

TOWN PLANNING BOARD

Minutes of 724th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 11.8.2023

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

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

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

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

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

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

Secretary

Absent with Apologies

Dr C.H. Hau

Professor John C.Y. Ng

Dr Venus Y.H. Lun

Mr K.L. Wong

In Attendance

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

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

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

Agenda Item 1

Confirmation of the Draft Minutes of the 723rd RNTPC Meeting held on 28.7.2023

[Open Meeting]

1. The draft minutes of the 723rd RNTPC meeting held on 28.7.2023 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/I-DB/4 Application for Amendment to the Approved Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/4, To rezone the application site to “Other Specified Uses” (“OU”) annotated “Service Area with Residential Development Above”, “Residential (Group C) 13”, “Residential (Group C) 14”, “Residential (Group C) 15” and “OU” annotated “Sports and Recreation Club (4)”; and to extend the OZP planning scheme boundary beyond the existing seawall and zone it as “Residential (Group C) 14”, “OU” annotated “Sports and Recreation Club (4)” and “OU” annotated “Marina”, Discovery Bay Area 10b and Area 22 (part) within Lot 385RP in D.D. 352 and the extensions thereto (RNTPC Paper No. Y/I-DB/4A)

Presentation and Question Sessions

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

PlanD

- Ms Caroline T.Y. Tang - District Planning Officer/Sai Kung and Islands (DPO/SKIs);

- Mr Sunny K.Y. Tang - Senior Town Planner/Sai Kung and Islands (STP/SKIs);

- Ms Kennie M.F. Liu - Town Planner/Sai Kung and Islands (TP/SKIs);

Applicant's Representatives

Hong Kong Resort Company Limited (HKRCL)	-	Mr Cheung Ho Koon, Wilson
	-	Mr Wu Yan Cheuk, Stanley
	-	Ms Zhou Wei Tang, Ellen
Masterplan Limited	-	Mr Ian Brownlee
	-	Ms Kira Whitman
	-	Ms Pang Chor Kiu, Valerie
	-	Ms Li Man Fei
Ove Arup & Partners Hong Kong Limited	-	Ms Zhao Jingwen
Urbis Limited	-	Mr. Timothy Osborne

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

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

[Ms Clara K.W. U, Miss Winnie W.M. Ng, Mrs Vivian K.F. Cheung and Mr Paul Y.K. Au joined the meeting during the presentation of PlanD's representative.]

6. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Ian Brownlee, the applicant's representative, made the following main points:

- (a) Discovery Bay (DB) had been developed since 1973 and could be accessed

only by sea then. Since 2000, there was an alternative road access to DB via the tunnel link to Siu Ho Wan which also enabled the connection of water supply and sewerage of DB to the public systems. A review had been undertaken to identify areas with opportunities for housing development and this was consistent with the Government's initiative to expedite housing land supply. The Site being mainly a service area with back-of-house facilities and uses, which were of poor urban quality, was hence identified suitable for housing development;

- (b) the proposed development under the application could enhance the utilisation of the Site by rationalising various facilities and uses thereat for the development of a predominantly residential neighbourhood with about 858 units, improved public promenade and marine access as well as expansion of area for the Lantau Yacht Club and its Marina;
- (c) the planning and technical issues, i.e. the general planning intention of DB, reprovisioning of helipad, adequacy of water supply, sewerage facilities and treatment, in respect of the previous rezoning application No. Y/I-DB/3, which was subsequently withdrawn, had been duly addressed in the current application;
- (d) the proposed development under the application was in compliance with the planning intention of DB as specified in the Explanatory Statement (ES) of the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4 (the OZP), which included, inter alia, (i) a planned population of 25,000; (ii) maintaining the sub-urban low-density and car-free character; (iii) a stepped height approach with low-rise development on the headland and coastal lowland, and high-rise development at the further inland; (iv) variation in character and housing choice within the neighbourhood; and (v) integration of developments with natural surroundings via interplay of natural and man-made landscapes like beaches and waterfront promenades. In particular, the ES stipulated that any further increase in population would be subject to detailed feasibility investigations on infrastructure and environmental capacities. In the subject application, various technical

assessments in respect of sewerage, water supply, traffic and environmental aspects had been conducted and concluded that there would be no insurmountable technical problems for the proposed development and the findings were accepted by relevant government departments;

- (e) the current “Other Specified Uses” annotated “Sports and Recreation Club (4)” (“OU(SRC(4))”) zone comprised two sub-areas, of which Area B was situated at a higher level than Area A and far away from the yacht club at Area A. It was proposed to rezone the area of the existing helicopter landing pad to the immediate south of Area A of “OU(SRC(4))” zone from “Other Specified Uses” annotated “Service Area” (“OU(Service Area)”) to “OU(SRC(4))” whilst the existing Area B of “OU(SRC(4))” would be rezoned to “Residential (Group C)15” (“R(C)15”) for a 5-storey residential development. The existing helicopter landing pad would be relocated to the eastern tip of the existing marina of Lantau Yacht Club (to be zoned to “OU(Marina)”) and the existing eastern breakwater of the marina would serve as the access road for the helipad. The land released, which was proposed to be rezoned to “OU(SRC(4))” as mentioned above, would be used for provision of facilities for the existing Lantau Yacht Club at Area A of “OU(SRC(4))” and its marina including boats storage and workshop, crew quarters and offices. The relocation proposal had been accepted by relevant government departments;
- (f) the remaining portion of the existing “OU(Service Area)” and the adjacent “OU” zones specified for other supporting facilities and “Government, Institution or Community” zone were proposed to be rezoned to “R(C)13” and “OU(Service Area with Residential Development Above)” for a maximum of 18-storey residential developments above podium of supporting facilities and to “R(C)14” for a 2-storey house development; and
- (g) the proposed reclamation area along the southern waterfront for the proposed “R(C)14”, “R(C)13” and “OU(SRC(4))” zones fell within the lot boundary of the Site and had been gazetted previously under the then Foreshores and Sea-bed Ordinance for development which had yet to be realized. It could provide additional area for provision of road network,

open space and waterfront promenade.

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

Planning Intention

8. A Member raised the following questions:

- (a) whether the proposed development under the application would deviate from the planning intention for DB as a tranquil, resort-like area, as mentioned in the public comments, and if any facility would be provided to fulfil such planning intention;
- (b) whether an additional population of 2,145 of the proposed development would exceed the infrastructural capacity of DB given the planned population of 25,000; and
- (c) whether DB would be maintained as a car-free environment upon completion of the proposed development.

