

TOWN PLANNING BOARD

Minutes of 723rd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 28.7.2023

Present

Director of Planning
Mr C.K. Yip

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Miss Winnie W.M. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

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
Ms Lily Y.M. Yam

Secretary

Absent with Apologies

Dr C.H. Hau

Mr K.W. Leung

Professor John C.Y. Ng

Dr Venus Y.H. Lun

In Attendance

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

Town Planner/Town Planning Board
Mr Alex M.K. Choi

Agenda Item 1

Confirmation of the Draft Minutes of the 722nd RNTPC Meeting held on 14.7.2023

[Open Meeting]

1. The draft minutes of the 722nd RNTPC meeting held on 14.7.2023 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/NE-STK/4

Application for Amendment to the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2, To rezone the application site from “Agriculture” and “Green Belt” to “Other Specified Uses” annotated “Columbarium”, Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok
(RNTPC Paper No. Y/NE-STK/4)

3. The Committee noted that the applicant’s representative requested on 24.7.2023 deferment of consideration of the application for three months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

4. The Committee noted that as set out in Town Planning Board Guidelines (TPB PG-No 33A), a deferment period of two months, instead of three months as applied for, would be given to the applicant for preparation of submission of further information.

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

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/ST/52

Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/36, To rezone the application site from “Industrial” to “Residential (Group E)”, “Government, Institution or Community”, “Open Space” and area shown as ‘Road’, Various Sha Tin Town Lots and Lot 750 RP & Ext. in D.D. 176 and Adjoining Government Land, Fo Tan, Sha Tin

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

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 5

Section 12A Application

[Open Meeting]

Y/YL-NSW/7

Application for Amendment to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”, Various Lots in D.D. 104 and adjoining Government land, Wing Kei Tsuen, Nam Sang Wai, Yuen Long

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

Sai Kung and Islands District

[Mr Walter W.N. Kwong and Mr Kenneth C.K. Yeung, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting]

A/I-TCTC/65 Proposed Training Center and Eating Place in “Residential (Group A)”
Zone, Portion of 5/F, Car Park No. 2 Yat Tung Estate, Tung Chung,
Lantau Island
(RNTPC Paper No. A/I-TCTC/65)

8. The Committee noted that the applicant’s representative requested on 12.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

9. 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 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCV/24 Proposed Public Utility Installation (Sewage Pumping Station) in “Other Specified Uses” annotated “Stormwater Attenuation and Treatment Ponds” and “Residential (Group C) 2” Zones, Lots 1792 (Part), 1796 (Part), 1797 (Part), 1802 (Part), 1803 (Part), 1804 (Part), 1816 (Part) and 1817(Part) in D.D. 1 TC and Adjoining Government Land in Tung Chung, Lantau Island
(RNTPC Paper No. A/I-TCV/24)

10. The Secretary reported that the application was submitted by the Sustainable Lantau Office of Civil Engineering and Development Department (CEDD). Dr C.H. Hau had declared an interest on the item for being a member of the Urban Forestry and Diversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an honorary professional advisor of CEDD on wetland conservation and biodiversity enhancement associated with the development of New Territories North; and conducting contract research projects with CEDD. The Committee noted that Dr C.H. Hau had tendered an apology for not being able to attend the meeting.

Presentation and Question Sessions

11. With the aid of a PowerPoint presentation, Mr Walter W.N. Kwong, 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.

12. Members had no question on the application.

Deliberation Session

13. 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 28.7.2027, 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.

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/181 Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Associated Filling of Land in “Coastal Protection Area” Zone, Lot 2406 in D.D. 316L, Pui O, Lantau Island
(RNTPC Paper No. A/SLC/181)

Presentation and Question Sessions

15. With the aid of some plans, Mr Kenneth C.K. Yeung, 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 (PlanD) did not support the application.

16. Members had no question on the application.

Deliberation Session

17. The Chairman remarked that PlanD did not support the application as the applied use was not in line with the planning intention of the “Coastal Protection Area” zone, the ecological value of the application site and its surrounding area was high, relevant government departments had adverse comments on the applied use from the landscape, sewage and drainage perspectives, and the approval of the application would set an undesirable precedent for other two similar applications in the vicinity of the application site (the Site) being processed.

18. The Vice-chairman agreed to reject the application. He noted that the applied use was currently operating at the Site and asked whether planning enforcement action under the Town Planning Ordinance (TPO) had been undertaken. Members noted that the Site fell within the Approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/21, which was not previously covered by a Development Permission Area Plan. Hence, the Planning Authority was not empowered to take planning enforcement action under TPO against the uses on the Site. Nevertheless, the uses on the Site had to conform to other relevant legislations, conditions of Government lease, and other Government requirements, as may be applicable. If any non-conformity was found on the Site, other concerned government departments would take relevant actions under their respective jurisdictions.

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

- “(a) the applied uses and associated filling of land are not in line with the planning intention of the “Costal Protection Area” zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the applicant fails to demonstrate that the proposed development would not have adverse landscape, sewage, drainage and environmental impacts; and
- (c) approval of the application would set an undesirable precedent for similar applications. The cumulative effect of approving such similar applications would lead to a general degradation of the natural environment of the area.”

