

TOWN PLANNING BOARD

Minutes of 722nd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 14.7.2023

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Mr K.L. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Carrie K.Y. Leung

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

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

In Attendance

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

Town Planner/Town Planning Board
Ms Melissa C.H. Kwan

Agenda Item 1

Confirmation of the Draft Minutes of the 721st RNTPC Meeting held on 23.6.2023

[Open Meeting]

1. The draft minutes of the 721st RNTPC meeting held on 23.6.2023 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

PlanD

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

Mr Tim T.Y. Fung - Senior Town Planner/Shan Tin, Tai Po & North (STP/STN)

Applicant and Applicant’s Representative

Mr Cheung Kin-lung - Applicant

Mr Wong Sun-wo William - Applicant’s Representative

4. 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.

5. With the aid of a PowerPoint presentation, Mr Tim T.Y. Fung, STP/STN, 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 did not support the application.

6. The Chairman then invited the applicant and his representatives to elaborate on the application. With the aid of the visualizer and some photos, Mr Cheung Kin-lung, the applicant, and Mr Wong Sun-wo William, the applicant's representative, made the following main points:

Background

- (a) the applicant attempted to claim the subject columbarium, i.e. 'Liberty Fook Kui' (自由福居), as an existing use based on a corporation agreement in 1988, but was noted that such corporation agreement was not sufficient to demonstrate that the columbarium use had come into existence since 1988. To regularise the subject columbarium use, application for a Licence and Temporary Suspension of Liability in respect of the pre-cut-off columbarium had been submitted to the Private Columbaria Licensing Board (PCLB);

The Site

- (b) the single-storey building structure where the subject columbarium was situated had come into existence at the Site since 1920s with a Building Licence No. BL3NE12C2 (the Building). No illegal occupation of government land was involved at the Site. The subject columbarium was not in breach of the lease condition or involved uses that violated any regulation. The current application for the subject columbarium was not a 'destroy first, apply later' case and would not set an undesirable precedent;
- (c) the subject columbarium was located within the Tong To Ping Cheung Clan's village settlement which had a history of about 100 years. Tong To Tsuen consisted of two villages, Tong To Shan for the Yau Clan and Tong To Ping for the Cheung Clan. There was a "Treaty of Peace"

between the two Clans for over 100 years that they would not intrude into each other's areas. Notwithstanding this, the Site did not fall within the village 'environs' ('VE') of Tong To;

- (d) comparing with other columbaria in Hong Kong, the subject columbarium was small in scale. It had a site area of about 160m² and a floor area of about 60m² (equivalent to plot ratio of about 0.375) which accommodated some 800 niches. The Site occupied only about 0.00367% of the "Village Type Development" ("V") zone of Tong To. The subject columbarium was confined within the Building and would not involve any further extension (as shown on Plans Z-4b and Z-4c of the Paper);
- (e) the Site was located at the fringe of Tong To Ping Tsuen which was far away from the major village clusters. There were three village houses (i.e. village house No. 25 to 27) to the immediate south of the Building (i.e. village house No. 24). Village house No. 27 was owned by the applicant who was an indigenous villager of Tong To Ping Tsuen. Village house No. 25 had been vacant over 30 years and agreement from the owners of village house No. 26 on the columbarium use at the Building had been obtained. Some fallow agricultural land covered with tree groups as well as vacant land with vegetation were found in the surrounding areas. Besides, there was a large piece of permitted burial ground to the east of the Site and other graves and urns around the village (as shown on Plans Z-4a and Z-4c of the Paper). As such, columbarium use at the Site would not cause nuisance to the surrounding residents;
- (f) the Site was accessible via Tong To Ping Tsuen Access Road which adjoined Tong To Shan Private Road branching off from Sha Tau Kok Road- Shek Chung Au (about 550m) (as shown on Plan Z-1 of the Paper). Visitors taking road transport could get off Sha Tau Kok Road – Shek Chung Au and walked to the Site without the need to enter into the main village clusters. The local access roads to the Site were accessible by the general public;

The Columbarium and its Management Plan

- (g) the subject columbarium, with a total of 864 niches of which 60 were occupied, was qualified as a pre-cut-off columbarium (i.e. the columbarium was in operation, in which ashes interred in niches, immediately before 8 a.m. on 18.6.2014). Approval-in-principle for Temporary Suspension of Liability was granted by the PCLB on 8.8.2022;
- (h) should the application be agreed, the subject columbarium would still be required to apply for a licence under Private Columbarium Ordinance (Cap 630) (the PCO) and to comply with relevant requirements of other government departments. The applicant would have to follow the management plan to be approved under the licence for the columbarium. The Private Columbaria Affairs Office would oversee the implementation of the approved management plan by the licensee;
- (i) based on the Code of Practice for Fire Safety in Buildings 2011, the maximum capacity of the columbarium was 22 visitors. A 'visit-by-appointment' arrangement had been implemented to limit the maximum number of visitors especially during the festival periods. Free direct shuttle bus services would be provided during the festival periods. There would be 60 visitors (20 persons/5 families in each session of 30/20 minutes) and three shuttle buses per hour operating during the festival periods. The shuttle bus service was approved by the Transport Department in 2020 and had operated smoothly;
- (j) according to the Traffic Impact Assessment (TIA) submitted by the applicant, the traffic generated from the subject columbarium would be minor and no adverse traffic impact on the surrounding areas was envisaged. The ingress/egress for the columbarium would be provided within the Site (i.e. D.D. 41 Lot 1422 S.B which was a piece of Tso Tong land). Although the Site would share the same local access road with other residential dwellings, there were fence walls along the local access road which could reduce potential nuisance to the local residents caused by the visitors of the columbarium. The implementation of the

management plan for the columbarium would address the Commissioner of Police (C of P)'s concerns on safety issues, including traffic congestion, illegal parking and crowd management. The C of P had no objection to the licence application and its associated management plan. Besides, the Environmental Protection Department had no adverse comment on the management plan from air quality perspective;

