Proposed Temporary Concrete Batching Plant for a Period of 5 Years in "Industrial (Group D)" Zone, Lots 173 RP, 174, 175, 177, 178 S.A, 178 S.B and 178 S.C in D.D. 77 and Adjoining Government Land, Ping Che  
  
(RNTPC Paper No. A/NE-TKL/728)

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93.            The Secretary reported that the application site (the Site) was located in Ping Che, Ta Kwu Ling. Dr Conrad T. C. Wong had declared an interest on the item for his firms owning some land in Ta Kwu Ling. As the land owned by Dr Conrad T. C. Wong's firms had no direct view of the Site, the Committee agreed that he could stay in the meeting.

94.            The Committee noted that the applicant's representative requested on 9.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

## **Agenda Item 28**

### **Section 16 Application**

[Open Meeting]

A/NE-TKLN/53      Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Village Type Development” and “Recreation” Zones, Lots 381 S.B ss.1, 381 S.B ss.2, 381 S.B ss.3, 381 S.B ss.4, 381 S.B ss.5, 381 S.B ss.6, 381 S.B ss.7, 381 S.B ss.8, 381 S.B ss.9, 381 S.B ss.10, 381 S.B ss.11, 381 S.B ss.12 and 381 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/53)

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96.            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**

97.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no vehicle 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;
  
- (b)    only private cars/light goods vehicles as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) a notice should be posted at a prominent location of the site to indicate that only private cars/light goods vehicles as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) the existing peripheral boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (f) the implemented traffic management measures on the site shall be maintained at all times during the planning approval period;
- (g) the existing vehicular run-in/run-out to the site along Lin Ma Hang Road shall be maintained at all times during the planning approval period;
- (h) the implementation of the accepted proposals for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if the above planning condition (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.”

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

**Agenda Item 29**

**Section 16 Application**

[Open Meeting]

A/NE-TKLN/55      Proposed Temporary Shop and Services (Real Estate Agency) with Ancillary Site Office for a Period of 3 Years in “Recreation” Zone, Lot 387 S.B RP (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/55)

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99.            The Committee noted that the applicant’s representative requested on 14.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

100.          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 Items 30 and 31**

**Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/788 Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” and “Residential (Group A)” Zones, Lots 608 S.C RP (Part), 614 RP (Part), 615, 617, 619 RP and 620 RP (Part) in D.D. 85 and Adjoining Government Land, Po Kat Tsai, Fanling  
(RNTPC Papers No. A/NE-LYT/788B and No. A/NE-LYT/788C)

A/NE-LYT/789 Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lots 614 RP (Part), 620 RP (Part) and 622 in D.D. 85 and Adjoining Government Land, Po Kat Tsai, Fanling  
(RNTPC Papers No. A/NE-LYT/789B and No. A/NE-LYT/788C)

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101. The Committee agreed that as the two s.16 applications for proposed temporary public vehicle park were similar in nature and the application sites were located in close proximity to each other mainly within the same “Green Belt” zone, they could be considered together.

102. The Secretary reported that the two applications were submitted by the same applicant. The applicant requested on 16.6.2023 deferment of consideration of the two applications for two months so as to allow more time for preparation of further information to address departmental and public comments. It was the third time that the applicant requested deferment of the applications. No further information had been submitted by the applicant since the last deferment.

103. The Secretary said that the Committee would consider the applicant’s requests for deferment first and should the Committee decide not to accede to the deferral requests, the applications would be considered by the Committee at the meeting.

104. The Committee noted that Planning Department did not support the request for the third deferment for both applications as it did not meet the criteria for deferment as set out



in the Town Planning Board Guidelines No. 33A in that deferment had already been granted twice for a total period of four months to resolve departmental and public comments. The applicant failed to demonstrate that reasonable action such as submission of further information had been taken to address the outstanding issues since the last deferment. The second deferment should be the last deferment, and there were no very special circumstances and strong justifications which warranted favourable consideration of the third deferral request by the Committee.

105. The Committee decided not to accede to the request for deferment of consideration of the two applications and agreed that the applications should be considered at the same meeting.

#### Presentation and Question Sessions

106. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the applications, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department did not support the applications.

107. Members had no question on the applications.

#### Deliberation Session

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

- “(a) the applied use is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from such planning intention, even on a temporary basis; and

- (b) the applied use does not comply with Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” Zone under Section 16 of the Town Planning Ordinance’ in that the applicant fails to demonstrate in the submission that the applied use would not affect the existing natural landscape.”

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

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

**Agenda Item 32**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/529      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” and “Village Type Development” Zones, Lot 582 in  
D.D. 100, Tsiu Keng, Sheung Shui  
(RNTPC Paper No. A/NE-KTS/529)

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**Presentation and Question Sessions**

109.      With the aid of some plans, 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 did not support the application.