9. In response, Ms Caroline Tang, DPO/SKIs, made the following main points:

- (a) the general planning intention of DB as stipulated on the OZP was to conserve the natural environment and to provide for low-density developments which were compatible with the surrounding natural setting. While the OZP had provided for a planned population of 25,000, any further increase in population would have to be considered in the context of the general planning intention of DB and was subject to detailed feasibility investigations on infrastructure and environmental capacities. The applicant had undertaken various technical assessments which concluded that the proposed development would be technically feasible. An additional population of about 2,100 at the Site was considered not in conflict with the general planning intention of DB; and

- (b) according to the applicant's submission, DB would be maintained as a car-free environment.

10. Mr Cheung Ho Koon, Wilson, the applicant's representative, made the following main points:

- (a) a variety of recreational facilities, including a skate park, a glamping site, rock climbing facilities, etc, would be provided as required under Master Plan (MP) 7.0E; and
- (b) detailed technical assessments had been conducted and concluded that the proposed development was technically feasible in terms of sewerage, water supply and traffic and relevant departments had no adverse comment on the technical assessments. In particular, DB once relied on its own reservoir, DB Reservoir, for the supply of fresh water and flushing water, which might be one of the factors limiting the population threshold of DB. While the DB Reservoir would continue to provide flushing water supply to DB, there would be adequate capacity after the upgrading of Siu Ho Wan Water Treatment Works and Siu Ho Wan Fresh Water Pumping Station. New fresh water mains and flushing water mains would be provided to the Site, and there would be adequate water supply for the additional population.

Land Matters

11. Noting the comment of the Lands Department (LandsD) that the proposed development did not conform to MP 7.0E under the lease, a Member asked if it was the case. In response, Mr Cheung Ho Koon, Wilson, the applicant's representative, said that an application to LandsD for modification of MP7.0E would be required should the application be agreed by the Committee. A Member asked if premium would be involved in the modification of MP7.0E. Mr Cheung Ho Koon, Wilson said that such modification application would involve premium at full market value.

Proposed Reclamation

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

- (a) details of the proposed reclamation;
- (b) the necessity of the proposed reclamation in support of the proposed development under the application and whether land-based development option had been explored; and
- (c) any measures to protect the coastal development against flooding after removal of the existing seawall.

13. In response, Mr Cheung Ho Koon, Wilson, the applicant's representative, made the following main points:

- (a) under the lease, the immediately adjoining water area to the south of the Site, which was previously gazetted under the then Foreshores and Sea-bed Ordinance in 1976 and 1978, had been granted to the applicant. The proposed reclamation area would not exceed the gazetted area. The entire reclamation area would be in the form of decking over piles as the depth of the concerned water area was relatively shallow. Excavation would be required if there were large rocks within the reclamation area where metal pillars were required as supporting structures;
- (b) the proposed reclamation was required for an access road to the eastern part of Area 10b of the Site, house development along the waterfront and the waterfront promenade. A total of 34 houses along the waterfront would be affected if no reclamation was to be carried out. The land in Area 22 was intended for accommodating the supporting facilities of the Lantau Yacht Club which was proposed to be rezoned to "OU(SRC(4))". The existing Area B of the "OU(SRC(4))" zone was left vacant due to the 10-meter level difference between the existing Area A and Area B of the "OU(SRC(4))" zone which posed constraints on the efficient use of Area B for provision of back-of-house facilities for the Club. Being located in proximity to three existing 18-storey residential blocks, Area B was

considered more suitable for residential development while Area 22 would be used for provision of supporting facilities for the Club. If no reclamation was to be carried out, some of the houses might need to be accommodated in Area 22, and the area for supporting facilities of the Yacht Club would be adversely affected; and

- (c) the existing site level of DB was about 4.5 meters above principal datum (mPD) to 5mPD. The site level of the proposed development would be increased to 6mPD. Given the possible rise of sea level due to global warming, further increase in site level would be explored during the detailed design stage.

14. In response, Ms Caroline Tang, DPO/SKIs, said that while the proposed reclamation area was covered by the areas previously gazetted under the Gazette Notice (G.N.) 710 of 2.4.1976 and G.N. 593 of 10.3.1978, the purpose under the two G.N. was for a leisure and resort centre. The Chairman supplemented that, as advised by the Lands Department, carrying out reclamation of the un-reclaimed portions of the gazetted reclamation areas not for the purpose of a leisure and resort centre was outside the scope of authorization under the then Foreshores and Sea-bed Ordinance, and the applicant might need to obtain authorization of the proposed reclamation works under the existing Foreshore and Sea-bed (Reclamations) Ordinance. Mr Cheung Ho Koon, Wilson, the applicant's representative, responded that he could not confirm if the purpose of the previously approved reclamation was confined to leisure and resort centre based on his currently available information. The applicant would follow up on this issue should the application be agreed by the Committee.

Helicopter Landing Pad

15. A Member asked if the existing helicopter landing pad served any emergency purpose and whether the proposed relocation site could be easily accessed by vehicles. In response, Mr Cheung Ho Koon, Wilson, the applicant's representative, said that the helicopter landing pad was provided as per the lease requirements without specifying the purpose. He was not aware of any occasion of using the helicopter landing pad for emergency services. The proposed helicopter landing pad could be accessed via a proposed vehicular access with a width of 6 meters, which was in line with the requirement for an

emergency vehicular access, to be provided by upgrading the existing eastern breakwater of the marina. With a diameter of 30m for the proposed helicopter landing pad, sufficient manoeuvring space for vehicles/emergency vehicles would be allowed.

16. Ms Caroline Tang, DPO/SKIs, supplemented that part of the access to the proposed helicopter landing pad would be located on the existing breakwater which was currently covered by vegetation. The Civil Aviation Department and the Government Flying Services had no adverse comment on the location of the proposed helicopter landing pad. Taking into account the relatively longer distance from the nearby residential developments, the proposed location was considered more desirable than the existing location in terms of noise impact.