- (k) in response to the comments of the Transport Department (TD) on the application, further information was submitted on 14.6.2023 to provide explanations on the arrangement of shuttle bus service;

Others

- (l) according to the Sha Tin District Council's Development, Housing, Environment and Health Committee discussion paper No. DHEH 12/2022, two section 12A applications (No. Y/ST/47 for Memorial Park Hong Kong (孝思園) and Y/ST/53 for Sha Tin Ching Yuen (沙田靜苑)) for regularising the columbarium uses were agreed by the Committee. These applications were agreed even the concerned uses/structures were in breach of the lease condition and involved unauthorised structures and illegal occupation of government land. No unauthorised use/structure or illegal occupation of government land was involved for the subject columbarium and the current application was in line with the prevailing government's policy on regulating private columbaria in Hong Kong; and
- (m) although the Resident Representative of Tong To representing all the villagers of Tong To objected the application, the incumbent North District Council member of the subject constituency, the Chairman of Sha Tau Kok District Rural Committee and the Indigenous Inhabitant Representative of Tong To had no comment on the application.

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

8. A Member raised questions regarding the proposed Notes for the "Other Specified Uses" annotated 'Columbarium' ("OU(Columbarium)") zone:

- (a) whether columbarium use would be always permitted and the existing building structure at the Site could be rebuilt for columbarium use without any development restriction should the application be agreed; and
- (b) the applicant's rationale of not stipulating any development parameters or the maximum number of niches in the Notes for the "OU(Columbarium)" zone.

9. In response, Ms Margaret H.Y. Chan, DPO/STN, said that according to the Notes for the "OU(Columbarium)" zone proposed by the applicant, no development restrictions or maximum number of niches were specified. In this case, columbarium use would be always permitted within the "OU(Columbarium)" zone. Should the existing building structure be rebuilt, the number of niches to be provided would also not be restricted. Notwithstanding this, the maximum number of niches could be stipulated in the Notes of the "OU(Columbarium)" zone should the Committee consider it appropriate to do so.

10. Mr Cheung Kin-lung, the applicant, clarified that he was not familiar with the mechanism under the Town Planning Ordinance and agreed to incorporate restrictions such as major development parameters and maximum number of niches (i.e. 864) in the Notes of the "OU(Columbarium)" zone if the Committee requested so. Mr Wong Sun-wo William, the applicant's representative, supplemented that it was impossible to rebuild the existing building structure as 60 of the niches thereat were already occupied and it was not allowed to relocate the ashes under the PCO. In any case, the existing building bulk and the total number of niches at the Site would remain unchanged.

11. The Vice-chairman, by making reference to the site photos in the Paper, raised questions that while the subject columbarium was claimed to be in existence since 1988, the reason why the columbarium was in new and good condition and only 60 niches were sold. In response, Mr Cheung Kin-lung, the applicant, explained that the first niche was occupied in 1988 and the other niches were subsequently sold and occupied gradually before 2014. Some transactions of niches were put on hold before the PCO came into effect on 30.6.2017 so as to comply with the requirements under the PCO. The columbarium was renovated in 2009 and hence, was in good condition as shown in the site photos.

12. A Member raised question on the actual number of niches before renovation of the columbarium in 2009. In response, Mr Cheung Kin-lung, the applicant, said that the columbarium was dilapidated before renovation and managed by the elders in his family. The actual number of niches before renovation of the columbarium should be similar to the number in the current application, i.e. 864 niches.

13. The Chairman enquired on whether the submission of further information from the applicant on 14.6.2023 had been processed accordingly. In response, Ms Margaret H.Y. Chan, DPO/STN, said that the submission had been circulated to TD for comment. The Commissioner for Transport (C for T) had requested for further information or clarification on the proposed public transport arrangements. C for T's views still remained valid after examining the further information submitted by the applicant on 14.6.2023. Both C for T and the Commissioner of Police (C of P) were concerned about how the illegal parking problem in the surrounding areas could be tackled noting that there was no parking provision at the Site. Mr Wong Sun-wo William, the applicant's representative, and Mr Cheung Kin-lung, the applicant, supplemented that they had endeavoured to invite TD for meetings and discussions with a view to addressing their comments on traffic issues, but TD was not responsive to their invitations.

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

Deliberation Session

15. The Chairman recapitulated that the application was for rezoning the Site from "V" to "OU(Columbarium)" to regularise an existing columbarium use. In accordance with the applicant's proposal, no development restriction was proposed to be stipulated in the Notes of the "OU(Columbarium)" zone. Nevertheless, should the Committee agreed with the application, the corresponding development restrictions including the development intensity and maximum number of niches could be specified in the Notes of the

“OU(Columbarium)” zone. PlanD did not support the application on the grounds that as the Site was located in an area of rural landscape character with village clusters and shared a local access road with other village houses in Tong To Tsuen, the columbarium use was considered incompatible with the village setting of the area. Besides, both TD and the C of P had concerns on the application from traffic perspective and the applicant failed to demonstrate that the columbarium use would not cause adverse traffic impact. In this connection, Ms Carrie K.Y. Leung, Chief Traffic Engineer/New Territories West, TD, supplemented that some minor comments on the applicant’s TIA were yet to be addressed in the latest further information submitted by the applicant on 14.6.2023.

16. Members generally agreed to PlanD’s assessment of not supporting the application.

17. After deliberation, the Committee decided not to agree to the application for the following reasons :

- “(a) the Site falls within an area zoned “Village Type Development” (“V”) with the planning intention primarily for development of Small Houses by indigenous villagers. The proposed columbarium use is considered not compatible with the existing village setting of the area, particularly the residential dwellings located to its immediate southwest. There is no strong planning justification for rezoning of the Site from “V” to “Other Specified Uses” annotated ‘Columbarium’ to permit columbarium use as of right. The current “V” zone for the Site is considered appropriate; and
- (b) the applicant fails to demonstrate that the columbarium use would not cause adverse traffic impact on the surrounding areas.”