110.      Members had no question on the application.

**Deliberation Session**

111.      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” (“V”) zone of Tsiu Keng Village which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

### **Agenda Item 33**

#### **Section 16 Application**

[Open Meeting]

A/YL-SK/345            Proposed Temporary Shop and Services for a Period of 5 Years with Filling and Excavation of Land in “Village Type Development” Zone, Lots 236 (Part) and 238 RP in D.D. 112, Tsang Uk Tsuen, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/345)

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112.            The Committee noted that the applicant’s representative requested on 13.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

### **Agenda Item 34**

#### **Section 16 Application**

[Open Meeting]

A/YL-ST/647            Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in "Undetermined" Zone, Lot 244 S.B RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/647)

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114.            The Committee noted that the applicant's representative requested on 16.6.2023 deferment of consideration of the application for one month so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

115.            After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that 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 35**

**Section 16 Application**

[Open Meeting]

A/YL-ST/648            Proposed House in “Village Type Development” Zone, Lot 210 S.C in  
D.D. 96, Chau Tau Tsuen, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/648)

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116.            The Committee noted that the applicant’s representative requested on 16.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

117.            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 36**

**Section 16 Application**

[Open Meeting]

A/YL-ST/649            Proposed Filling of Land for Permitted Agricultural Use in “Green  
Belt” Zone, Lots 1999 and 2017 in D.D. 96, Lok Ma Chau, San Tin,  
Yuen Long  
(RNTPC Paper No. A/YL-ST/649)

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118.            The Committee noted that the applicant’s representative requested on 9.6.2023

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

119. 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 37**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/306 Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years in "Undetermined" Zone, Lots 766 S.A, 766 S.C and 767 in D.D. 115, Au Tau, Yuen Long  
(RNTPC Paper No. A/YL-NSW/306A)

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

120. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

121. Members had no question on the application.

Deliberation Session

122. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, 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 submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;
- (c) the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a 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 23.12.2023;
- (f) in relation to (e) 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 23.3.2024;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have

effect and shall on the same date be revoked without further notice.”

123. 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/YL-NSW/315 Proposed Temporary Eating Place and Shop and Services (Sales of Private Cars) for a Period of 3 Years in “Undetermined” Zone, Lots 725 (Part), 726 (Part), 727 RP (Part), 729, 730, 731 (Part), 758 (Part), 759 (Part), 760 (Part), 774 S.A (Part), 774 S.B and 775 (Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long  
(RNTPC Paper No. A/YL-NSW/315)

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124. 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**

125. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (b) no heavy goods vehicle as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (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 23.12.2023;

- (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 23.3.2024;
- (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 23.12.2023;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (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 condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 39**

**Section 16 Application**

[Open Meeting]

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

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127.      The Committee noted that the applicant requested on 15.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

128.      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 40**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/912 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 58 S.B in D.D. 110, Tai Kong Po Tsuen, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTN/912)

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129. The Committee noted that the applicant’s representative requested on 8.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

**Agenda Item 41**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/913 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 58 S.A in D.D. 110, Tai Kong Po Tsuen, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTN/913)

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131. The Committee noted that the applicant's representative requested on 8.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

132. 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 42**

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

[Open Meeting]

A/YL-KTN/914 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 1049 S.B ss.1 (Part) in D.D. 109 and Adjoining Government Land, Yuen Long  
(RNTPC Paper No. A/YL-KTN/914)

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133. 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**

134. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 23.6.2028, 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., 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 structure 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 23.12.2023;
- (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 23.3.2024;
- (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 23.12.2023;
- (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 23.3.2024;
- (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.”

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

### **Agenda Item 43**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/915      Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years in “Agriculture” Zone, Lots 376 RP (Part), 380 RP (Part) and 384 RP (Part) in D.D. 110, Kam Tin North, Yuen Long  
(RNTPC Paper No. A/YL-KTN/915)

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136. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

#### **Deliberation Session**

137. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 15.7.2023 until 14.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle without valid licences 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;
- (d) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container trailers/tractors, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicle exceeding 5.5 tonnes, including container trailers/tractors, as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at all times during the planning approval period;
- (f) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.10.2023;
- (h) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (h) is not

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

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

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

#### **Agenda Item 44**

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

[Open Meeting]

A/YL-KTN/916      Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1499 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long  
(RNTPC Paper No. A/YL-KTN/916)

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139. 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**

140. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 23.6.2028, 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., 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 structure, except that no more than 15 dogs are allowed for outdoor activities from 9:00 a.m. to 7:00 p.m., as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;
- (d) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (e) the submission of condition records of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.9.2023;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.12.2023;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by