[The Chairman thanked Mr Walter W.N. Kwong and Mr Kenneth C.K. Yeung, STPs/SKIs, 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 and Mr Jeffrey P.K. Wong, Senior Town Planners/Shu Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting]

A/NE-FTA/227 Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years in "Other Specified Uses" annotated "Port Back-up Uses" and "Agriculture" Zones and area shown as 'Road', Lots 182 RP (Part) and 183 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui
(RNTPC Paper No. A/NE-FTA/227)

20. The Committee noted that the applicant requested on 20.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-HLH/64 Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years in “Agriculture” Zone, Lot 373 in D.D. 87, Hung Lung Hang
(RNTPC Paper No. A/NE-HLH/64)

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

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

Agenda Item 11

Section 16 Application

[Open Meeting]

A/NE-MKT/28 Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 666 S.A (Part) and 669 S.B RP in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To
(RNTPC Paper No. A/NE-MKT/28)

24. The Committee noted that the applicant requested on 20.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 12

Section 16 Application

[Open Meeting]

A/NE-MKT/29 Temporary Warehouse for Storage of Construction Material for a Period of 3 Years in “Agriculture” Zone, Lot 580 (Part) in D.D. 90, Lin Ma Hang Road, Man Kam To
(RNTPC Paper No. A/NE-MKT/29)

26. The Committee noted that the applicant requested on 21.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 13

Section 16 Application

[Open Meeting]

A/NE-MUP/187 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in "Agriculture" Zone, Lot 30 S.B RP (Part) in D.D. 38, Sha Tau Kok
(RNTPC Paper No. A/NE-MUP/187)

28. The Committee noted that the applicant requested on 11.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/718 Proposed Four Houses (New Territories Exempted Houses - Small Houses) in "Agriculture" Zone, Lots 164 S.A ss.3, 164 S.A ss.4, 164 S.A ss.5, 164 S.B ss.3 S.F, 164 S.B ss.1 S.A and 164 S.B ss.3 S.C in D.D. 79, Ping Yeung Village, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/718A)

30. 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. As the piece of land owned by Dr Conrad T.C. Wong's firm had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

32. In response to an enquiry from a Member on the details of the Building Licence (BL) yet to be executed for the Site, Mr Tim T.Y. Fung, STP/STN, clarified that Lands Department (LandsD) had approved four small house applications by way of BLs for the Site, which had not been executed by the applicants.

Deliberation Session

33. 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 28.7.2027, 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.”

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

Agenda Item 15

Section 16 Application

[Open Meeting]

A/NE-TKL/731 Proposed Temporary Open Storage of Construction Materials and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1117 RP (Part) and 1340 (Part) in D.D. 82 and Adjoining Government Land, Ping Che Road, Ping Che
(RNTPC Paper No. A/NE-TKL/731)

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

36. The Committee noted that the applicant requested on 12.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

37. 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 16

Section 16 Application

[Open Meeting]

A/NE-TKL/732 Proposed Temporary Dangerous Goods Godown (Class 2.2 Dangerous Goods) and Industrial Use for a Period of 5 Years in "Open Storage" Zone, Lot 93 (Part) in D.D. 83, Kwan Tei North, Fanling
(RNTPC Paper No. A/NE-TKL/732)

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

39. The Committee noted that the applicant requested on 13.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 17

Section 16 Application

[Open Meeting]

A/NE-TKL/733 Proposed Temporary Open Storage of Hospital Beds Materials and Water-filled Barriers with Ancillary Office for a Period of 3 Years in "Agriculture" Zone, Lot 11 RP in D.D. 46, Sha Tau Kok Road - Ma Mei Ha, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/733)

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

42. The Committee noted that the applicant requested on 12.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 18

Section 16 Application

[Open Meeting]

A/NE-TKLN/57 Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) with Ancillary Office for a Period of 3 Years in "Village Type Development" and "Recreation" Zones, Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lot 61 S.B RP in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/57)

44. The Committee noted that the applicant's representative requested on 24.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

45. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the

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

Agenda Item 19

Section 16 Application

[Open Meeting]

A/NE-TKLN/58 Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) with Ancillary Office for a Period of 3 Years in "Recreation" Zone, Lot 65 S.B RP (Part) in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/58)

46. The Committee noted that the applicant's representative requested on 24.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/766 Filling and Excavation of Land for Permitted Agricultural Use in
 “Coastal Protection Area” and “Agriculture” Zones, Lots 232B (Part),
 234 (Part), 247 S.B (Part), 251 S.A & S.B (Part) and 252 (Part) in D.D.
 29, Ting Kok, Tai Po

 (RNTPC Paper No. A/NE-TK/766B)

Presentation and Question Sessions

48. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the applied 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.

49. Members had no question on the application.

Deliberation Session

50. The Chairman remarked that the application was for regularization of the filling and excavation of land on the application site that was currently used for permitted agricultural use and there were no adverse comments from government departments.