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/ST/49 Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/36, To rezone the application site from “Residential (Group B)” and “Green Belt” to “Other Specified Uses” annotated “Religious Institution with Columbarium”, Lot Nos. 2 & 671 in D.D. 181 in Tai Wai, Sha Tin
(RNTPC Paper No. Y/ST/49C)

18. 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;

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

Ms Carrie K.Y. Leung - owning a property in Sha Tin.

19. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As the properties owned by Professor John C.Y. Ng and Ms Carrie K. Y. Leung had no direct view of the Site, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

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

PlanD

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

Ms Hannah H.N. Yick - Senior Town Planner/Sha Tin, Tai Po & North
(STP/STN)

Applicant's Representatives

Good Faith Ltd.

Mr Hong Yee Kwan

Ms Ng Pui Shan

PlanPlus Consultancy Ltd.

Mr Kenneth Chan

Mr Vincent Lau

CTA Consultants Ltd.

Mr Kelvin Leung

Mr Kwong Wing Kai

21. 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.

22. With the aid of a PowerPoint presentation, Ms Hannah Yick, STP/STN, briefed Members on the background of the application, the proposed rezoning of 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.

23. The Chairman then invited the applicant's representatives to elaborate on the application. Mr Kenneth Chan, the applicant's representative, stated that they had no further elaboration.

24. As the presentation of PlanD's representative was completed and the applicant's representatives had no further elaboration on the application, the Chairman invited questions from Members.

25. Noting that the Site fell partly within the "Green Belt" ("GB") zone in which

there was a general presumption against development, a Member enquired whether the structure within the Site would encroach onto the “GB” zone should the application be agreed. In response, Ms Margaret H.Y. Chan, DPO/STN, said that about 27% of the Site fell within the “GB” zone. The part of the building structure in the “GB” portion concerned had existed on site, and there would not be further encroachment onto the “GB” zone according to the application.

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

Deliberation Session

27. The Chairman recapitulated that the Site was the subject of a previously agreed section 12A application (No. Y/ST/48). As compared with the previous application, the development parameters in the current application were largely the same except that the total number of niches was increased to include an additional of 3,000 unsold niches at the Site. The Site was accessible via a separate footpath and would not share the same pedestrian access with the nearby residential development, i.e. Mei Chung Court. As shown on the aerial photo (Plan Z-3 of the Paper), the Site was segregated from the closest residential block by a vegetated slope with no direct physical connection. Concerned government departments had no objection to or no adverse comment on the application and considered that relevant technical assessments were acceptable. The Chairman remarked and Members noted that should the application be agreed, the Sha Tin Outline Zoning Plan (OZP) would be suitably amended with relevant development restrictions including the maximum number of niches stipulated in the Notes for the Site and the relevant proposed amendments to OZP would be submitted to the Committee for consideration. Members generally considered the application could be agreed.

28. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under

section 5 of the Town Planning Ordinance upon reference back of the OZP.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 5

Section 12A Application

[Open Meeting]

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

29. The Secretary reported that consideration of the application has been rescheduled.

Tuen Mun and Yuen Long West District

Agenda Item 6

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TM-LTYYY/10 Application for Amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYY/12, To rezone the application site from “Residential (Group E)” and “Village Type Development” to “Residential (Group A) 1”, Lots 220 RP and 221 in D.D.130, San Hing Road, San Hing Tsuen, Tuen Mun
(RNTPC Paper No. Y/TM-LTYYY/10A)

Presentation and Question Sessions

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

PlanD

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

Ms L.C. Cheung - Senior Town Planner/Tuen Mun & Yuen Long West (STP/TMYLW)

Ms Eva K.Y. Tam - Town Planner/Tuen Mun & Yuen Long West

Applicant’s Representatives

Ove Arup & Partners Hong Kong Ltd.

Ms Yeung Wing Shan Theresa

Ms Leung Ming Yan

Ms Law Pui Lam

Ms Law Sabrina Cho Yin

31. With the aid of a PowerPoint presentation, Ms L.C. 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.

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

- (a) the Site fell within an area partly zoned "Residential (Group E)" ("R(E)") and partly zoned "Village Type Development" ("V") on the approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/12 (the OZP). The "R(E)" zone was intended primarily for phasing out of existing industrial uses through redevelopment for residential use. The Site was currently used as a warehouse;
- (b) the Site was a subject of a previous section 16 application (No. A/TM-LTY Y/291) approved by the Town Planning Board (the Board) upon review in 2016 for proposed flat development with two blocks of five-storey buildings providing 16 flats (the approved scheme);
- (c) the Site had been zoned "R(E)" since 2000. The surrounding area had been undergoing gradual transformation from an industrial area into a high-density and high-rise residential neighbourhood over the past 20 years. In view that a number of proposed amendments to the OZP and applications for minor relaxation of development restrictions for higher density residential developments in the surrounding area of the Site were agreed and/or approved by the Board, for better utilisation of scarce land resources for housing development, the applicant would like to take the opportunity to optimise the approved scheme by increasing the domestic plot ratio (PR) from 1 to 5 and the building height (BH) from five storeys (26mPD) to 29 storeys (100mPD). A total of 288 flats, instead of 16 flats under the

approved scheme, could be provided in the proposed scheme;

- (d) the nearby planned San Hing Road (SHR) and Hong Po Raod (HPR) public housing development to the southwest of the Site had a maximum PR of 6.5 and a maximum BH of 160mPD. The development intensity adopted for the proposed development was to ensure a development scale compatible with the surroundings and to create a stepped BH profile serving as a transition from the high-rise public housing development in the south and west of the Site towards the village type development in the north and east;
- (e) a setback with proper landscaping at the northeastern corner of the Site along SHR would be provided with a view to enhancing pedestrian connectivity, safety, as well as streetscape and visual amenity of SHR;
- (f) new Remarks for the “Residential (Group A)1” (“R(A)1”) zone specifying the maximum PR of 5 was proposed to be incorporated in the Notes of “R(A)” zone to ensure proper control for the proposed development at the Site; and
- (g) with better utilisation of land resource, the proposed development would help address the pressing housing demand in the society. The proposed development was compatible with the changing planning circumstances in the surrounding areas. Relevant technical assessments demonstrated that the proposed development was technically feasible and would not cause adverse impacts on the surrounding areas. Concerned government departments had no objection to or no adverse comment on the application.