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

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

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

### **Agenda Item 45**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTN/917 Proposed Temporary Shop and Services for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Lot 4107 in D.D. 104, San Tam Road, Yuen Long  
(RNTPC Paper No. A/YL-KTN/917)

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142. The Committee noted that the applicant’s representative requested on 19.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

**Agenda Item 46**

**Section 16 Application**

[Open Meeting]

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

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

**Deliberation Session**

145. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 23.6.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;
- (b) the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.12.2023;

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

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

#### **Agenda Item 47**

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

[Open Meeting]

A/YL-KTS/961      Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lot 1488 RP in D.D. 106, Yuen Kong Tsuen, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-KTS/961)

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147. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

##### **Deliberation Session**

148. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 24.6.2023 until 23.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicants, is allowed on the site during the planning approval period;

- (b) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) upon expiry of the planning permission, the reinstatement of the portion of the site falling within “Agriculture” zone to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

**Agenda Item 48**

Section 16 Application

[Open Meeting]

A/YL-PH/950      Proposed Temporary Storage of Vehicles and Auto Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone, Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/950)

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150. The Committee noted that the applicant’s representative requested on 14.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

151. 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 49**

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

[Open Meeting]

A/YL-PH/952      Renewal of Planning Approval for Temporary Warehouse for Construction Materials for a Period of 3 Years in "Village Type Development" and "Agriculture" Zones, Lots 1895 (Part) and 1913 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/952)

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152. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

##### **Deliberation Session**

153. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 11.7.2023 until 10.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant,

is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.10.2023;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

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

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

### **Agenda Item 50**

#### **Section 16 Application**

[Open Meeting]

A/YL-PH/953            Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Residential (Group D)” Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/953)

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155. 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**

156. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, 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 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;



- (c) no dismantling, maintenance, repairing, cleansing, paint spraying, operation of machineries or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
- (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 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 4.8.2023;
- (h) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.12.2023;
- (i) in relation to (h) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (j) 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;
- (k) if any of the above planning condition (d), (e), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have

effect and shall on the same date be revoked without further notice; and

- (1) 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.”

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

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

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

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

#### **Agenda Item 51**

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

[Open Meeting]

A/HSK/451                      Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Machinery and Construction Materials with Ancillary Office and Repairing Workshop for a Period of 3 Years in “Residential (Group A)3” Zone and area shown as ‘Road’, Lot 897 S.B RP in D.D. 125, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/451)

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158. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

159. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 15.7.2023 until 14.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.10.2023;
- (c) the existing fire service installations implemented on the site shall be maintained at all times during the planning approval period;
- (d) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if the above planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 52**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/452 Proposed Minor Relaxation of Plot Ratio and/or Building Height Restrictions for Proposed/Permitted Public and Private Housing Developments, Proposed Social Welfare Facilities, and Proposed Shop and Services, Eating Place, School, Office, Educational Institution, Institutional Use, Off-Course Betting Centre, Place of Entertainment, Private Club, Public Convenience, Recyclable Collection Centre and Training Centre at Non-Domestic Podium within Public Housing Developments in “Residential (Group A) 2” (“R(A)2”) and “R(A)3” Zones and area shown as ‘Road’, Various Lots in D.D. 124 and D.D. 125 and Adjoining Government Land in Yuen Long, and Various Lots in D.D. 130 and Adjoining Government Land in Tuen Mun  
(RNTPC Paper No. A/HSK/452)

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161. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD) and involved public housing developments to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm. The following Members had declared interests on the item :

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

162. As the interests of Mr Paul Y.K. Au and Dr Conrad T.C. Wong were direct, the Committee agreed that they should be invited to 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 and Dr Conrad T.C. Wong left the meeting at this point.]

#### Presentation and Question Sessions

163. With the aid of a PowerPoint presentation, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

164. The Chairman, Vice-chairman and some Members raised the following questions:

#### *Proposed Relaxation of Plot Ratio (PR) and Building Height (BH) Restrictions*

- (a) the reason why there was significant difference in proposed BHs for the public housing sites of the same PR;
- (b) site-specific considerations for the proposed minor relaxation of BH restriction (+34.6%) for Site 5;

#### *Visual Impact*

- (c) noting that the PR restrictions for all application sites were proposed to be relaxed but the BH restrictions of some sites needed not be relaxed, whether

that would lead to more bulky buildings at those sites with BH restrictions not proposed to be relaxed;

*Additional Flats and Population*

- (d) noting that the proposed minor relaxation of PR restrictions would provide about 5,210 additional flats, what assumptions were adopted for the projected additional population of 7,130 persons; and

*Public Transport*

- (e) what public transport mode would be adopted in the Green Transit Corridor (GTC).