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

- “(a) the implementation of the precautionary measures on the application site as identified by the applicant within 6 months from the date of approval to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB by 28.1.2024;

- (b) the implementation of the drainage facilities as identified in the submitted drainage proposal within 6 months from the date of approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2024; and
- (c) 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.”

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

Agenda Item 21

Section 16 Application

[Open Meeting]

A/NE-TK/778 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” and “Open Space” Zones, Lot 552 in D.D. 17, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/778)

53. The Committee noted that the applicant’s representative requested on 14.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

54. 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 22

Section 16 Application

[Open Meeting]

A/NE-KLH/626 Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years in “Village Type Development” Zone, Lot 654 RP (Part) in D.D. 7, Wai Tau, Tai Po
(RNTPC Paper No. A/NE-KLH/626)

55. The Committee noted that the applicant’s representative requested on 19.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 23

Section 16 Application

[Open Meeting]

A/NE-KLH/627 Proposed Temporary Private Car Park (Private Cars and Light Goods Vehicles) and Electric Vehicle Charging Station for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Lot 1054 RP, 1056 RP, 1057 RP and 1061 RP in D.D. 9, Tai Hang, Tai Po
(RNTPC Paper No. A/NE-KLH/627)

57. The Committee noted that the applicant’s representative requested on 12.7.2023 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Items 24 and 25

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/188 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1575 S.C in D.D. 91, Kai Leng, Sheung Shui

A/NE-PK/189 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1575 S.D in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper Nos. A/NE-PK/188 and 189)

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

Presentation and Question Sessions

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

61. Members had no question on the applications.

Deliberation Session

62. The Chairman remarked that the application sites involved two previously approved planning applications (Nos. A/NE-PK/71 to 72) submitted by the same applicants and the land available for small house developments within the “Village Type Development” zone of Kai Leng Village was insufficient to meet the demand.

63. After deliberation, the TPB decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 28.7.2027, 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. Each of the permissions was subject to the following condition :

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

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

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

Fanling, Sheung Shui and Yuen Long East District

[Mr Anthony K.O. Luk, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Mr Patrick M.Y. Fung, Mr C.K. Fung and Mr Kimson P.H. Chiu, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE) and Ms Lily H. Lau, Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE) were invited to the meeting at this point.]

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

65. With the aid of a PowerPoint presentation, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background of the application, the applied development,

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

66. A Member raised the following questions:

- (i) noting that the Lands Department (LandsD) had objected to the application as there was illegal occupation of government land, the reasons why land administration matter should be dealt with in the subsequent development approval stage; and
- (ii) whether approval of the current planning application with incorporation of a relevant advisory clause would convey a wrong message that illegal occupation of government land was acceptable.

67. In response, Mr Patrick M.Y. Fung, STP/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (i) while the objection from LandsD regarding the illegal occupation of government land was noted, the assessment of the current application was based on planning considerations, for example, the immediate north of the application site (the Site) was a permitted burial ground at Wong Kong Shan and the religious institution and columbarium uses were not incompatible with the surrounding areas. In fact, planning applications involving similar land administration issues were not uncommon especially in the New Territories, and it had been the Board's practice to deal with the land administration matter separately and the applicants were advised to resolve the land administration matter with LandsD; and
- (ii) according to the applicant, a religious institution and a columbarium had been in existence in the Site since 1973, whereas according to a Crown Land Permit in 1966, the Site was permitted to be used as some temporary structures, including a temple. Since the subject columbarium had existed in the Site for a long time, it was considered not unreasonable to approve the planning application to regularize the existing columbarium and an advisory clause was recommended to advise the applicant to deal with the

land administration matter with LandsD if the application was approved by the Committee.

68. The Chairman reiterated that illegal occupation of government land, which was not uncommon in other application sites, was the land administration matter to be dealt with separately. Approval of the planning application only meant that the Committee considered that the applied uses were acceptable in land use planning aspect. LandsD would deal with the subsequent land administration matter in their capacity as the landlord and there was no guarantee that those applications would be approved.

Deliberation Session

69. The Chairman remarked that although the Site was zoned “Green Belt”, it was surrounded by a cluster of temporary structures and the immediate north of the Site was a permitted burial ground with scattered graves. The columbarium was relatively small in scale with 300 niches and the subject religious institution and columbarium had existed in the Site for a long time.

70. 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 28.7.2027, 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.”