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

34. A Member asked about the planned developments in the surrounding areas of the Site, especially the development intensity of the northern area of the Site which mainly zoned “V” on the OZP. In response, Mr Raymond H.F. Au, DPO/TMYLW, said that to the immediate south and west of the Site was the planned SHR and HPR public housing development with a site area of over 20 hectares. There would be 22 residential blocks with

a maximum BH of 160mPD (32-46 storeys). To the immediate north and east of the Site was a large piece of “V” zone mainly occupied by three-storey village houses of San Hing Tsuen, Tuen Tsz Wai and Tsing Chuen Wai. Besides, there were two approved applications for proposed residential developments respectively with maximum PRs of 2.5 and 5 and maximum BHs of eight storeys and 19 storeys to the further east of the Site.

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

Deliberation Session

36. The Chairman recapitulated that both PlanD’s representative and the applicant’s representative mentioned that the surrounding areas of the Site had transformed into a high-density and high-rise residential neighbourhood. The planned SHR and HPR public housing development adjacent to the Site would be developed with a maximum PR of 6.5 and a maximum BH of 160mPD. The applicant seized the opportunity to review the approved scheme of the Site and optimised the development potential to a scale larger and yet compatible with the surroundings. Various technical assessments submitted by the applicant demonstrated that the proposed development was technically feasible and relevant government departments had no adverse comment on the technical assessments. Members generally agreed that the application could be approved.

37. After deliberation, the Committee decided to agree to the application, the relevant proposed amendment to the OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance when opportunity arises.

Agenda Item 7

Section 12A Application

[Open Meeting]

Y/YL-TYST/8 Application for Amendment to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, To rezone the application site from “Residential (Group B) 1” and “Residential (Group C)” to “Residential (Group B) 4” and to Amend the Notes of the zone applicable to the site, Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. Y/YL-TYST/8)

38. The Secretary reported that consideration of the application has been rescheduled.

Sai Kung and Islands District

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/341 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot No. 679 RP in D.D. 244, Nam Pin Wai, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/341B)

Presentation and Question Sessions

39. With the aid of the visualizer and some plans, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as

detailed in the Paper. The Planning Department had no objection to the application.

40. A Member recalled that one of the major considerations of approving the previous application (No. A/SK-HC/246) for the same application site (the Site) was that the footprint of the proposed Small House fell entirely within the village ‘environ’ (‘VE’) of Ho Chung and asked whether it was the same for the current application. In response, Ms Jane W.L. Kwan, STP/SKIs, said that the footprint of the proposed Small House under the current application was still located entirely within the ‘VE’ of Ho Chung.

Deliberation Session

41. 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 14.7.2027, 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.

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

Agenda Item 9

Section 16 Application

[Open Meeting]

A/SK-HC/343 Proposed Temporary Security Guard Room for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 435 S.D ss.1 S.A (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/343)

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

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TLS/61 Proposed Government Refuse Collection Point in “Village Type Development” Zone, Government Land in D.D. 253 near Sam Long, Tseng Lan Shue, Sai Kung
(RNTPC Paper No. A/SK-TLS/61)

44. The Secretary reported that the application was submitted by the Drainage Services Department (DSD). Dr Conrad T.C. Wong had declared an interest on the item for having current business dealings with DSD.

45. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

46. With the aid of the visualizer and some plans, Ms W.H. Ho, STP/SKIs, 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.

47. Members had no question on the application.

Deliberation Session

48. 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 14.7.2027, 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.

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

[The Chairman thanked PlanD's representatives for their attendance to answer Members' enquiries. They left the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/795 Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years in "Agriculture" Zone, Lots 466 (Part) and 470 (Part) in D.D.83 and Adjoining Government Land, Kwan Tei, Fanling
(RNTPC Paper No. A/NE-LYT/795)

Presentation and Question Sessions

50. With the aid of the visualizer and 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.

51. Members had no question on the application.

Deliberation Session

52. After deliberation, the Committee decided to reject the application. The reason was :

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

“Agriculture” zone which is to retain primarily 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 for a departure from the planning intention, even on a temporary basis.”

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/27 Proposed Temporary Open Storage of Construction Machinery and Warehouse for Storage of Machinery Parts with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Lot 751 S.B RP in D.D. 82, Ping Che Road, Man Kam To
(RNTPC Paper No. A/NE-MKT/27)

Presentation and Question Sessions

53. 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 (PlanD) did not support the application.

54. Members had no question on the application.

Deliberation Session

55. In connection with a Member’s query on whether any enforcement action had been undertaken against the substantial removal of trees/vegetation in the application site (the Site) as shown in the aerial photos in the Paper, the Committee noted that several public complaints regarding the filling of land at the Site were received few days ago before the meeting and such complaints had been referred to the Central Enforcement and Prosecution Section of PlanD and other relevant government departments for follow-up action, as appropriate. However, as the Site was zoned “Recreation” (“REC”), land clearance and

filling works at the Site did not contravene with the provision of the Notes of “REC” zone and would not constitute an unauthorised development. Nevertheless, PlanD and relevant government departments would continue to monitor the situation of the Site, as appropriate.

56. 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 “Recreation” zone which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;
- (b) the proposed development does not comply with Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that no previous approval has been granted to the Site and there are adverse departmental comments and local objections; and
- (c) the applicant fails to demonstrate in the submission that the proposed development would not generate adverse traffic, drainage and landscape impacts on the surrounding areas.”