165. In response, Mr Simon P.H. Chan, STP/TMYLW, with the aid of some PowerPoint slides, made the following main points:

*Proposed Relaxation of PR and BH Restrictions*

- (a) the proposed BH for each site had taken into account a range of factors, including the need to accommodate the increased PR, the overall layout and design of each development and various site-specific conditions, etc.. According to the applicant, the proposed minor relaxation of BH restrictions was also to accommodate the gross floor area (GFA) concession for adoption of Modular Integrated Construction method, and to accommodate social welfare facilities equivalent to about 5% of the domestic GFA (which was disregarded from the PR calculation) in the public housing sites;
- (b) according to HD, there were various site-specific constraints at Site 5 leading to the need for relaxing the BH restriction from 130mPD to 175 mPD. Site 5 was located in between the Castle Peak Road - Lam Tei to its east and the Tuen Ma Line railway to its west, and the residential blocks had to be set back from the railway line and adopt a single-aspect design. The proposed BH of Site 5 had taken into account building layout and design considerations, as well as the need to accommodate social welfare

facilities of floor area equivalent to 5% of the domestic GFA. PlanD could further explore with HD the possibility to enhance the building layout and design and feasibility of lowering the proposed BH at detailed design stage;

*Visual Impact*

- (c) some sites could accommodate the proposed minor relaxation of PR without requiring relaxation of BH restrictions. The building form and layout of the proposed developments would be determined by HD/private developers at the detailed design stage. The building design of private residential developments must comply with the Buildings Ordinance, while the public housing developments would be designed by the HD in accordance with its internal standards and requirements. HD might build a separate non-domestic complex on some sites which would not result in large podia;

*Additional Flats and Population*

- (d) according to the applicant, the additional number of flats was based on an average flat size of about 50m<sup>2</sup>. The average number of persons per flat was subject to review by HD and relevant parties, and would be further examined during the preparation of planning briefs for the nine public housing sites; and

*Public Transport*

- (e) the GTC comprised planned Environmentally Friendly Transport Services (EFTS), pedestrian walkways and cycling tracks. CEDD had commenced a feasibility study on EFTS in the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and adjacent areas. Under the feasibility study, the choice for public transport mode had not been finalised, and one of the options was a green bus system.

166. In response to the Chairman's further enquiry, Mr Simon P.H. Chan, STP/TMYLW, said that at the detailed design stage, HD would liaise with the Social Welfare

Department on the detailed requirements of the social welfare facilities for each of the nine public housing sites in accordance with the Government's policy.

167. While noting that the proposed scheme submitted by the applicant was indicative in nature and would not represent the actual layout of the public/private housing developments which could only be finalised at the detailed design stage, a Member expressed concerns that the proposed relaxation of BH restrictions might be overly extensive for some sites. The Member further commented that the proposed relaxation of BH restrictions for some sites was not entirely convincing and might become an inappropriate yardstick for other similar applications in the future.

168. The Chairman said that planning briefs would be further prepared to guide the implementation of the public housing developments. Mr Simon P.H. Chan, STP/TMYLW, supplemented that HD would prepare a planning brief for each of the public housing site, in which the key development parameters, planning requirements and technical requirements of various government departments would be incorporated. Depending on the specific circumstances of individual sites, revised technical assessments and mitigation measures might be set out in the planning briefs.

#### Deliberation Session

169. The Chairman remarked that the application for minor relaxation of PR and BH restrictions for sites for public and private housing developments could allow better utilisation of the application sites. Site-specific constraints of individual sites might also lead to different BHs required to accommodate the proposed PR. For the nine public housing sites, planning briefs would be prepared to set out the development restrictions and requirements. PlanD would liaise with HD during the preparation of planning briefs with a view to further optimising the building design and reviewing the BHs as appropriate. In addition, HD and relevant government departments would examine the detailed calculation of planned population and corresponding requirements for open space provision for the proposed developments.

170. While appreciating the Government's policy directives to increase housing supply, a Member provided a general comment that the Government should provide more



information to illustrate their proposals and provide clear justifications for proposed relaxation of development restrictions, so as to avoid negative public perceptions that planning and technical considerations had been evaded. The Chairman explained that the Chief Executive (CE) had announced in the 2014 Policy Address that the maximum domestic PR for housing sites in the New Towns could be generally increased by up to 20% where infrastructural capacity permitted. Subsequently, the policy was refined in 2018 by further intensifying the PR of public housing sites (except those in the North of Hong Kong Island and Kowloon Peninsula) by up to 30%, subject to technical feasibility.

171. To address the concern on the proposed BH relaxation in Site 5, the Chairman suggested and the Committee agreed to include an additional advisory clause to remind the applicant to note and address the comments of the Architectural Services Department in para. 9.1.6 of the Paper regarding the proposed relaxation of BH at Site 5 at the detailed design stage.