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

Agenda Item 27

Section 16 Application

[Open Meeting]

A/YL-SK/346 Proposed Filling and Excavation of Land for Permitted Houses (New Territories Exempted Houses) in “Village Type Development” Zone, Lots 142 S.A, 142 RP and 143 S.B ss.1 in D.D. 112 and Adjoining Government Land, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/346)

72. The Committee noted that the applicant requested on 20.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-KTN/876 Proposed Temporary Eating Place (Restaurant and Outside Seating Accommodation) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 913 RP (Part) and 920 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/876B)

74. 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

75. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 8:00 a.m., 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 28.1.2024;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2024;
- (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 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 28.1.2024;
- (f) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (g) if any of the above planning condition (b), (c) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

77. The Committee noted that the applicant’s representative requested on 19.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-KTN/899 Proposed Temporary Eating Place, Shop and Services (Motor-vehicle Showroom) and Public Car Park (Excluding Container Vehicle) with Ancillary Office for a Period of 5 Years in "Village Type Development" Zone, Lots 594 RP and 595 RP in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/899A)

79. The Committee noted that the applicant requested on 13.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of three 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 31

Section 16 Application

[Open Meeting]

A/YL-KTN/920 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/920)

81. 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

82. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 recycling, cleansing, repairing, dismantling work nor other workshop activities, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2024;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2024;
- (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 28.1.2024;
- (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 28.4.2024;
- (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;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have

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

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

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-KTN/921 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1041, 1042, 1043 and 1044 in D.D. 109 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-KTN/921)

84. 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

85. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 28.7.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed structures with soundproofing materials and the provision of 24-hour mechanical ventilation and

air-conditioning system on the site from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period;

- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office or of the TPB by 28.1.2024;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office or of the TPB by 28.4.2024;
- (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 28.1.2024;
- (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 28.4.2024;
- (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;

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

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

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-KTN/922 Temporary Public Vehicle Park (excluding Container Truck) for a Period of 3 Years in “Village Type Development” Zone, Lot 474 (Part) in D.D. 109, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/922)

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

Deliberation Session

88. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

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

- (c) the submission of a 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 28.1.2024;
- (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 28.4.2024;
- (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 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 28.1.2024;
- (g) 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
- (h) if any of the above planning condition (c), (d) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 34

Section 16 Application

[Open Meeting]

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

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

Deliberation Session

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) all dogs shall be kept inside the enclosed animal boarding establishment structures on the site from 5:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period;

- (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;

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

- (e) the submission of condition records of the existing drainage facilities 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 28.10.2023;

- (f) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.1.2024;
- (g) in relation to (f) 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 28.4.2024;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/966 Proposed Temporary Institutional Use (Children Extra Curriculum Services) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 593 (Part) and 595 (Part) in D.D. 106 and Adjoining Government Land, Kong Ha Wai, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/966)

Presentation and Question Sessions

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

94. The Chairman raised the following questions:

- (i) the relationship between the applicant and Pok Oi Kong Ha Wai Village (POKHWV) (博愛江夏圍村), a transitional housing development; and
- (ii) the current occupancy of POKHWV.

95. In response, Mr C.K. Fung, STP/FSYLE, made the following main points:

- (i) the applicant was one of the land owners of the POKHWV site; and
- (ii) about 2,400 residents were now residing in POKHWV, occupying about 1,500 units. The proposed use could serve the residents.

Deliberation Session

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

temporary basis for a period of 3 years until 28.7.2026, 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 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 28.1.2024;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2024;
- (c) in relation to (b) above, the implemented drainage facilities at the premises shall be maintained at all times during the planning approval period;
- (d) 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 28.1.2024;
- (e) in relation to (d) 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 28.4.2024;
- (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.”

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

Agenda Item 36

Section 16 Application

[Open Meeting]

A/YL-PH/944 Proposed Temporary Logistics Centre for a Period of 3 Years in “Open Storage” Zone, Lots 170 S.A, 170 B & E ss. 3 (Part), 175 A.B.C.D.E.G. S.A, 815 & 816 A.B. (Part) in D.D. 111, Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/944A)

98. 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 3 years based on the assessments set out in the Paper.

Deliberation Session

99. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) the submission of a 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 28.1.2024;

- (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 28.4.2024;

- (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 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 28.1.2024;
- (g) in relation to (f) 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 28.4.2024;
- (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 specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 37

Section 16 Application

[Open Meeting]

A/YL-PH/957

Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Residential (Group D)” Zone, Lots 135 RP (Part), 136 (Part), 138 S.B. RP (Part) and 139 RP (Part) in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/957)

101. The Committee noted that the application was selected for streamlining arrangement and as the application site was re-classified to Category 2 under the revised

Town Planning Board Guidelines No. 13G, the representative of the Planning Department (PlanD) was invited to make a presentation on the application.

Presentation and Question Sessions

102. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD considered that the proposed temporary use could be tolerated for a period of three years.

103. Members had no question on the application.

Deliberation Session

104. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying, operation of machineries or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and 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;

- (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 28.1.2024;
- (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 28.4.2024;
- (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 8.9.2023;
- (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 28.1.2024;
- (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.”

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-PH/958 Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 3 Years and Filling of Land in “Residential (Group D)” Zone, Lot 139 RP (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/958)

106. 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

107. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of condition records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction

of the Director of Drainage Services or of the TPB by 28.10.2023;

- (f) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 8.9.2023;
- (g) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.1.2024;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-PH/959 Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years in “Agriculture” Zone, Lot 303 (Part) in D.D. 110, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/959)

109. The Committee noted that the applicant requested on 13.7.2023 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the

application.