Visual Impact

17. A Member questioned if the proposed development, with an increase in building height from 5/8 storeys to 18 storeys, could comply with the stepped height concept for the locality. In particular, the Member expressed concerns on the possible visual impact of the proposed 18-storey development on top of a 2-storey podium at the existing sewage pumping station site in the proposed "R(C)13" zone. In response, Ms Caroline Tang, DPO/SKIs, with the aid of some PowerPoint slides, said that the building height profile of the proposed development consisted of 2-storey houses at the waterfront and developments of 6 storeys (with or without 2-storey podium) and 18 storeys with 2-storey podium towards the inland portion of the Site. While the visual impact was rated moderately adverse according to the Visual Impact Assessment of the application, various mitigation measures including visual corridors as well as facade and landscape treatment had been proposed by the applicant. The Chief Town Planner/Urban Design and Landscape of PlanD had no comment on the application.

18. With the aid of some PowerPoint slides, Mr Cheung Ho Koon, Wilson, the applicant's representative, explained that the existing adjoining residential developments, including Verdant Court, Haven Court, Jovial Court and Twilight Court, were 18 storeys in height. Relatively tall buildings were proposed at the north-western part of the Site in order to protect the existing sea-view enjoyed by the said existing residential developments. Such disposition would also conform to the stepped height profile, with lower buildings in the

south-eastern part of the Site near the waterfront and taller buildings in the north-western inland part of the Site. The proposed development, despite a slightly taller overall height due to a 2-storey podium and higher floor-to-floor height, would still be in harmony with the said existing residential developments.

Government, Institution and Community (GIC) Facilities

19. A Member enquired if the provision of GIC facilities could meet the demand of the additional population. In response, Ms Caroline Tang, DPO/SKIs, said that the existing and planned provision of GIC facilities was generally adequate to meet the demand of the overall population of DB in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), except for hospital beds and some social welfare facilities. While the demand for hospital beds would be assessed on a cluster basis, the standards for social welfare facilities were long-term goals and would be subject to the consideration of the Social Welfare Department. Nevertheless, since the entire DB development was a private development, the GIC facilities should be provided by the private sector based on the needs of DB residents.

20. With the aid of a PowerPoint slide, Mr Cheung Ho Koon, Wilson, the applicant's representative, supplemented that the existing GIC facilities in DB included two kindergarten-cum-child care centres, two nurseries and two child care centres, two pre-school/nurseries, one local primary school and two primary-cum-secondary international schools and two international secondary schools, two general clinics and dental clinics. In addition, DB was within the service area of the North Lantau Hospital. A s.16 planning application was under preparation for a proposed residential care home for the elderly in Nim Shue Wan near the Site. The existing facilities could comply with the standards and requirements of HKPSG.

Kaito Pier

21. A Member asked if the existing kaito service would be affected by the proposed development. In response, Ms Caroline Tang, DPO/SKIs, said that relocation of the kaito pier was involved in the application but no details of the services were provided. Mr Cheung Ho Koon, Wilson, the applicant's representative, explained that the existing kaito

landing point was solely owned by the applicant and kaito services providers were permitted to provide kaito services there (e.g. Peng Chau, Mui Wo). The services providers had been consulted and they did not raise any objection to the proposed location of the new kaito pier.

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

Deliberation Session

23. The Chairman remarked that as per PlanD's assessment, the proposed development was considered in line with the planning intention of low-density development for DB. The development parameters, including plot ratio and building height, were compatible with the existing development within DB. Technical assessments conducted by the applicant concluded that the proposed development was technically feasible in terms of infrastructure capacity and had been accepted by relevant government departments. The proposed development might constitute a designated project under the Environmental Impact Assessment Ordinance (EIAO) and the statutory process under the EIAO should be followed. The Chairman then invited Members' views on the application.

24. Members generally supported the application as the Site was situated in an already-developed but under-utilized area and the application could offer planning gains to the neighbourhood. A Member, while supporting the application for better utilization of land resources, expressed concerns on the visual impact of the proposed residential development at the existing sewage pumping station site in the proposed "R(C)13" zone.

25. The Chairman concluded that Members generally supported the application. With regard to a Member's concerns on the visual impact of the proposed residential development in the proposed "R(C)13" zone, PlanD was advised to liaise with the applicant and explore how the potential visual impact could be alleviated. Where appropriate, suitable requirements might be incorporated in the revised ES of the OZP to address the concern.

26. After deliberation, the Committee decided to agree to the application. The proposed amendments to the DB OZP, together with the revised Notes and ES, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 5-minute break.]

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/YL-NTM/5 Application for Amendment to the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, To rezone the application site from “Residential (Group C)” to “Residential (Group B)”, Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. Y/YL-NTM/5)

27. The Committee noted that the applicant’s representatives requested on 28.7.2023 deferment of consideration of the application for two months 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.

28. 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 5

Section 12A Application

[Open Meeting]

Y/YL-NTM/9 Application for Amendment to the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, To rezone the application site from “Residential (Group C)” to “Government, Institution or Community”, Lot 4823 in D.D. 104, Ngau Tam Mei, Yuen Long

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

Tuen Mun and Yuen Long West District

Agenda Item 6

Section 12A Application

[Open Meeting]

Y/TM/31 Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/37, To rezone the application site from “Recreation” to “Residential (Group C)”, Tuen Mun Town Lot No. 550, Tuen Mun
(RNTPC Paper No. Y/TM/31)

30. The Committee noted that the applicant’s representatives requested on 14.7.2023 deferment of consideration of the application for two months 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.

31. 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.

Sai Kung and Islands District

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

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBN/73 Proposed House (New Territories Exempted House - Small House) and Minor Relaxation of Building Height Restriction in "Government, Institution or Community (4)" and "Village Type Development" Zones, Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung
(RNTPC Paper No. A/SK-CWBN/73A)

Presentation and Question Sessions

32. With the aid of some plans, Ms W.H. Ho, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

33. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Government, Institution or Community” zone which is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed Small House development does not comply with the Town Planning Board Guidelines for ‘Application for Development/ Redevelopment within “Government, Institution or Community” zone for Uses other than Government, Institution or Community Uses’ in that the proposed development would adversely affect the provision of the planned refuse collection point in Mang Kung Uk on a long-term basis; and
- (c) land is still available within the “Village Type Development” (“V”) zone of Mang Kung Uk which is primarily intended for New Territories Exempted House/Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for an orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 8

Section 16 Application

[Open Meeting]

A/SK-CWBN/74 Proposed Public Utility Installation (Poles, Stays and Underground Cable) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 238 near Hang Hau Wing Lung Road, Sai Kung
(RNTPC Paper No. A/SK-CWBN/74)

35. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP.