172. A Member noted that the application covered a relatively large area in the HSK/HT NDA and suggested that information on pedestrian connections/network should have been provided in the application. In response, the Chairman said the current application was mainly for minor relaxation of PR and BH restrictions, and the detailed design of pedestrian connections/network would be covered by other planning documents and studies. Members noted that CEDD and PlanD had commenced a study on urban and green design in the future town centre of HSK/HT NDA, which might provide findings on the design of pedestrian facilities. The Secretary also advised Members that the Explanatory Statement (ES) of the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 had briefly set out the overall framework and guiding principles for pedestrian connections and a “Pedestrian Walkway Network Concept” plan was included in the ES for illustrative purpose.

173. Members generally had no objection to the application and considered that a longer validity period of six years to cater for a longer development timeframe of the sites as recommended by PlanD was acceptable.

174. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 23.6.2029, 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.

175. The Committee also agreed to advise the applicant to note the advisory clause as set out at Appendix V of the Paper with the additional advisory clause as below:

“(a) to note the comments of Chief Architect/Advisory and Statutory Compliance Division, Architectural Services Department that:

- (i) it is noted that Site 5 with proposed building height (BH) of 175mPD is 34.6% higher than the maximum BH of 130mPD permitted in the outline zoning plan (OZP) which may have a bigger visual impact as shown on the submitted photomontage, and the original stepped BH profile as stipulated in the OZP might not be apparent; and
- (ii) to avoid adverse impact on the ventilation and air permeability, the applicant is reminded to comply with the building separation requirements and the sustainable building design guidelines promulgated under Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152.”

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

### **Agenda Item 53**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/454            Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group A) 2”, “Open Space”, “Other Specified Uses” annotated “Parking and Operational Facilities for Environmentally Friendly Transport Services” Zones and area shown as ‘Road’, Various Lots in D.D. 125, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/454)

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

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

177.            Members had no question on the application.

#### **Deliberation Session**

178.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, 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 the existing drainage facilities implemented on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.9.2023;

- (b) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the 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 4.8.2023;
- (f) 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 23.12.2023;
- (g) 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 23.3.2024;
- (h) if the above planning condition (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
- (i) if any of the above planning condition (a), (b), (c), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 54**

**Section 16 Application**

[Open Meeting]

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

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180. 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**

181. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, 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 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 23.12.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.12.2023;

- (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 23.3.2024;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 55**

#### **Section 16 Application**

[Open Meeting]

A/TM-LTY Y/456      Renewal of Planning Approval for Temporary Training Ground (Hong Kong Institute of Construction, Construction Industry Council) for a Period of 3 Years in area shown as ‘Road’, Government Land under Kong Sham Western Highway (next to Wong Kong Wai Road near Fuk Hang Tsuen), Lam Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/456)

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183. The Secretary reported that the application was submitted by Construction Industry Council (CIC). Dr Conrad T.C. Wong had declared an interest on the item for having current business dealings with CIC and being a past member of CIC.

184. Members noted that Dr Conrad T.C. Wong had already left the meeting.

185. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a

further period of three years based on the assessments set out in the Paper.

### Deliberation Session

186. 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) the existing tree planting within the site shall be maintained in good condition at all times during the planning approval period;
- (b) the environmental mitigation and preventive measures implemented and established on the site shall be maintained at all times during the planning approval period;
- (c) the run-in/run-out implemented and established on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.9.2023;
- (e) in relation to (d) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (f) the existing fire service installations implemented on the site shall be maintained in efficient order at all times during the planning approval period;
- (g) if any of the above planning condition (a), (b), (c), (e), or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further

notice; and

- (h) 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.”

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

### **Agenda Item 56**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/583 Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Storage” Zones, Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/583)

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

188. With the aid of some plans, Ms L.C. Cheung, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) considered that the proposed temporary use could be tolerated for a period of three years.

189. A Member asked why there was a vacant area in the centre being excluded from the application site (the Site) and the access arrangement for that landlocked area. In response, Ms L.C. Cheung, STP/TMYLW, said that the vacant area was originally included within the Site. In response to the objecting views on owner’s consent received during the public inspection periods, the applicant adjusted the site boundary and exclude the concerned area from the Site. As shown in Drawing A-1 of the Paper, the applicant had proposed an all-day road access across the Site which would allow land owners/villagers to access their



respective lots at all times.

### Deliberation Session

190. A Member considered that the approval of planning applications for the applied use involving filling of land, even on a temporary basis, would lead to irreversible degradation of the condition of arable land. The Member expressed that the general statement as indicated in PlanD's Papers that approval of such applications on a temporary basis would not frustrate the long-term planning intention of the "Agriculture" ("AGR") zone was not entirely true. In response, the Chairman said that PlanD could review the wordings used in the planning considerations and assessments for similar applications, where appropriate. The Committee would consider each planning application on its individual merits, and for the subject application, the Site fell within Category 2 areas of TPB PG. No. 13G where planning permission for temporary uses for three years could be granted where there was no adverse departmental comments and local objections (or the concerns could be addressed through implementation of approval conditions).

191. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, 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 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 heavy goods vehicle and medium goods vehicle is allowed to access/exit the site from/to Tai Shu Ha Road West from 5:00 p.m. to 10:00 a.m. and 12:30 p.m. to 1:30 p.m. during the planning approval period;
- (d) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;

- (e) in relation to (d) above, the implementation of the 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 23.3.2024;
- (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 provision of fire extinguisher(s) with a valid fire certificate (FS 251) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.8.2023;
- (h) 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 23.12.2023;
- (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 23.3.2024;
- (j) if any 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;
- (k) if any of the above planning condition (d), (e), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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.”

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

**Agenda Item 57**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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

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**Presentation and Question Sessions**

193.            With the aid of some plans, Ms L.C. Cheung, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

194.            Noting some public comments indicating that the applicants had been occupying Government Land (GL) to provide illegal subdivided units, a Member enquired about the actual conditions of the application site (the Site). In response, Ms L.C. Cheung, STP/TMYLW, said that the Site covered two private lots owned by the applicants, and the fence wall erected to the southwest of the Site might have encroached onto GL and the applicant advised that the fence wall would be demolished. The Site was currently occupied by two single-storey residential structures and there was no information on whether the structures were used as subdivided units. From a recent site visit, one of the structures was being demolished.

195.            In response to a Member’s question on the difference between the current application and the similar application (No. A/YL-TT/169) rejected by the Committee in 2004, Ms L.C. Cheung, STP/TMYLW, explained that application No. A/YL-TT/169 mainly involved regularisation of the existing unauthorized structures, while the current application was for redevelopment and the two existing residential structures would be demolished and re-built into the proposed house. Should the application be approved by the Committee, the applicants would be required to submit land exchange/lease modification application to the Lands Department (LandsD) and to submit building plans to the Building Authority for approval under the Buildings Ordinance, prior to implementation of the proposed house development.

196. In response to a Member's concern on the possibility of conversion of the proposed house development into sub-divided units upon its completion, the Chairman said that any use or development permitted/approved under the statutory planning regime must also conform to any other relevant legislation and government requirements.

#### Deliberation Session

197. A Member shared a general observation that there were occasionally some approved developments with planning permissions obtained but subsequently failed to comply with relevant legislations and government requirements. The Member suggested that communications amongst government departments should be strengthened to better monitor the implementation of approved developments and minimise the chance of abuse. The Chairman said that relevant government departments, including LandsD, PlanD and Buildings Department, would follow the established mechanisms to deal with unauthorized developments and undertake enforcement actions, as appropriate.

198. 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 23.6.2027, 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 drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (b) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

**Agenda Item 58**

**Section 16 Application**

[Open Meeting]

A/YL-TT/594                      Proposed Temporary Shop and Services for a Period of 5 Years in “Government, Institution or Community (1)” Zone, Lots 1655 S.C, 1655 S.D, 1655 S.E, 1655 RP and 1677 (Part) in D.D. 119, Yuen Long (RNTPC Paper No. A/YL-TT/594)

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200.            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**

201.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 23.6.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;
  
- (b)    in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
  
- (c)    in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
  
- (d)    the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.12.2023;
  
- (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 23.3.2024;

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

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

### **Agenda Item 59**

#### **Section 16 Application**

[Open Meeting]

A/YL-TT/595                      Proposed Minor Relaxation of Plot Ratio Restriction for Flat in  
“Residential (Group D)” Zone, Lots 4988 and 4996 in D.D. 116, Tai  
Tong Road, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/595)

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203. The Committee noted that the applicant’s representative requested on 13.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

## **Agenda Item 60**

### **Section 16 Application**

[Open Meeting]

A/YL-TT/596            Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lots 1185, 1186 (Part), 1187 S.M, 1187 S.L (Part), 1298 RP (Part) and 2146 in D.D. 117, Tai Tong Shan Road, Tai Tong, Yuen Long  
  
(RNTPC Paper No. A/YL-TT/596)

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205.            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**

206.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, 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 the existing drainage facilities implemented on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.9.2023;
  
- (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 23.12.2023;

- (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 23.3.2024;
- (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.”