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

Agenda Item 40

Section 16 Application

[Open Meeting]

A/YL-MP/339 Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land in "Conservation Area" Zone, Government Land in D.D. 101, Mai Po San Tsuen, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/339A)

111. The Secretary reported that the application site (the Site) was located in Mai Po and the application was submitted by CLP Power Hong Kong Limited (CLP). The following Members had declared interests on the item:

Mr K.W. Leung - owning a property in Mai Po; and

Dr Conrad T.C. Wong - having current business dealings with CLP.

112. The Committee noted that the applicant had requested deferment of consideration of the application. Mr K.W. Leung had tendered an apology for not being able to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he

could stay in the meeting but should refrain from participating in the discussion of the item.

113. The Committee noted that the applicant's representative requested on 18.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Agenda Item 41

Section 16 Application

[Open Meeting]

A/YL-NTM/461 Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years in "Residential (Group D)" Zone, Lot 2613 RP (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/461)

115. 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

116. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 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 28.1.2024;
- (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 28.1.2024;
- (e) the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2024;
- (f) 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
- (g) if any of the above planning condition (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.”

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

set out at Appendix IV of the Paper.

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/646 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Canteen for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Lots 276 S.B RP, 277 S.B RP, 279 S.B RP (Part), 282 S.B RP, 283 S.B RP, 284, 285, 289, 321 RP (Part), 322, 323 and 324 in D.D. 99, San Tin, Yuen Long (RNTPC Paper No. A/YL-ST/646)

Presentation and Question Sessions

118. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) considered that the proposed temporary use could be tolerated for a period of three years.

119. Members had no question on the application.

Deliberation Session

120. The Chairman remarked that although the application site (the Site) fell within an area zoned “Green Belt” on the outline zoning plan, the application arose from the need to re-provision a current warehouse operation which was affected by the development of Kwu Tung North New Development Area and the Site fell within the boundary of the planned San Tin Technopole designated for ‘Innovation and Technology’ use. Given this special background, the Secretary of Development provided policy support to the application. Also, the concerned government departments raised no objection to or no adverse comment on the technical aspects of the application.

121. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 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 and storage of dangerous goods, as proposed by the applicant, should 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 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 28.1.2024;
- (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 28.4.2024;
- (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 28.1.2024;
- (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 28.4.2024;

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

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

Agenda Item 43

Section 16 Application

[Open Meeting]

A/YL-ST/651 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Government Land in D.D. 99, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/651)

123. 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 3 years based on the assessments set out in the Paper.

Deliberation Session

124. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 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 28.1.2024;
- (b) in relation to (a) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2024;
- (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 28.1.2024;
- (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 28.4.2024;
- (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) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 44

Section 16 Application

[Open Meeting]

A/YL-ST/652 Proposed Public Utility Installation (Low Voltage Underground Cable) and associated Excavation and Filling of Land in “Conservation Area” Zone, Government Land in D.D. 99, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/652)

126. 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 having current business dealings with CLP.

127. The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should be allowed to stay in the meeting but should refrain from participating in the discussion of the item.

128. The Committee noted that the applicant’s representative requested on 20.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/653 Proposed Public Utility Installation (Pole and Pole Stay Erection) and Associated Filling and Excavation of Land in “Conservation Area” and “Green Belt” Zones, Government Land in D.D. 96, Lok Ma Chau, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/653)

130. 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 having current business dealings with CLP. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Miss Winnie W.M. Ng joined the meeting and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

131. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

132. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed installation works and the associated excavation and filling of land are not in line with the planning intentions of the “Conservation Area” (“CA”) zone which is to conserve the ecological value of wetland and fish

ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and that of “Green Belt” (“GB”) zone which is to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. The applicant fails to demonstrate that the proposed development is essential to support a permitted use within the “CA” zone, which warrants a departure from the planning intentions of both “CA” and “GB” zones; and

- (b) the proposed installation works and the associated excavation and filling of land are not in line with Town Planning Board (TPB)-PG No. 12C and TPB-PG No. 10 in that the applicant fails to demonstrate that there are exceptional circumstances and strong planning grounds for the proposed development in the “GB” zone.”

[The Chairman thanked Mr Anthony K.O. Luk, DPO/FSYLE, Mr Patrick M.Y. Fung, Mr C.K. Fung and Mr Kimson P.H. Chiu, STPs/FSYLE and Ms Lily H. Lau, TP/FSYLE, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Ms Janet K.K. Cheung, Mr Eric C.Y. Chiu and Mr Alexander W.Y. Mak, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW) and Mr Edwin W.S. Yeung, Assistant Town Planner/Tuen Mun and Yuen Long West (ATP/TMYLW) were invited to the meeting at this point.]