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

37. The Committee noted that the applicant’s representative requested on 26.7.2023 deferment of consideration of the application for one month 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.

38. 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 9

Section 16 Application

[Open Meeting]

A/SK-CWBN/75 Proposed Public Utility Installation (Poles and Underground Cable) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 238, Pan Long Wan, Clear Water Bay, Sai Kung
(RNTPC Paper No. A/SK-CWBN/75)

39. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP.

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

41. The Committee noted that the applicant’s representative requested on 26.7.2023 deferment of consideration of the application for one month 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.

42. 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 10

Section 16 Application

[Open Meeting]

A/SK-CWBS/45 Proposed Public Utility Installation (Underground Cable and Pillar Box) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 233 near Ha Yeung San Tsuen Road, Sai Kung
(RNTPC Paper No. A/SK-CWBS/45)

43. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP.

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

45. The Committee noted that the applicant’s representative requested on 26.7.2023 deferment of consideration of the application for one month 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.

46. 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 11

Section 16 Application

[Open Meeting]

A/SK-CWBS/46 Proposed Public Utility Installation (Poles, Stays and Underground Cables) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 236 and D.D. 237 near Clear Water Bay Second Beach, Sai Kung
(RNTPC Paper No. A/SK-CWBS/46)

47. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP.

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

49. The Committee noted that the applicant’s representative requested on 26.7.2023 deferment of consideration of the application for one month 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.

50. 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 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/286 Proposed Public Utility Installation (Underground Cable) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 219, Mang Kung Wo Road, Sai Kung
(RNTPC Paper No. A/SK-PK/286)

51. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP.

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

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

Presentation and Question Sessions

53. With the aid of some plans, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

54. Members had no question on the application.

Deliberation Session

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

“the proposed installation with excavation of land is not in line with the planning intention of the “Conservation Area” zone which is to protect and retain the

existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development within this zone. The applicant fails to demonstrate that the proposed installation is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention.”

Agenda Item 13

Section 16 Application

[Open Meeting]

A/SK-PK/287 Proposed Public Utility Installation (Poles and Underground Cables) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 220 near Keng Pang Ha Road, Sai Kung (RNTPC Paper No. A/SK-PK/287)

56. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP.

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

58. The Committee noted that the applicant’s representative requested on 3.8.2023 deferment of consideration of the application for two months 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.

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

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

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

Sha Tin, Tai Po and North District

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

Agenda Item 14

Section 16 Application

[Open Meeting]

A/ST/1019 Shop and Services (Fast Food Shop) in "Industrial" Zone, Unit C3,
G/F, Block 1, Kin Ho Industrial Building, 14-24 Au Pui Wan Street, Fo
Tan, Sha Tin

(RNTPC Paper No. A/ST/1019)

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

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

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

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

61. The Committee noted that the applicant had requested deferment of consideration of the application and Professor John C.Y. Ng had tendered an apology for not being able to attend the meeting. As the properties co-owned by Mr Vincent K.Y. Ho and owned by Ms Carrie K.Y. Leung had no direct view of the Site, the Committee agreed that they could stay in the meeting.

62. The Committee noted that the applicant's representative requested on 28.7.2023 deferment of consideration of the application for two months 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.

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

[Dr Conrad T.C. Wong re-joined the meeting at this point.]

Agenda Item 15

Further Consideration of Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/684 Proposed Field Study/Education/Visitor Centre with Ancillary Holiday Camp in “Green Belt” Zone, Lots 1, 2 and 4 to 8 in D.D. 33 and Adjoining Government Land, Tai Po Kau, Tai Po
(RNTPC Paper No. A/TP/684B)

64. The Secretary reported that the application site (the Site) was located in Tai Po and the application was submitted by Pine Garden Foundation Limited, with Outdoor Wildlife Learning Hong Kong (OWLHK) as one of the consultants. The following Members had declared interests on the item:

Dr C.H. Hau - OWLHK was founded and operated by his former students; and

Dr Venus Y.H. Lun - co-owning a property with spouse in Tai Po.

65. The Committee noted that Dr C.H. Hau and Dr Venus Y.H. Lun had tendered apologies for not being able to attend the meeting.

Presentation and Question Sessions

66. With the aid of a PowerPoint presentation, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the proposed development, the supplementary information submitted by the applicant, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

67. Members had no question on the application.

Deliberation Session

68. The Chairman remarked that when the Committee last considered the application on 21.4.2023, Members were of the view that while favourable consideration could be given to the application in general, there were concerns on the management and operation, green building design and ecological impact of the proposed development. In response, the applicant provided further information to substantiate their application in these aspects. Relevant government departments had no adverse comments on the application and relevant approval conditions regarding the submission of natural terrain hazard study and visitor control management plan before commencement of works were recommended.

69. 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 11.8.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission of a revised ecological impact assessment before commencement of works to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (b) in relation to condition (a) above, the implementation of the environmental mitigation measures identified therein to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (c) the submission of a natural terrain hazard study before commencement of works to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the TPB;
- (d) in relation to condition (c) above, the implementation of the mitigation measures recommended therein to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the TPB;

- (e) the submission of a visitor control management plan before operation of the proposed development to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (f) in relation to condition (e) above, the implementation of the visitor control management plan to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (g) the submission and implementation of a drainage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
- (h) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Items 16 to 19

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

- | | |
|-------------|---|
| A/NE-LT/750 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1014 S.C and 1015 S.C in D.D. 19, Lam Tsuen San Tsuen, Tai Po |
| A/NE-LT/751 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1014 S.D and 1015 S.D in D.D. 19, Lam Tsuen San Tsuen, Tai Po |
| A/NE-LT/752 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1014 S.F and 1015 S.F in D.D. 19, Lam Tsuen San Tsuen, Tai Po |

A/NE-LT/753 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lots 1014 RP and 1015 RP in D.D. 19, Lam Tsuen
San Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/750 to 753A)

71. The Committee agreed that as the four s.16 applications for proposed House (New Territories Exempted House (NTEH) – Small House) were similar in nature and the application sites (the Sites) were located in close proximity to one another within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

72. With the aid of some plans, Mr Kevin K.W. Lau, 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 did not support the applications.