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

### **Agenda Item 61**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1147 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Recreation Centre and Barbecue Site) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411, 474, 475 S.A (Part) and 475 RP in D.D. 128 and Adjoining Government Land, Deep Bay Road, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1147B)

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

208. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments,



and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

209. Noting that some animals would be accommodated within the application site (the Site) for educational and exhibition purposes, a Member enquired about the wastewater management arrangements of the proposed use. In response, Mr Eric C.Y. Chiu, STP/TMYLW, said that the applicant had not submitted any sewerage impact assessment nor proposal for wastewater treatment. Notwithstanding this, the applicant must comply with the requirements under relevant environmental legislations, including the Water Pollution Control Ordinance (WPCO) (Cap. 358) on discharge of wastewater. The Chief Engineer/Mainland North, Drainage Services Department, the Chief Engineer/Construction, Water Supplies Department and the Director of Environmental Protection (DEP) had no adverse comments on the application. In response to another Member's question, Mr Chiu said that one of the recommended approval conditions was to require the applicant to submit a drainage proposal within six months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

#### Deliberation Session

210. A Member remarked that the applicant had not provided information on the number of animals to be kept and the sewage treatment arrangement, and raised concern on the potential mishandling or non-handling of animal wastes that might be discharged directly into the soil cause sewage impacts. The Member further asked whether it was appropriate to impose an approval condition to prevent the applicant from direct discharging of wastewater to the Deep Bay area which was highly susceptible to pollution. In response, the Chairman said that DEP had advised the applicant to follow the requirements of the Environmental Protection Department's (EPD) Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the EPD" for the design and construction of the septic tank and soakaway system, as set out in the advisory clause (g)(iv) at Appendix IV of the Paper.

211. Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North), EPD, supplemented that the applicant mainly relied on septic tank for treatment of

waste/wastewater. Under the Water Pollution Control Ordinance (Cap. 358), the applicant shall obtain a discharge licence from the DEP prior to discharge of wastewater from a sewage treatment plant. Any illegal discharge of wastewater or polluting water into waters of Hong Kong would be subject to enforcement actions by EPD.

212. The Chairman said that the illegal discharge of waste/wastewater, including those related to mishandling of animal wastes, would be referred to the relevant government departments for enforcement actions. A Member suggested and the Committee agreed to include an additional advisory clause to remind the applicant to observe the requirements on wastewater discharge under the WPCO (Cap. 358) and other relevant environmental legislations; and that any illegal discharge of wastewater/waste (including animal wastes) would be subject to enforcement actions by relevant government departments.

213. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site during the planning approval period;
- (b) no medium or heavy goods vehicle exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site at all times 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 23.12.2023;
- (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 23.3.2024;
- (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 23.12.2023;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (h) the submission of an archaeological impact assessment within 6 months from the date of planning approval to the satisfaction of the Antiquities and Monuments Office or of the TPB by 23.12.2023;
- (i) in relation to (h) above, the implementation of the mitigation measures identified in the archaeological impact assessment within 9 months from the date of planning approval to the satisfaction of the Antiquities and Monuments Office or of the TPB by 23.3.2024;
- (j) 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;
- (k) if any of the above planning condition (c), (d), (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;  
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.”

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

“(a) to observe the requirements on wastewater discharge under the Water Pollution Control Ordinance (Cap. 358) and other relevant environmental legislations. Any illegal discharge of wastewater/waste (including animal wastes) or polluting water into waters of Hong Kong would be subject to enforcement actions by relevant government departments.”

## **Agenda Item 62**

### **Section 16 Application**

[Open Meeting]

A/YL-HTF/1151 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1151A)

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215. The Committee noted that the applicant’s representative requested on 9.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

216. 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 63**

#### **Section 16 Application**

[Open Meeting]

A/YL-HTF/1153      Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years in “Residential (Group D)” and “Agriculture” Zones, Lots 260 (Part), 261 (Part), 262, 263 and 264 in D.D.128, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1153)

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217.      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**

218.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no medium or heavy goods vehicle exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at all times during the planning approval period;
- (b)    no workshop activities, as proposed by the applicant, are allowed on the site during the planning approval period;
- (c)    the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;

- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
- (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 23.12.2023;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (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;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the portion of the site zoned “Agriculture” to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

**Agenda Item 64**

**Section 16 Application**

[Open Meeting]

A/YL-LFS/469            Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years in “Recreation” Zone, Lots 2072 (Part), 2074 (Part), 2075 (Part), 2076 (Part), 2080 (Part), 2082(Part) and 2083 (Part) in D.D. 129, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/469)

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220.            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**

221.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, 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)    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 23.12.2023;
  
- (c)    in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
  
- (d)    in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.12.2023;
- (f) in relation to condition (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 65**

#### **Section 16 Application**

[Open Meeting]

A/YL-PN/69                      Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 8 (Part) in D.D. 135, Pak Nai, Yuen Long  
(RNTPC Paper No. A/YL-PN/69)

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223. The Committee noted that the applicant’s representative requested on 12.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.