Agenda Item 46

Section 16 Application

[Open Meeting]

A/HSK/462 Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years in “Other Specified Uses” annotated “Refuse Transfer Station”, “Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” and “Other Specified Uses” annotated “Sewage Treatment Works” Zones, Lots 515 RP (Part), 516 (Part), 517 (Part), 518 (Part), 519 (Part) and 520 (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/462)

134. The Committee noted that the applicant requested on 13.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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 47

Section 16 Application

[Open Meeting]

A/HSK/463 Proposed Temporary Shop and Services (Tea Shop) with Ancillary Office for a Period of 3 Years in “Village Type Development” Zone, Lot 1586 (Part) in D.D. 125, Yuen Long
(RNTPC Paper No. A/HSK/463)

136. The Committee noted that the applicant’s representative requested on 18.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 48

Section 16 Application

[Open Meeting]

A/HSK/464 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Other Specified Uses” annotated “Logistics Facility” and “Open Space” Zones, Lots 1750 (Part), 1751 (Part), 1752 (Part) and 1753 (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/464)

138. 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

139. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 28.1.2024;
- (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 28.4.2024;
- (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 28.1.2024;

- (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 28.4.2024;
- (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.”

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

Agenda Item 49

Section 16 Application

[Open Meeting]

A/HSK/465 Temporary Logistics Centre for a Period of 3 Years in “Government, Institution or Community” Zone and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long

(RNTPC Paper No. A/HSK/465)

141. The Committee noted that the applicant’s representative requested on 14.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 50

Section 16 Application

[Open Meeting]

A/TM/573 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries Use (Data Centre) in "Other Specified Uses" annotated "Business" Zone, No. 3 Kin Tai Street, Tuen Mun

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

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/578 Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Public Open Space in "Government, Institution or Community (1)" Zone, Lots 491 (Part), 492 (Part), 495 RP (Part), 498 RP, 500 (Part), 501 (Part), 502 RP (Part), 503 and 717 RP in D.D. 374 and adjoining Government Land, So Kwun Wat, Tuen Mun
(RNTPC Paper No. A/TM/578B)

Presentation and Question Sessions

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

145. A Member asked about the locations of the proposed public open space (POS) on the application site (the Site) and whether the layout could be conducive to public usage as compared to that in the previously agreed rezoning application (No. Y/TM/14). In response, Ms Janet K.K. Cheung, STP/TMYLW, said that the POS was the area marked grey, including the space underneath the building, shown on the landscape master plan in Drawing A-12 of the Paper. A linear POS layout, following the site configuration, was adopted for both the previous and the subject applications except that the previous application was for a church use, while the current one was for a residential care home for the elderly (RCHE). The POS would allow pedestrian access from So Kwun Wat Road in the west to the large planned open space to the immediate east of the Site.

Deliberation Session

146. The Chairman remarked that unlike other “Government, Institution or Community” (“G/IC”) zones, the proposed RCHE was a Column 2 use within the subject “G/IC(1)” zone as it was rezoned from “Open Space” to “G/IC(1)” to take forward the decision of the Committee on the previously agreed rezoning application (No. Y/TM/14) in 2014, which was for a proposed church development with the provision of not less than 615m² POS at street level. Given the relatively small area of the Site, i.e. about 984 m², it was inevitable that some POS would have to be situated underneath the building. Furthermore, in response to an enquiry from a Member, Members noted that the POS in the Site would be managed and maintained by the applicant. The Chairman said that the relevant requirement could be considered for incorporation as a condition in the lease modification stage, where appropriate.

147. 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 28.7.2027, 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 conditions :

- “(a) the design and implementation of the proposed traffic improvement measures, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the design and provision of vehicular access, car parking spaces, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB;
- (d) the submission of a noise impact assessment and implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (e) the provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

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

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

Agenda Item 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/585 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Information Technology and Telecommunications Industries Use (Data Centre) in “Industrial” Zone, Nos. 13 & 15, San On Street, Tuen Mun
(RNTPC Paper No. A/TM/585A)

Presentation and Question Sessions

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

150. With reference to Drawing A-10 of the Paper, a Member asked whether the proposed building height (BH) of 109.4 metres above Principal Datum (mPD) under the current proposal had room for further increase, given that the BHs for an existing industrial building next to the application site (the Site) was 102mPD and that for an existing residential development in the vicinity was 155mPD. In response, Ms Janet K.K. Cheung, STP/TMYLW, said that the BH was proposed by the applicant with regard to the effective floor area and floor height required for the proposed data centre use.

Deliberation Session

151. The Chairman remarked that allowing a minor relaxation of plot ratio (PR) restriction by 20% for the pre-1987 industrial building (IB) was in line with the Government’s policy on revitalizing IBs. Regarding the minor relaxation of BH restriction, the Board would consider whether there would be substantial adverse visual impact and what planning gains would be provided in the proposal. Relevant government departments considered that there would be no substantial adverse visual impact. Members would note that, as compared to the previous planning approval (No. A/TM/539), the current proposal had incorporated more planning and design merits including a wider full-height setback along

the northern site boundary and an increase in overall the greenery ratio.

152. 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 28.7.2027, 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 conditions :

- “(a) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission and implementation of the traffic management measures, including the signalised crossing, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the implementation of the approved sewerage improvement proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (d) the submission of a land contamination assessment and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of the Director of Environmental Protection or of the TPB.”