73. Noting a public comment on the applicants’ failure to demonstrate no adverse impact on the water quality in the area which fell within water gathering grounds, a Member asked whether the adoption of septic tanks, as proposed by the applicants, could alleviate such adverse impact. In response, Mr. Kevin K.W. Lau, STP/STN, explained that according to the Interim Criteria for Consideration of Application for NTEH/Small Houses in New Territories, the proposed developments being located within water gathering rounds should be able to be connected to existing or planned sewerage system in the area except under very special circumstances. In response to the Chairman’s enquiry, Mr. Kevin K.W. Lau supplemented that the Director of Environmental Protection (DEP) indicated that the use of septic tank/soakaway systems should be avoided for development within water gathering ground according to the Hong Kong Planning Standard and Guidelines, but the applicants had not demonstrated any feasible connection to public sewerage for the proposed developments under the applications. Hence, DEP did not support the applications.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed development does not comply with the Interim Criteria for consideration of application for New Territories Exempted House/Small House in New Territories in that the applicant fails to demonstrate that the proposed development located within water gathering ground would not cause adverse impact on the water quality in the area; and
- (c) land is still available within the “Village Type Development” (“V”) zones of San Tsuen Lo Wai and Lam Tsuen San Tsuen which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zones for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 20

Section 16 Application

[Open Meeting]

A/NE-HLH/61 Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years in “Agriculture” Zone, Lot 396 in D.D. 87, Hung Lung Hang
(RNTPC Paper No. A/NE-HLH/61A)

75. The Committee noted that the applicant requested on 4.8.2023 deferment of consideration of the application for two months to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant

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

76. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. 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 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/151 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" and "Village Type Development" Zones, Lots 1523 S.C
and 1523 RP (Part) in D.D. 39, Ma Tseuk Leng, Sha Tau Kok
(RNTPC Paper No. A/NE-LK/151)

Presentation and Question Sessions

77. 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.

78. Members had no question on the application.

Deliberation Session

79. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 11.8.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

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

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

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/152 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1367 in D.D. 39, Ma Tseuk Leng, Sha Tau
Kok
(RNTPC Paper No. A/NE-LK/152)

Presentation and Question Sessions

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

82. Members had no question on the application.

Deliberation Session

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

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

Agenda Items 23 to 25

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

- | | |
|--------------|---|
| A/NE-LYT/796 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1526 S.B in D.D. 76, Kan Tau Tsuen, Fanling |
| A/NE-LYT/797 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1526 S.C in D.D. 76, Kan Tau Tsuen, Fanling |
| A/NE-LYT/798 | Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1526 S.D in D.D. 76, Kan Tau Tsuen, Fanling
(RNTPC Paper No. A/NE-LYT/796 to 798) |
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84. The Committee agreed that as the three s.16 applications for proposed House (New Territories Exempted House (NTEH) – Small House) were similar in nature and the

application sites (the Sites) were located in close proximity to one another within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

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

86. Members had no question on the application.

Deliberation Session

87. 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 11.8.2027, 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.”

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/NE-TKL/734 Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years in “Agriculture” Zone, Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part) and 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che
(RNTPC Paper No. A/NE-TKL/734)

89. 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.

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

Deliberation Session

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, 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 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) all vehicles entering and exiting the site during the planning approval period shall be restricted to non-peak hours (i.e. from 10:00 a.m. to

4:00 p.m. on Mondays to Saturdays (excluding Sundays and Public Holidays)), as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;

- (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 11.2.2024;
- (e) in relation to (d) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.5.2024;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.9.2023;
- (h) the submission of proposals 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 11.2.2024;
- (i) in relation to (h) above, the provision of water supplies for firefighting and fire service installations within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.5.2024;
- (j) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (d), (e), (g), (h) or (i) is not complied

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

- (1) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of 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 VII of the Paper.

Agenda Item 27

Section 16 Application

[Open Meeting]

A/NE-WKT/2 Proposed Temporary Private Vehicle Park (Private Cars Only) with Charging Device for a Period of 3 Years in “Village Type Development” Zone, Lots 741 S.B ss.2, 741 S.B ss.4, 741 S.B ss.5 (Part), 741 S.B RP, 741 S.C (Part) & 741 RP (Part) in D.D. 57 and Adjoining Government Land, Sam Ka Tsuen, Wu Kau Tang
(RNTPC Paper No. A/NE-WKT/2)

93. The Committee noted that the applicant requested on 31.7.2023 deferment of consideration of the application for two months to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested determent of the application.

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

circumstances.

Agenda Item 27A

Additional item

Section 16 Application

[Open Meeting]

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

95. The Committee noted that the applicant requested on 4.8.2023 deferment of consideration of the application for two months to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application.

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/190 Proposed House (New Territories Exempted House - Small House) in
 “Agriculture” Zone, Government Land in D.D. 91, Ping Kong, Sheung
 Shui

 (RNTPC Paper No. A/NE-PK/190)

Presentation and Question Sessions

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

98. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that there is no general shortage of land in meeting the demand for Small House development in the “Village Type

Development” (“V”) zone of Ping Kong Village.”

Agenda Items 29 and 30

Section 16 Applications

[Open Meeting]

A/NE-SSH/148 Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Government Land in D.D. 209, Kei Ling Ha San Wai, Sai Kung North

A/NE-SSH/149 Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Government Land in D.D. 209, Kei Ling Ha San Wai, Sai Kung North

100. The Secretary reported that consideration of the applications had been rescheduled.

Agenda Item 31

Section 16 Application

[Open Meeting]

A/NE-TK/779 Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/779)

101. The Committee noted that the applicant’s representative requested on 31.7.2023 deferment of consideration of the application for two months 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.

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

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

Fanling, Sheung Shui and Yuen Long East District

[Mr C.K. Fung, Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), were invited to the meeting at this point.]

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-SK/347 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 453 S.A ss. 2 in D.D. 112, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/347)

103. The Committee noted that the applicant requested on 3.8.2023 deferment of consideration of the application for one month 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.

104. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that 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 33

Section 16 Application

[Open Meeting]

A/YL-SK/348 Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 288 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/348)

105. The Committee noted that the applicant requested on 3.8.2023 deferment of consideration of the application for two months 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.

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

circumstances.