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/730 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot No. 234 S.B ss.4 in D.D. 79, Ping Yeung
Village, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/730)

57. 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 firm owning a piece of land in Ta Kwu Ling area. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

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

59. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and

- (b) land is still available within the “Village Type Development” (“V”) zone of Ping Yeung Village which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 14

Section 16 Application

[Open Meeting]

A/NE-TKLN/50 Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years in “Recreation” Zone, Lot 77 in D.D.82, Lin Ma Hang Road
(RNTPC Paper No. A/NE-TKLN/50B)

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

Deliberation Session

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 9:00 p.m. and 9:00 a.m. daily, as proposed by the applicant, is allowed on the Site 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 14.1.2024;
- (c) in relation to (b) above, the provision of drainage facilities within 9 months

from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2024;

- (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 proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.1.2024;
- (f) in relation to (e) above, the implementation of the 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 14.4.2024;
- (g) if any of the above planning condition (a) and (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 be revoked immediately without further notice.”

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

65. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” zone which is primarily for defining the limits of urban and suburban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for “Application for Development within the “GB” zone under Section 16 of the Town Planning Ordinance” in that the applicant fails to demonstrate in the submission that the proposed development would

not affect the existing landscape and cause adverse traffic impact to the surrounding areas.”

Agenda Item 16

Section 16 Application

[Open Meeting]

A/NE-TKLN/56 Proposed Temporary Office (District Councillor’s Office) and Shop and Services (Local Provision Store) for a Period of 3 Years in “Agriculture” Zone, Lot 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/56)

67. The Committee noted that the applicants’ representative requested on 6.7.2023 deferment of consideration of the application for two months so as to allow time for preparation of further information to address departmental comments. It was the first time that the applicants requested deferment of the application.

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

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

70. In response to a Member’s enquiry on the very exceptional circumstances of the application, Mr Kevin K.W. Lau, STP/STN, said that the application site had a building status under the lease. According to the assessment criterion (c) under the Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories, building status under the lease could be taken as one of the very exceptional circumstances in considering such planning application by the Town Planning Board (TPB).

Deliberation Session

71. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the TPB. The permission should be valid until 14.7.2027, 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.”

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

set out at Appendix VI of the Paper.

Agenda Item 18

Section 16 Application

[Open Meeting]

A/NE-LT/758 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lots 567 S.D and 573 S.G in D.D. 8, Sha Pa, Lam
Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/758)

73. The Committee noted that the applicant’s representative requested on 21.6.2023 deferment of consideration of the application for two months so as to allow time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 19

Section 16 Application

[Open Meeting]

A/NE-SLT/4

Proposed Public Utility Installation (Telecommunication Ducts, Cables, Common Manhole and Cable Drawpits) and Excavation of Land in “Conservation Area”, “Green Belt”, “Site of Special Scientific Interest” and “Village Type Development” Zones, Government Land in D.D. 31 near Cheung Uk, Sha Lo Tung, Tai Po
(RNTPC Paper No. A/NE-SLT/4)

75. The Committee noted that the applicant requested on 23.6.2023 deferment of consideration of the application for two months so as to allow time for preparation of further information to address departmental and public comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/624 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” and “Village Type Development” Zones, Lot 346 S.D in
D.D. 9, Yuen Leng Village, Tai Po
(RNTPC Paper No. A/NE-KLH/624)

Presentation and Question Sessions

77. With the aid of the visualizer and 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.

78. Members had no question on the application.

Deliberation Session

79. 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 14.7.2027, 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.”

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

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/625 Proposed House (New Territories Exempted House - Small House) in
“Green Belt” and “Village Type Development” Zones, Lots 981 S.C
ss.1 and 981 RP in D.D. 9, Nam Wa Po, Tai Po
(RNTPC Paper No. A/NE-KLH/625)

Presentation and Question Sessions

81. With the aid of the visualizer and 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.

82. Members had no question on the application.

Deliberation Session

83. 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 14.7.2027, 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.”

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/NE-TK/774 Renewal of Planning Approval for Temporary Shop and Services
(Fresh Provision Supplier) for a Period of 3 Years in “Recreation”
Zone, G/F, No. 103A, Lung Mei, Tai Po
(RNTPC Paper No. A/NE-TK/774)

85. 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

86. 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 and subject to the following conditions :

- “(a) the existing drainage facilities at the Premises shall be maintained at all times during the planning approval period;
- (b) the existing fire service installations implemented at the Premises shall be maintained at all times during the planning approval period; and
- (c) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

[The Chairman thanked PlanD’s representatives for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 23

Section 16 Application

[Open Meeting]

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

88. 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

89. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 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 14.1.2024;
- (b) the implementation of the accepted 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 14.1.2024;
- (c) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) 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

- (e) if any of the above planning condition (a) or (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.”

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

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-KTN/918 Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years in “Industrial (Group D)” Zone, Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/918)

91. The Committee noted that the applicant’s representative requested on 30.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the 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 25

Section 16 Application

[Open Meeting]

A/YL-KTS/957 Temporary Open Storage of Freezer Vehicles, Air-conditioned Compartments and Spare Parts of Cooling Machinery Components for Vehicles for Sale, and Installation and Maintenance Workshop for Freezer Vehicles for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/957A)

93. The Committee noted that the applicant requested on 3.7.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the 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.