153. 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/TM/586

Proposed Hotel (Extension for an Ancillary Block for Facilities Including Shop and Services/Eating Place/Office/Place of Entertainment/Place of Recreation, Sports and Culture/Private Club) in “Residential (Group B) 12” Zone, Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun
(RNTPC Paper No. A/TM/586)

154. The Committee noted that the applicant’s representative requested on 14.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

155. 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 54

Section 16 Application

[Open Meeting]

A/TM-SKW/120 Proposed Temporary Holiday Camp (Private Tent Camping Ground) with Ancillary Facilities for a Period of 5 Years and Excavation and Filling of Land in “Green Belt” Zone, Lots 285 R.P. (Part), 287 R.P., 288, 289, 291, 292, 293 R.P., 295 and 296 in D.D. 384 and Adjoining Government Land, Tuen Mun
(RNTPC Paper No. A/TM-SKW/120)

156. The Committee noted that the applicant’s representative requested on 18.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

157. 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 55

Section 16 Application

[Open Meeting]

A/TM-LTY Y/453 Temporary Warehouse for Storage of Building Materials for a Period of 3 Years in “Village Type Development” Zone, Lots 3039 S.A, 3039 RP and 3042 in D.D. 124, Chung Uk Tsuen, Tuen Mun
(RNTPC Paper No. A/TM-LTY Y/453A)

158. The Committee noted that the applicant requested on 14.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

159. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of three 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 56

Section 16 Application

[Open Meeting]

A/YL-TT/597 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lots 1187 S.N (Part) and 1187 RP (Part) in D.D. 117, Tai Tong Shan Road, Tai Tong, Yuen Long

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

Agenda Item 57

Section 16 Application

[Open Meeting]

A/YL-TT/598 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lot 4681 (A, B&D) RP (Part) in D.D. 116 and Adjoining Government Land, Tai Shu Ha Road East, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/598)

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

Deliberation Session

162. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no workshop, car washing and maintenance activities, as proposed by the applicant, are allowed on the site at any time during the planning approval period;

- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2024;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2024;
- (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 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 28.1.2024;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2024;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 58

Section 16 Application

[Open Meeting]

A/YL-LFS/474 Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 1672 (Part), 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D.129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/474)

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

165. 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.

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

Agenda Item 59

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/475 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lot 418 in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/475)

Presentation and Question Sessions

166. 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.

167. In response to an enquiry from a Member on the details of local objections conveyed by the District Officer/Yuen Long, Home Affairs Department in relation to the access road to the application site (the Site), Mr Eric C.Y. Chiu, STP/TMYLW, said that the local villagers were of the view that the access road to the Site was a substandard local track, and was constructed and maintained by them for cultivation and grave-sweeping purposes only, and the applicant had no right to use the access road. In this regard, the District Lands Officer/Yuen Long, Lands Department confirmed that the access road fell entirely on government land.

Deliberation Session

168. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;

- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2024;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2024;
- (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 a proposal for water supplies for firefighting 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 28.1.2024;
- (f) in relation to (e) above, the provision of water supplies for firefighting 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 28.4.2024;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 60

Section 16 Application

[Open Meeting]

A/YL-LFS/476 Proposed Temporary Eating Place for a Period of 3 Years in
“Residential (Group E)” Zone, Lot 2159 S.A RP in D.D.129, Lau Fau
Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/476)

170. 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

171. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road 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 28.4.2024;

- (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 28.1.2024;
- (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 28.4.2024;
- (h) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.1.2024;
- (i) in relation to (h) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.4.2024;
- (j) 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
- (k) if any of the above planning condition (d), (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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 61

Section 16 Application

[Open Meeting]

A/YL-PS/690 Proposed Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land in “Recreation” Zone, Lots 48 (Part), 66, 330, 331, 333, 339 S.A (Part), 339 S.B ss.1 and 339 S.B ss.2 (Part) in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/690)

173. The Committee noted that the applicant’s representative requested on 20.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

174. 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 62

Section 16 Application

[Open Meeting]

A/YL-PS/692 Temporary Private Vehicle Park for a Period of 3 Years in “Village Type Development” Zone, Lot 159 S.B ss.1 RP in D.D. 123, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/692)

175. The Committee noted that the applicant requested on 20.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

176. 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 63

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1201 Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for Permitted Public Housing Development in “Residential (Group A) 2” Zone, Government Land adjacent to Tan Kwai Tsuen South Fresh Water Service Reservoir
(RNTPC Paper No. A/YL-TYST/1201)

177. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD). Dr C.H. Hau had declared an interest on the item for being a member of the Urban Forestry and Diversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an honorary professional advisor of CEDD on wetland conservation and biodiversity enhancement associated with the development of New Territories North; and conducting contract research projects with CEDD. The Committee noted that Dr C.H. Hau had tendered an apology for not being able to attend

the meeting.