Agenda Item 34

Section 16 Application

[Open Meeting]

A/YL-KTN/897 Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in “Industrial (Group D)” Zone, Lots 565 S.A (Part), 640 (Part), 796 (Part), 797 (Part) and 798 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long (RNTPC Paper No. A/YL-KTN/897A)

107. The Committee noted that the applicant requested on 4.8.2023 deferment of consideration of the application for two months to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Section 16 Application

[Open Meeting]

A/YL-KTN/901 Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 3 Years in “Residential (Group D)” Zone, Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP (Part) in D.D. 110, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/901A)

109. The Committee noted that the applicant requested on 3.8.2023 deferment of consideration of the application for two months to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Agenda Item 36

Section 16 Application

[Open Meeting]

A/YL-KTN/923 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long
(RNTPC Paper No. A/YL-KTN/923)

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

Deliberation Session

112. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.8.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) all dogs shall be kept inside the enclosed animal boarding establishment structure from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period;

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

- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.2.2024;

- (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 11.5.2024;
- (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 11.2.2024;
- (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 11.5.2024;
- (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.”

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

Agenda Items 37 and 40

Section 16 Applications

[Open Meeting]

A/YL-KTN/925 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1356 (Part), 1373 (Part) and 1374 (Part) in D.D. 109, Kam Tin, Yuen Long

A/YL-KTN/928 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Papers No. A/YL-KTN/925 and 928)

114. The Committee agreed that as the two s.16 applications for proposed temporary warehouses (excluding dangerous goods godown) for a period of 3 years 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.

115. The Committee noted that the applications were selected for streamlining arrangement and the Planning Department considered that the proposed temporary uses could be tolerated for a period of three years based on the assessments set out in the Papers.

Deliberation Session

116. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, each on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (c) no recycling, 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 11.2.2024;
- (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 11.5.2024;
- (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 11.2.2024;
- (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 11.5.2024;
- (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.”

117. The Committee also agreed to advise each of the applicant to note the advisory clauses as set out at Appendix III of the Papers.

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-KTN/926 Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/926)

118. The Committee noted that the applicant’s representative requested on 2.8.2023 deferment of consideration of the application for two months to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-KTN/927 Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years in “Village Type Development” Zone, Lot 1324 RP (Part) in D.D. 109, Yuen Long
(RNTPC Paper No. A/YL-KTN/927)

120. The Committee noted that the applicant’s representative requested on 1.8.2023 deferment of consideration of the application for two months 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.

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

Agenda Item 41

Section 16 Application

[Open Meeting]

A/YL-KTN/929 Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lots 1198 S.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/929)

122. The Committee noted that the applicant's representative requested on 2.8.2023 deferment of consideration of the application for two months 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.

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

Agenda Item 42

Section 16 Application

[Open Meeting]

A/YL-KTN/930 Proposed House (New Territories Exempted House) in "Agriculture" Zone, Lot 763 S.A in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/930)

124. The Committee noted that the applicant's representative requested on 2.8.2023 deferment of consideration of the application for two months 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.

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

could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 43

Section 16 Application

[Open Meeting]

A/YL-KTN/931 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lot 27 RP in D.D. 110 and Adjoining Government Land, Tai Kong Po, Kam Tin
(RNTPC Paper No. A/YL-KTN/931)

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

Deliberation Session

127. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.8.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) all dogs shall be kept inside the enclosed animal boarding establishment structure from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period;

- (c) no public announcement system, whistle blowing, portable loudspeaker or

any form of audio amplification system is allowed to be used on the site, as proposed by the applicant, during the planning approval period;

- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.2.2024;
- (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 11.5.2024;
- (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 11.2.2024;
- (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 11.5.2024;
- (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.”

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

Agenda Item 44

Section 16 Application

[Open Meeting]

A/YL-KTN/932 Proposed Temporary Place of Recreation, Sports or Culture (including Barbecue and Picnic Site, Children Playground, Handicraft Making, Promotion of Hong Kong War History and Activity Area) and Ancillary Facilities for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Lots 649, 835, 836, 837, 838, 839, 841, 843 and 844 in D.D. 109, Shui Mei Tsuen, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/932)

129. The Committee noted that the applicant requested on 28.7.2023 deferment of consideration of the application for two months to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 45

Section 16 Application

[Open Meeting]

A/YL-KTN/933 Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lots 3 S.D and 8 S.K in D.D. 110, Tai Kong Po, Pat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/933)

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

Deliberation Session

132. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.9.2023 until 8.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 10:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.12.2023;

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

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

Agenda Item 46

Section 16 Application

[Open Meeting]

A/YL-KTN/934 Proposed Dangerous Goods Godown (for Class 3 Dangerous Goods) in “Industrial (Group D)” Zone, Lots 1875 S.C ss.2 (Part), 1173 S.A (Part) and 1875 S.C ss.4 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/934)

134. The Committee noted that the applicant’s representative requested on 4.8.2023 deferment of consideration of the application for two months 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.

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/YL-KTN/935 Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/935)

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

Deliberation Session

137. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.8.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a) for motor-vehicle showroom, 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 medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) for public vehicle park, 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;
- (d) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.2.2024;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.5.2024;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.2.2024;
- (h) in relation to (g) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.5.2024;
- (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.”

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

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

140. Noting that the application site (the Site) was the subject of a planning enforcement case in which Reinstatement Notice (RN) had been issued to the concerned lot owner requiring removal of fill materials at the Site, a Member asked if the RN still needed to be complied with if the current application for filling of land was approved. In response, Mr C.K. Fung, STP/FSYLE, explained that planning application and enforcement action were separate statutory processes with different considerations. During a recent site inspection, the Site was found vacant and no land filling activity was observed. The RN would expire in October 2023 and the site conditions would be closely monitored in respect of compliance

of RN. The Chairman supplemented that each case should be considered on its individual circumstances, in particular the type of enforcement, e.g. whether the approved filling of land was in fact similar to that being enforced under the subject RN. Legal advice might be sought if needed in the course of taking enforcement action.

Deliberation Session

141. 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 11.8.2027, 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) no part of the site shall be filled other than soil to a depth exceeding 1m, as proposed by the applicant;
- (b) the submission of a drainage proposal before commencement of the land filling works on the site to the satisfaction of the Director of Drainage Services or of the TPB;
- (c) in relation to (b) above, the implementation of the drainage proposal upon completion of the land filling works to the satisfaction of the Director of Drainage Services or of the TPB; and
- (d) if any of the above planning condition (b) or (c) is not complied with before commencement or upon completion of the land filling works respectively, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Agenda Item 49

Section 16 Application

[Open Meeting]

A/YL-MP/350 Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years and Associated Excavation of Land in “Village Type Development” Zone, Lots 76 S.G (Part) and 76 S.H (Part) in D.D. 101, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/350)

143. The Committee noted that the applicant’s representative requested on 1.8.2023 deferment of consideration of the application for two months 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.