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-KTS/962 Proposed Religious Institution (Temple) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 900 (Part), 901 S.A, 901 S.B (Part), 902 (Part), 903 (Part), 904 (Part), 905 (Part) and 906 (Part) in D.D. 103, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/962)

95. The Committee noted that the applicant’s representative requested on 27.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

96. 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/YL-KTS/963 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 299 RP (Part) in D.D. 113, Kam Tin South, Yuen Long
(RNTPC Paper No. A/YL-KTS/963)

97. The Committee noted that the applicant’s representative requested on 4.7.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-KTS/964 Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” and “Village Type Development” Zones, Lot 283 RP in D.D. 113, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/964)

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

Deliberation Session

100. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 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 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 14.1.2024;
- (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 14.4.2024;
- (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 14.1.2024;
- (e) in relation to (d) above, the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.4.2024;
- (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;

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

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

Agenda Item 29

Section 16 Application

[Open Meeting]

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

102. 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

103. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 7:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period;
- (e) 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 14.1.2024;
- (f) in relation to (e) 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 14.4.2024;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the 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 25.8.2023;
- (i) 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 14.1.2024;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-PH/954 Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years in “Residential (Group D)” Zone, Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/954)

105. 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

106. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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. 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 exceeding 24 tonnes, including container

tractor/trailer, as defined in the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on or enter/exit 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 14.1.2024;
- (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 14.4.2024;
- (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 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 14.1.2024;
- (h) in relation to (g) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.4.2024;
- (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; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-PH/955 Proposed Temporary Shop and Services (Convenience Store), Public Vehicle Park (Excluding Container Vehicle) cum Electric Vehicle Charging Station with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/955)

108. The Committee noted that the applicant requested on 30.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-PH/956 Proposed Temporary Recyclable Materials Recycling Centre (Waste Metalware, Plastic and Plastic Bottle) with Ancillary Office and Plastic Crushing Workshop for a Period of 5 Years in “Residential (Group D)” Zone, Lots 91 (Part), 98, 99, 100 and 101 in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/956)

110. The Committee noted that the applicant’s representative requested on 28.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

111. 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 33

Section 16 Application

[Open Meeting]

A/YL-MP/342 Temporary Eating Place for a Period of 3 Years in “Commercial/Residential” and “Residential (Group D)” Zones, Lots 3250 S.B ss.24 S.A RP and 3250 S.B ss.34 RP in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/342)

112. The Secretary reported that the application site (the Site) was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po area. As the property of Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

113. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use for a period of three years based on the assessments set out in the Paper.

Deliberation Session

114. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 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 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 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 14.1.2024;
- (c) in relation to (b) 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 14.4.2024;

- (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 14.1.2024;
- (e) the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2024;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 34

Section 16 Application

[Open Meeting]

A/YL-MP/343 Temporary Eating Place and Shop and Services for a Period of 3 Years and Associated Excavation of Land in “Village Type Development” Zone, Lot 1294 RP (Part) in D.D. 105 and Adjoining Government Land, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/343)

116. The Secretary reported that the application site (the Site) was located in Mai Po.

Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po area. As the property of Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

117. The Committee noted that the applicant's representative requested on 30.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

118. 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 35

Section 16 Application

[Open Meeting]

A/YL-MP/344 Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation (Amendments to an Approved Scheme) in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone, Lots 50 S.A and 77 in D.D.101, Wo Shang Wai, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/344)

119. The Secretary reported that the application site (the Site) was located in Mai Po. The application was submitted by Profit Point Enterprises Ltd., which was a subsidiary of Henderson Land Development Co. Ltd. (HLD). The following Members had declared

interests on the item:

- Mr K.W. Leung - owning a property in Mai Po;
- Mr Stephen L. H. Liu - being a former member of the Council of the Hong Kong Polytechnic University which had obtained sponsorship from HLD before;
(*the Vice-chairman*)
- Dr C.H. Hau - having past business dealings with HLD and being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD before; and
- Mr Vincent K.Y. Ho - having current business dealings with HLD.

120. The Committee noted that the applicant had requested deferment of consideration of the application. Mr Vincent K. Y. Ho had tendered an apology for being unable to attend the meeting. As the property owned by Mr K.W. Leung had no direct view to the Site, the interest of Mr Stephen L. H. Liu was indirect, and Dr C. H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting.

121. The Committee noted that the applicant's representative requested on 30.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 36

Section 16 Application

[Open Meeting]

A/YL-MP/345 Proposed Temporary Shop and Services for a Period of 3 Years and Associated Excavation of Land in “Village Type Development” Zone, Lot 76 S.G (Part) in D.D. 101, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/345)

123. The Secretary reported that the application site (the Site) was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po area. As the property of Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

124. The Committee noted that the applicant’s representative requested on 29.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

125. 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]

A/YL-MP/346 Proposed Temporary Shop and Services for a Period of 3 Years and Associated Excavation of Land in “Village Type Development” Zone, Lots 76 S.G (Part) and 76 S.H (Part) in D.D. 101, Mai Po, Yuen Long (RNTPC Paper No. A/YL-MP/346)

126. The Secretary reported that the application site (the Site) was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po area. As the property of Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

127. The Committee noted that the applicant’s representative requested on 29.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-MP/347 Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land in “Recreation” Zone, Lot 2972 in D.D. 104, Yau Mei San Tsuen, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/347)

129. The Secretary reported that the application site (the Site) was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po area. As the property of Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

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

Deliberation Session

131. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 14.7.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to access the site at any time during the planning approval period;
- (c) 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 14.1.2024;
- (d) the implementation of the accepted 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 14.1.2024;

- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) 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;
- (g) if any of the above planning condition (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-MP/348 Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Lot 2905 S.C RP (Part) in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/348)

133. The Secretary reported that the application site (the Site) was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po area. As the property of Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

134. The Committee noted that the applicant's representative requested on 11.7.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

135. 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 40

Section 16 Application

[Open Meeting]

A/YL-NSW/307 Proposed Public Utility Installation and Associated Excavation and Filling of Land in "Conservation Area" Zone, Government Land in D.D. 123, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/307A)

136. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Dr Conrad T. C. Wong had declared an interest on the item for his firm having current business dealings with CLP. The Committee noted that Dr Conrad T. C. Wong had tendered an apology for not being able to attend the meeting.