Presentation and Question Sessions

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

179. Noting that the application was for a public housing project to be implemented by the Hong Kong Housing Authority (HKHA), Dr Conrad T.C. Wong informed the Committee that he had current business dealings with HKHA. The Committee also noted that Mr Paul Y.K. Au, who was a representative of the Director of Home Affairs, was a member of the Strategic Planning Committee and the Subsidized Housing Committee of HKHA. Since Dr Conrad T.C. Wong and Mr Paul Y.K. Au's interests were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

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

Project Implementation

180. A Member, while supporting the proposed minor relaxation of building height (BH) and plot ratio (PR) application, enquired the basis for the current development restrictions of the "Residential (Group A)2" ("R(A)2") zone and whether in hindsight, the development parameters proposed under the current application could have been allowed under the "R(A)2" zone so as to obviate the need for the minor relaxation application, which might have delayed the implementation of the proposed public housing. In response, Mr Alexander W.Y. Mak, STP/TMYLW, said the application site (the Site) was rezoned to "R(A)2" in 2017 for high-density public housing development, based on a study conducted around 2015. The proposed minor relaxation of PR and BH was to take forward the subsequent Government policy initiatives, including (i) enhancement of the development intensity of public housing sites to increase housing supply and better utilize land resources in 2018, and (ii) reservation of about 5% of the domestic gross floor area of public housing

developments for social welfare facilities in 2020.

181. Noting that the Site was rezoned in 2017 but the public housing was yet to be completed, the Member further enquired the reasons for the delay in implementation and the current programme of the project. In response, Mr Alexander W.Y. Mak, STP/TMYLW, said that land resumption with clearance of the existing domestic squatters, and investigation and detailed design study of relevant engineering works including the geotechnical aspect had been carried out since 2018. The site formation works on hilly terrain were complex and were currently underway and the project would tentatively be completed and ready for population in-take by 2031. The Chairman said that the planning application and relevant project implementation works were being undertaken in parallel and the former had not caused delay to the overall programme.

Stepped BH Profile

182. With reference to Drawing A-25 of the Paper, a Member noted that most of the building blocks, i.e. Block 1 to Block 5, would have the same BH (i.e. 235 metres above Principal Datum (mPD)) and there was a subtle difference of only 5m in BH at 240mPD. The development was rather bulky and the stepped BH profile being claimed was hardly discernible. The Member enquired whether the design and BH profile could be further improved. In response, with the aid of a PowerPoint slide comparing a compliant scheme provided by the applicant that was without relaxation of the PR and BH and the indicative scheme provided by the applicant under the current application, Mr Alexander W.Y. Mak, STP/TMYLW, said that notwithstanding the proposed increase in BHs, the building separation between the cluster in the north (Blocks 1 to 3) and that in the south (Blocks 4 to 5) would be widened by some 10m. Moreover, the gaps between each building block would also be widened to facilitate better air and visual permeability. There was still room for further enhancement to improve the stepped BH profile and layout at detailed design stage and relevant design requirements during the formulation of the planning brief.

Deliberation Session

183. The Chairman remarked that there was room to further refine the site layout, building separation, building disposition and building/podium design at the detailed design

stage with a view to accentuating the BH variance of the building blocks and ameliorating the visual impact for the proposed public housing development. The related comments would be recorded in the minutes and CEDD and the Housing Department would take them into account for further improvement of the scheme at the detailed design stage. Furthermore, the concerned Government departments would be mindful in responding promptly to policy changes and build in more flexibility in the planning stage.

184. 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 28.7.2027, 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.

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

Agenda Item 64

Section 16 Application

[Open Meeting]

A/YL-TYST/1222 Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lots 287, 296 and 301 in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TYST/1222)

186. 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

187. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 at the shop and services portion on the site during the planning approval period;
- (b) no vehicle without valid licences issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored at the public vehicle park portion on the site at any time during the planning approval period;
- (c) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, 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 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 28.1.2024;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2024;
- (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 28.1.2024;
- (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 28.4.2024;

- (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.”

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

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

Agenda Item 65

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1223 Proposed Temporary Industrial Use (Manufacturing of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire Suppression Agents) for a Period of 3 Years in “Industrial” Zone, Lot 1945 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1223)

Presentation and Question Sessions

189. 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.

190. Members had no question on the application.

Deliberation Session

191. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.7.2026, 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 run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.1.2024;
- (b) the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.4.2024;
- (c) 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 28.4.2024;
- (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 implementation of the accepted fire service installations proposal and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2024;
- (f) if the above planning condition (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (c) 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.”

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

Agenda Item 66

Section 16 Application

[Open Meeting]

A/YL-TYST/1225 Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in “Village Type Development” Zone, Lot 249 RP (Part) in D.D. 121, Tai Tao Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1225)

193. The Committee noted that the applicant’s representative requested on 20.7.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

[The Chairman thanked Ms Janet K.K. Cheung, Mr Eric C.Y. Chiu and Mr Alexander W.Y. Mak, STPs/TMYLW, and Mr Edwin W.S. Yeung, ATP/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 67

Any Other Business

195. There being no other business, the meeting was closed at 4:30 p.m..