224. 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 66**

#### **Section 16 Application**

[Open Meeting]

A/YL-PS/684      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, Lots 406 RP (Part), 407 (Part) and 408 (Part) in D.D. 122, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/684)

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225. 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**

226. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 10.7.2023 until 9.7.2026, 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 the existing drainage facilities implemented on the site within 3 months from the date of commencement of

the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.10.2023;

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

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

**Agenda Item 67**

Section 16 Application

[Open Meeting]

A/YL-PS/685      Temporary Open Storage of Construction Materials (Metal) for a Period of 3 Years in “Recreation” Zone, Lot 226 (Part) in D.D. 126 and Adjoining Government Land, Fung Ka Wai, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/685)

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228. 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

229. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of existing drainage facilities implemented on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.9.2023;
- (c) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.8.2023;
- (d) the submission of a proposal for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.12.2023;
- (e) in relation to (d) above, the implementation of the proposal for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (f) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 68**

**Section 16 Application**

[Open Meeting]

A/YL-PS/686            Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars for a Period of 3 Years in “Residential (Group B) 1” Zone, Lots 123 (Part), 126 RP (Part), 130 (Part), 131 (Part), 132 RP (Part) and 135 RP (Part) in D.D. 121, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/686)

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231. 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**

232. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 10.7.2023 until 9.7.2026, 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 the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.10.2023;
- (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 commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.1.2024;

- (d) in relation to (c) 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 10.4.2024;
- (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.”

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

### **Agenda Item 69**

#### **Section 16 Application**

[Open Meeting]

A/YL-TYST/1212 Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre) for a Period of 3 Years in “Residential (Group C)” and “Undetermined” Zones, Lots 1277 S.B (Part), 1279 S.B ss.1 S.A, 1279 S.B ss.1 S.B (Part) and 1281 in D.D. 119, Pak Sha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1212)

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234. The Committee noted that the applicant’s representative requested on 15.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

235. 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 70**

#### **Section 16 Application**

[Open Meeting]

A/YL-TYST/1213 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years in "Residential (Group A) 3", "Government, Institution or Community (1)" and "Undetermined" Zones and area shown as 'Road', Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1213)

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236. The Committee noted that the applicant's representative requested on 19.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

237. 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 71**

#### **Section 16 Application**

[Open Meeting]

A/YL-TYST/1214 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1”, “Residential (Group D)” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1214)

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238. The Committee noted that the applicant's representative requested on 14.6.2023 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

239. 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 72**

**Section 16 Application**

[Open Meeting]

A/YL-TYST/1215      Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) for a Period of 3 Years in “Residential (Group A)” Zone, Government Land in front of Shops No. 4-5, G/F, Blocks 1-9, Treasure Court, 8 Ying Fuk Street, Hung Shui Kiu, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1215)

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240.            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**

241.            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 to 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 operation between 9:30 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period; and
  
- (b)      if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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



**Agenda Item 73**

**Section 16 Application**

[Open Meeting]

A/YL-TYST/1216      Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1” Zone, Lots 1023 S.B RP, 1033 S.C and 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1216)

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243.            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**

244.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 11.7.2023 to 10.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
  
- (b)    the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.10.2023;
  
- (c)    the implementation of the accepted sewerage drainage proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.4.2024;
  
- (d)    in relation to (c) above, the implemented sewerage facilities on the site shall

be maintained at all times during the planning approval period;

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

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

#### **Agenda Item 74**

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

[Open Meeting]

A/YL-TYST/1217 Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lots 1181 (Part), 1182 (Part) and 1183 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1217)

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246. 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**

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

temporary basis for a period of 3 years until 23.6.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.3.2024;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the 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 4.8.2023;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.12.2023;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.3.2024;
- (h) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

### **Agenda Item 75**

#### **Section 16 Application**

[Open Meeting]

A/YL-TYST/1218 Renewal of Planning Approval for Temporary Place of Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years in “Residential (Group B) 1” Zone, Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1218)

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249. 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 five years based on the assessments set out in the Paper.

#### **Deliberation Session**

250. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years and be renewed from 7.7.2023 to 6.7.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement

of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.10.2023;

- (c) the implementation of the accepted sewerage drainage proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.4.2024;
- (d) in relation to (c) above, the implemented sewerage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (f) if any of the above planning condition (a), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

251. 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 Simon P.H. Chan, Ms L.C. Cheung and Mr Eric C.Y. Chiu, STPs/TMYLW, and Ms Carmen K.K. Cheung, TP/TMYLW, for their attendance to answer Members' enquiries. They left the meeting at this point.]

**Agenda Item 76**

**Any Other Business**

252. There being no other business, the meeting was closed at 5:50 p.m..