144. 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/YL-NSW/317 Proposed Filling of Land for Permitted Houses (New Territories Exempted Houses) in “Village Type Development” Zone, Lots 3540 S.B ss.1 (Part), 3540 S.B ss.2, 3540 S.B ss.3, 3540 S.B ss.4, 3540 S.B ss.5, 3540 S.B ss.6 (Part), 3540 S.B RP (Part), 3559 S.A, 3559 S.B and 3559 RP in D.D. 104, Pok Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/317)

145. The Committee noted that the applicant’s representative requested on 4.8.2023 deferment of consideration of the application for two months 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.

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

Agenda Item 51

Section 16 Application

[Open Meeting]

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

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

Deliberation Session

148. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.8.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.2.2024;

- (b) the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.5.2024;

- (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 11.2.2024;

- (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 11.5.2024;

- (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.”

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

Agenda Item 52

Section 16 Application

[Open Meeting]

A/YL-NTM/462 Proposed Temporary Reinforcing Steel Processing Workshop and Precast Structures Assembly Workshop with Ancillary Office for a Period of 2 Years in “Residential (Group C)” Zone, Lots 1455, 1464, 1465, 1466, 1470, 1471, 1522(Part), 1523 and 1524 in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/462)

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

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

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

Agenda Item 53

Section 16 Application

[Open Meeting]

A/YL-NTM/463 Proposed Temporary Shop and Services (Retail Shop of Automated Home Accessories) for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1762 RP and 1768 in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/463)

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

Deliberation Session

153. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, 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 11.2.2024;

- (b) the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.5.2024;

- (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 installation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.2.2024;
- (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 11.5.2024;
- (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.”

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

Agenda Item 54

Section 16 Application

[Open Meeting]

A/YL-ST/640 Proposed Temporary Cold Storage for a Period of 3 Years in “Residential (Group D)” Zone, Lots 16 S.B ss.2 (part), 16 S.B ss.3, 19 S.C, 19 RP, 21 S.A (Part), 21 RP (Part), 23 S.A, 24 RP (Part), 25 S.A, 26 RP (Part), 42 RP (Part) and 44 S.A (Part) in D.D. 105 and Adjoining Government Land, Castle Peak Road - San Tin, Mai Po Lung, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/640B)

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

Deliberation Session

156. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) only private cars, motorcycles and light goods vehicles as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the provision and maintenance of free pedestrian and vehicular accesses (including Emergency Vehicular Access) to the surrounding residential dwellings, as proposed by the applicant, at any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (e) the provision of boundary fencing within 3 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 11.11.2023;
- (f) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.2.2024;
- (g) 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 11.2.2024;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c), (d) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) 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.”

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

[The Chairman thanked PlanD’s representative for his attendance to answer Members’ enquiries. He left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Eric C.Y. Chiu, Senior Town Planner/Tuen Mun and Yuen Long West (STPs/TMYLW), was invited to the meeting at this point.]

Agenda Item 55

Section 16 Application

[Open Meeting]

A/HSK/435 Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group B) 2” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/HSK/435A)

158. The Committee noted that the applicant’s representative requested on 1.8.2023 deferment of consideration of the application for two months to allow more time for preparation of further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information 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 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 56

Section 16 Application

[Open Meeting]

A/HSK/466 Proposed Temporary Shop and Services (Grocery Store) for a Period of 3 Years in “Village Type Development” Zone, Lots 1588 S.B, 1588 S.C (Part), 1588 S.D (Part), 1588 S.E (Part), 1588 RP (Part), 1715 S.B, 1715 S.C, 1715 S.D (Part), 1715 S.E (Part), 1715 S.F and 1715 S.G (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/466)

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

Deliberation Session

161. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, 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 the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.2.2024;

- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.5.2024;

- (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 11.2.2024;

- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.5.2024;
- (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.”

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

Agenda Item 57

Section 16 Application

[Open Meeting]

A/HSK/467 Temporary Warehouse for Storage of Food Provision and Electronic Goods for a Period of 3 Years in “Open Space”, “Other Specified Uses” annotated “Logistics Facility” and “Village Type Development” Zones, Various Lots in D.D. 124, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/467)

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

Deliberation Session

164. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, 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. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.11.2023;
- (e) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.2.2024;
- (f) in relation to (e) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.5.2024;
- (g) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

165. 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/HSK/468 Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years in “Residential (Group A) 2” and “Residential (Group A) 3” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/468)

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

Deliberation Session

167. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 8:00 p.m. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

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

- (c) no washing, shredding, polishing, burning and melting of recyclable materials is allowed on the site at any time during the planning approval period;

- (d) all workshop activities should be carried out in enclosed structures at the site at any time during the planning approval period;
- (e) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.11.2023;
- (g) the submission of a revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.2.2024;
- (h) in relation to (g) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.5.2024;
- (i) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 59

Section 16 Application

[Open Meeting]

A/HSK/469 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lots 1119 (Part), 1120 (Part) and 1121 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/469)

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

Deliberation Session

170. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 5.9.2023 until 4.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) the existing trees on the site shall be maintained at all times during the planning approval period;

- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.12.2023;

- (d) the existing fire service installations implemented on the site shall be maintained at all times during the planning approval period;

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

171. 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/HSK/470 Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years in “Open Space” Zone, Lot 297 S.C in D.D. 124 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/HSK/470)

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

Deliberation Session

173. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.8.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:30 p.m. to 8:30 a.m., as proposed by the applicant, is allowed on the site during the approval period;

- (b) 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 11.2.2024;
- (c) in relation to (b) 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 11.5.2024;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 61

Section 16 Application

[Open Meeting]

A/HSK/471 Temporary Warehouse for Storage of Provisions for a Period of 3 Years in “Residential (Group A) 2” Zone and area shown as ‘Road’, Lots 629 and 631 in D.D. 124, Lot 2002 in D.D. 125, Hung Shui Kiu, Yuen Long

(RNTPC Paper No. A/HSK/471)

175. The Committee noted that the applicant’s representative requested on 2.8.2023 deferment of consideration of the application for two months 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.