137. The Committee noted that the applicant's representative requested on 11.7.2023 deferment of consideration of the application for one month so as to allow more time to prepare further information to address departmental comments. It was the second time that

the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Agenda Item 41

Section 16 Application

[Open Meeting]

A/YL-NTM/460 Proposed Temporary Vehicle Repair Workshop and Vehicle Stripping Yard for a Period of 3 Years in "Open Storage" Zone, Lots 396 S.A RP (Part), 433 (Part), 434 (Part), 435 (Part), 436 (Part), 437 (Part), 438 (Part) and 444 in D.D. 102, and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/460)

139. The Committee noted that the applicant requested on 5.7.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

140. 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.

Tuen Mun and Yuen Long West District

[Mr Eric C.Y. Chiu, Mr Alexander W.Y. Mak and Mr Simon P.H. Chan, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Items 42 and 43

Section 16 Applications

[Open Meeting]

A/TM-LTYYY/457 Proposed House (New Territories Exempted House - Small House) in "Green Belt" Zone, Lot 836 S.H in D.D. 130, Lam Tei San Tsuen, Tuen Mun

A/TM-LTYYY/458 Proposed House (New Territories Exempted House - Small House) in "Green Belt" Zone, Lot 836 R.P. in D.D. 130, Lam Tei San Tsuen, Tuen Mun

(RNTPC Paper No. A/TM-LTYYY/457 and 458)

141. The Committee noted that the applicants' representative requested on 27.6.2023 deferment of consideration of the applications for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicants requested deferment of the applications.

142. After deliberation, the Committee decided to defer a decision on the applications as requested by the applicants pending the submission of further information from the applicant. The Committee agreed that the applications should be submitted for its consideration within two months from the date of receipt of further information from the applicants. If the further information submitted by the applicants was not substantial and could be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicants 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 44

Section 16 Application

[Open Meeting]

A/YL-TT/587 Proposed Temporary Shop and Services for a Period of 3 Years in
"Other Specified Uses" annotated "Rural Use" Zone, Lot 977 (Part) in
D.D. 118, 106 Nam Hang Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TT/587A)

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

Deliberation Session

144. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 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 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 14.1.2024;

- (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 14.4.2024;
- (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 14.1.2024;
- (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 14.4.2024;
- (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.”

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

Agenda Item 45

Section 16 Application

[Open Meeting]

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

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

Deliberation Session

147. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 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 animals shall be kept inside the enclosed animal establishment structures with soundproofing materials, mechanical ventilation and air-conditioning systems from 8:00 a.m. and 8:00 p.m. and no more than 10 dogs with dog masks are allowed for outdoor activities at the same time during the operation hours during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used at the site, as proposed by the applicant, at any time during the planning approval period;
- (c) the submission of a 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 14.1.2024;
- (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 14.4.2024;

- (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 14.1.2024;
- (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 14.4.2024;
- (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 site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TSW/80 Proposed Place of Entertainment (Amusement Game Centre) in
 “Residential (Group B)” Zone, Shop No. 190, Podium Floor, Phase II
 Kingswood Richly Plaza, 1 Tin Wu Road, Tin Shui Wai
 (RNTPC Paper No. A/TSW/80)

Presentation and Question Sessions

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

150. Members had no question on the application.

Deliberation Session

151. 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 14.7.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

 “the provision of fire service installations and equipment for the amusement game centre to the satisfaction of the Director of Fire Services or of the TPB.”

152. 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 (Presentation and Question Sessions Only)]

A/YL-HTF/1154 Proposed Temporary Recyclable Collection Centre for Electrical Appliances, Electronic Parts and Batteries with Ancillary Plastic Breakdown Workshop for a Period of 3 Years in “Residential (Group D)” Zone, Lots 154 (Part) and 159 S.A (Part) in D.D.128 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-HTF/1154)

Presentation and Question Sessions

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

154. Members had no question on the application.

Deliberation Session

155. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (b) no burning, melting and washing of recyclable materials, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (c) all workshop activities shall be conducted inside enclosed building

structures at all times during the planning approval period;

- (d) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.1.2024;
- (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 14.4.2024;
- (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 14.1.2024;
- (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 14.4.2024;
- (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; and
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/472 Proposed Filling of Land for Permitted Agricultural Use in “Village Type Development” Zone, Lot 1394 S.A in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/472)

Presentation and Question Sessions

157. 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 did not support the application.

158. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed filling of land, which falls within the Wetland Buffer Area, is not in line with the Town Planning Board (TPB) Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate that the proposed filling of land would not have negative off-site disturbance impact on the ecological value of the Wetland Conservation Area; and
- (b) the applicant fails to justify the need for the proposed filling of land, and to demonstrate that the proposed filling of land would not have adverse landscape impact on the surrounding areas.”

Agenda Item 49

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/687 Temporary Public Vehicle Park for Private Cars, Medium Goods Vehicles and Coaches for a Period of 3 Years in “Comprehensive Development Area” Zone, Various Lots in D.D. 122, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/687)

Presentation and Question Sessions

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

161. Members had no question on the application.

Deliberation Session

162. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 9:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation for parking of medium goods vehicles between 6:00 p.m. and 7:00 a.m. and on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) only private car, coaches and medium goods vehicle (not more than 24 tonnes), as defined in the Road Traffic Ordinance, are allowed to enter/be parked on the site, as proposed by the applicant, at all times during

the planning approval period;

- (d) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.1.2024;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2024;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.1.2024;
- (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 14.4.2024;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

163. 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-PS/688 Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles, Light Buses and Coaches) with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 63 (Part), 68 (Part), 69, 70 (Part), 71 (Part), 72 (Part) and 73 (Part) in D.D.126, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/688)

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

Deliberation Session

165. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 medium and heavy goods vehicle exceeding 8.5 tonnes, including container tractor/trailer, 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) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time 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 14.1.2024;

- (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 14.4.2024;
- (e) 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 14.1.2024;
- (f) in relation to (e) above, the implementation of the revised drainage proposal within 9 months to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2024;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b) 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;
- (i) if any of the above planning condition (c), (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 51

Section 16 Application

[Open Meeting]

A/YL-TYST/1219 Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” and “Village Type Development” Zones, Lots 1552 (Part), 1553 (Part) and 1554 RP (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1219)

167. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use for a period of three years based on the assessments set out in the Paper.

Deliberation Session

168. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2024;
- (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 condition record of the existing stream/watercourse in the vicinity of the development within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2023;
- (d) the implementation of the accepted fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.4.2024;

- (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.”

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

Agenda Item 52

Section 16 Application

[Open Meeting]

A/YL-TYST/1220 Temporary Warehouse for Storage of Food Provisions and Rural Workshop with Ancillary Office for a Period of 3 Years in “Undetermined” Zone, Lot 1162 RP (Part) in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1220)

170. 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

171. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 workshop activities except bottling and canning of edible oil and packing of rice, as proposed by the applicant, shall be carried out at the site at any time during the planning approval period;
- (d) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2024;
- (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 14.1.2024;
- (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 14.4.2024;
- (h) if any of the above planning condition (a), (b), (c) 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 (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.”

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

Agenda Item 53

Section 16 Application

[Open Meeting]

A/YL-TYST/1221 Renewal of Planning Approval for Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years in “Residential (Group A) 3” and “Open Space” Zones and area shown as ‘Road’, Lots 1401 S.A & S.B & S.C & S.D (Part), 1402 (Part) and 1489 (Part) in D.D. 119, Kung Um Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1221)

173. 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

174. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.9.2023 to 15.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 16.12.2023;

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

- (d) if any of the above planning condition (a) or (c) is not complied with during

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

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

175. 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/HSK/437

Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years in “Residential (Group A) 2” Zone, Lots 625, 626 (Part), 627 and 628 in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long

(RNTPC Paper No. A/HSK/437A)

176. 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

177. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 implementation of the accepted drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.4.2024;

- (b) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.1.2024;
- (d) in relation to (c) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.4.2024;
- (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.”

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

Agenda Item 55

Section 16 Application

[Open Meeting]

A/HSK/448

Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years in “Commercial (3)” and “Residential (Group A) 2” Zones and area shown as ‘Road’, Lots 597 RP (Part), 599 RP, 601 RP, 602 (Part), 637 RP (Part), 638 RP, 639 RP, 648 RP, 649 RP, 650, 651, 652 (Part) and 653 RP in D.D.124 and Adjoining Government Land, Ha Tsuen, Yuen Long

(RNTPC Paper No. A/HSK/448)

179. The Committee noted that the applicant's representative requested on 3.7.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

180. 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 56

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/455 Proposed Temporary Vehicle Repair Workshop for a Period of 3 Years in "Commercial (4)" Zone, Lots 3196 RP (Part), 3197 RP (Part), 3256 RP (Part), 3257 RP (Part), 3258 RP (Part), 3259 RP (Part), 3260 S.B RP and 3261 S.B RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/455)

Presentation and Question Sessions

181. With the aid of some plans, Mr Simon P.H. Chan, 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.

182. Members had no question on the application.

Deliberation Session

183. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the 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 14.1.2024;
- (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 14.4.2024;
- (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 14.1.2024;
- (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 14.4.2024;

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

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

Agenda Item 57

Section 16 Application

[Open Meeting]

A/HSK/456 Temporary Logistics Centre with Ancillary Office for a Period of 3 Years in “Residential (Group B) 1”, “Residential (Group B) 2” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/456)

185. The Committee noted that the applicant’s representative requested on 4.7.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

186. 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 58

Section 16 Application

[Open Meeting]

A/HSK/457 Proposed Temporary Hardware Processing Workshop with Ancillary Office for a Period of 3 Years in “Other Specified Uses” annotated “Enterprise and Technology Park” Zone, Lot 1270 (Part) in D.D. 124 and Adjoining Government Land, San Sang San Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/457)

187. The Committee noted that the applicant’s representative requested on 11.7.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

188. 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 59

Section 16 Application

[Open Meeting]

A/HSK/458 Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 1968 (Part), 1970 (Part), 1971 RP (Part), 1973 (Part), 1975 RP (Part), 1978 (Part) and 1979 (Part) in D.D. 125, Ha Tsuen, Yuen Long (RNTPC Paper No. A/HSK/458)

189. 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

190. 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 (TPB) and subject to the following conditions :

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

- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.11.2023;

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

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

Agenda Item 60

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/459 Proposed Eating Place in “Residential (Group B) 3” Zone, Shop 33,
G/F, Tak Cheung Building, No. 1 Hung Shui Kiu Main Street, Yuen
Long
(RNTPC Paper No. A/HSK/459)

Presentation and Question Sessions

192. With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

193. Members had no question on the application.

Deliberation Session

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

“the submission and implementation of a fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 61

Section 16 Application

[Open Meeting]

A/HSK/460 Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years in “Residential (Group A) 2” and “Residential (Group A) 3” Zones and area shown as ‘Road’, Lots 94 (Part), 98 S.A (Part), 98 RP (Part), 99 (Part), 100 (Part), 105 (Part), 106 (Part), 107 (Part), 108 (Part), 110 (Part), 116 (Part) and 760 (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/460)

196. 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

197. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years 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 from 8:00 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) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the

satisfaction of the Director of Drainage Services or of the TPB by 14.10.2023;

- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a 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 14.1.2024;
- (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 14.4.2024;
- (g) if any of the above planning condition (a), (b) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 62

Section 16 Application

[Open Meeting]

A/HSK/461 Temporary Logistics Centre for a Period of 3 Years in “Residential (Group A) 3” Zone and area shown as ‘Road’, Lots 95 S.A (Part), 95 RP (Part) and 97 (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/461)

199. The Committee noted that the applicant’s representative requested on 27.6.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the departmental comments. It was the first time that the applicant requested deferment of the application.

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

[The Chairman thanked PlanD’s representatives for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 63

Any Other Business

201. There being no other business, the meeting was closed at 4:50 p.m..