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 62

Section 16 Application

[Open Meeting]

A/TM-SKW/121 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land in "Green Belt" Zone, Lots 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) and 1393 RP (Part) in D.D. 375 and Adjoining Government Land, So Kwun Wat, Tuen Mun
(RNTPC Paper No. A/TM-SKW/121)

177. The Committee noted that the applicant's representative requested on 4.8.2023 deferment of consideration of the application for two months 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.

178. 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]

A/TM-SKW/122 Proposed Temporary Barbecue Area and Eating Place for a Period of 3 Years in “Village Type Development” Zone, Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun
(RNTPC Paper No. A/TM-SKW/122)

179. The Committee noted that the applicant’s representative requested on 11.7.2023 deferment of consideration of the application for two months 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.

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

Agenda Item 64

Section 16 Application

[Open Meeting]

A/YL/305 Renewal of Planning Approval for Temporary Religious Institution (Church) for a Period of 5 Years in “Other Specified Uses” annotated “Public Car Park With Ground Floor Retail Shops (1)” Zone, Shops No. 3 and 6, G/F, Denker Plaza, 16 Hi Yip Street, Tung Tau Industrial Area, Yuen Long
(RNTPC Paper No. A/YL/305)

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

Deliberation Session

182. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years and be renewed from 18.8.2023 to 17.8.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Agenda Item 65

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1155 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in “Agriculture” Zone, Lot 298 RP (Part) in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1155)

184. The Committee noted that the application was selected for streamlining arrangement and as the application site (the 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

185. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

186. Members had no question on the application.

Deliberation Session

187. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no medium or heavy goods vehicle exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of the

planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.2.2024;

- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.5.2024;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.9.2023;
- (f) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.2.2024;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.5.2024;
- (h) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (b), (c), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; 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.”

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

set out at Appendix V of the Paper.

Agenda Item 66

Section 16 Application

[Open Meeting]

A/YL-LFS/478 Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 1979 S.A, 1979 RP, 1980, 1981 and 1982 in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/478)

189. 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

190. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, 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 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;

- (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 11.2.2024;

- (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 11.5.2024;
- (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 11.2.2024;
- (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 11.5.2024;
- (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.”

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

Agenda Item 67

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/479 Temporary Open Storage of Scrap Metal for a Period of 3 Years in “Recreation” Zone, Lots 1973 (Part), 2028 RP (Part), 2029, 2030 (Part), 2031 (Part), 2032 RP (Part) and 2033 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/479)

192. The Committee noted that the application was selected for streamlining arrangement and as the application site (the 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

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

194. Members had no question on the application.

Deliberation Session

195. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, 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 activity, as proposed by the applicant, is allowed 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 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;
- (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 11.2.2024;
- (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 11.5.2024;
- (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) with a valid fire certificate (FS 251) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.9.2023;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.2.2024;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.5.2024;
- (k) 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

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

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

Agenda Item 68

Section 16 Application

[Open Meeting]

A/YL-PN/70 Renewal of Planning Approval for Temporary Fishing Ground for a Period of 3 Years in “Coastal Protection Area” Zone and area shown as ‘Road’, Lot 19 in D.D.135 and Adjoining Government Land, Sheung Pak Nai, Yuen Long

(RNTPC Paper No. A/YL-PN/70)

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

Deliberation Session

198. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.9.2023 to 8.9.2026, 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 existing drainage facilities shall be maintained at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.12.2023;
- (d) all existing trees on the site shall be maintained in good condition at all times during the planning approval period;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (f) if any of the above planning condition (a), (b), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if the above planning condition (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 69

Section 16 Application

[Open Meeting]

A/YL-TYST/1226 Temporary Warehouse and Open Storage of Construction Materials and Scrap Metal with Ancillary Workshop and Vehicle Repair Workshop for a Period of 3 Years in “Residential (Group A) 3” and “Open Space” Zones, Various Lots in D.D. 120 and D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1226)

200. The Committee noted that the applicant’s representative requested on 1.8.2023 deferment of consideration of the application for two months 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.

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

Agenda Item 70

Section 16 Application

[Open Meeting]

A/YL-TYST/1227 Renewal of Planning Approval for Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years in “Undetermined” Zone, Various Lots in D.D. 119, Tong Yan San Tsuen, Yuen Long

(RNTPC Paper No. A/YL-TYST/1227)

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

Deliberation Session

203. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 22.8.2023 to 21.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 5:00 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/other workshop activities involving used electrical/electronic appliances and parts and storage/handling of cathode-ray tubes and any other types of electronic waste, as proposed by the applicant, are allowed on the site at any time during the planning approval period;

- (d) no workshop activities, as proposed by the applicant, are allowed at the uncovered areas of the site at any time during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.11.2023;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 71

Section 16 Application

[Open Meeting]

A/YL-TYST/1228 Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lots 1567 RP (Part), 1568 (Part) and 1570 (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1228)

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

Deliberation Session

206. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.9.2023 to 22.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.12.2023;

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

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

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

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

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

Agenda Item 72

Section 16 Application

[Open Meeting]

A/YL-TYST/1229 Proposed Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Office for a Period of 3 Years in “Residential (Group B) 1” Zone, Lot 444 RP in D.D. 121, Tai Tao Tsuen, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-TYST/1229)

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

Deliberation Session

209. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no car beauty, washing, repairing, dismantling or other workshop activities, as proposed by the applicant, is allowed on the site at any time during the planning approval period;

- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked or enter the site at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.2.2024;
- (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 11.5.2024;
- (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 11.2.2024;
- (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 11.5.2024;
- (h) if the 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.”

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

set out at Appendix IV of the Paper.

[The Chairman thanked PlanD's representative for his attendance to answer Members' enquiries. He left the meeting at this point.]

Agenda Item 73

Any Other Business

211. Noting that there were quite a large number of requests for deferment of consideration of planning applications, a Member asked whether the deferments were mainly initiated by the applicants. In response, the Chairman said that the requests for deferment were initiated by the respective applicants and relevant criteria for considering the requests were laid down in the Town Planning Board Guidelines No. 33A on Deferments of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance. Members noted.

212. There being no other business, the meeting was closed at 5:15 p.m..