

TOWN PLANNING BOARD

Minutes of 725th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 25.8.2023

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr K.L. Wong

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

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

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

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

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

Secretary

Absent with Apologies

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

In Attendance

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

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

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

Agenda Item 1

Confirmation of the Draft Minutes of the 724th RNTPC Meeting held on 11.8.2023

[Open Meeting]

1. The draft minutes of the 724th RNTPC meeting held on 11.8.2023 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

[Mr K.L. Wong joined the meeting at this point.]

5. With the aid of a PowerPoint presentation, Ms Vicky L.K. Ma, TP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from “Green Belt (“GB”) to “Residential (Group C)1” (“R(C)1”) for a residential development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD did not support the application.

[Mr Paul Y.K. Au joined the meeting during the presentation of PlanD’s representative.]

6. The Chairman then invited the applicant and his representative to elaborate on the application. With the aid of some drawings/documents, Mr Poon Key Yuen Jenson, the applicant, and Mr Kong Chee Cheung Arthur, the applicant’s representative, made the following main points:

“Green Belt” zone

- (a) the Site comprised agricultural lot under the Block Government Lease and was previously owned by a farmer. There had been no agricultural activities for quite some years. Previously, there were no trees within the Site. The public comment that there was tree felling on the Site and their proposal was a suspected ‘destroy first, build later’ development was not correct and might mislead the Board;
- (b) all 38 existing trees within the Site were planted by the applicant, and he might transplant them to appropriate locations within the Site to achieve better layout design/sun shading performance for the proposed development;
- (c) with reference to the aerial photos on Plan Z-3b of the Paper showing reduction in vegetation coverage on the Site between 2007 and 2008, it was clarified that the applicant had only cleared wild shrub/tall grass at the Site and had not felled any trees. In fact, trees were found in the immediate surroundings of the Site;

- (d) vegetation and plants in the area were just wildly grown, and there was no reason for maintaining the Site as a green buffer;
- (e) drawing the recent hill fires in Hawaii as an example, areas with vegetation and trees cleared could serve as firebreaks to control the spread of hill fires;

Site Area Measurement

- (f) in response to the comment of District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that there were discrepancies between the site area provided in the application and in LandsD's record, a surveyor would be engaged to rectify it;

Wastewater Treatment

- (g) an underground on-site sewage treatment plant (STP) was proposed within the Site for treating wastewater generated by the proposed development. The STP would adopt advanced biochemical technology for wastewater treatment, which was capable of producing pollutant-free and drinkable water that met the Water Supplies Department's standard for direct discharge. The same wastewater treatment technology had been adopted in some Government facilities, such as the Lady MacLehose Holiday Village that was located within water gathering ground (WGG);
- (h) if considered necessary, the STP could be located further away from the adjacent stream to create a separation of some 40m, that was more than the normal 30m buffer required from stream courses;

Vehicular Access, Transport Arrangements and Traffic Impact

- (i) the proposed development consisting of seven houses would only induce minimal traffic impact on the area. While some of the future residents might travel with private cars, some of them would take public transport (e.g. buses/minibuses) at Tai Mong Tsai Road which was less than 10

minutes' walk from the Site. The proposed number of private cars and motorcycle spaces was considered reasonable, and there was sufficient space within the Site for loading/unloading and internal movement of vehicles, including larger trucks and fire engines;

- (j) the existing track connecting Yan Yee Road and the Site was proposed to be upgraded in accordance with Transport Department's requirements, and the junction of the track and Yan Yee Road would be widened by 7m to 13.9m-wide. The costs of road widening/upgrading works and future maintenance and management responsibilities of the access road would be borne by the applicant;

Visual Impact

- (k) the applicant had submitted a detailed assessment of the visual impact demonstrating no visual impact from the proposed development. Also, as shown in the site photos on Plan Z-4a of the Paper, the Site was surrounded and visually screened by tall trees. The proposed development would not be visible from most directions;

Conclusion

- (l) the proposed development would not induce any adverse impacts in terms of environmental, visual, landscape, traffic and other technical aspects; and
- (m) the applicant was willing to supplement information as required by the Committee and accept any approval conditions upon approval of the application.

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

8. In response to a Member's question on the landscape characteristics of the Site and the public comment that the proposal under application was a suspected 'destroy first,

build later' development, Ms W.H. Ho, DPO/SKIs, said that the Site formed an integral part of a larger "GB" zone and was mainly covered with trees and vegetation as shown in the aerial photo taken in 2007. Subsequently, the majority of trees and vegetation at the Site were cleared and several structures were observed on the Site, as shown in the aerial photos taken in 2008 and 2016.

9. The Vice-chairman, noting DLO/SK, LandsD's comments in the Paper, enquired about the current ownership status of the lots covered by the Site and whether the concerned lots were re-entered by the Government. In response, Mr Poon Key Yuen Jenson, the applicant, explained that the registered owner of the Site was Key Fortune Development Limited, which had given consent to the subject application. Unauthorized building works and/or uses had been removed from Lots 36 S.A and 36 S.B in D.D. 256, and LandsD's representative conducted an inspection at the Site on 25.7.2023. The remaining unauthorized building works and/or uses in Lot 36 RP in D.D. 256 would be removed/rectified as requested by LandsD. The applicant had liaised with the registered owner who would make a petition for a relief against the re-entry of the lots.

10. In response to a Member's question on the extent of hard-paved area in the indicative scheme, Mr Poon Key Yuen Jenson, the applicant, said that the estimated area of hard-paved surface would be approximately 740m². The Member further asked whether site formation works would be required for building two levels on the Site, i.e. an elevated platform for the houses and the sunken garden level, and the volume of earth/soil that needed to be exported. Mr Poon explained that site formation works and construction of retaining walls would be required to create the two platforms with a level difference of about 3.5m under the indicative scheme. As the ground underneath the Site mainly contained natural rock, extensive excavation was not required and no earth/soil would be exported from the Site. The STP was proposed below the elevated platform and sewage from the STP would be discharged into the sunken garden. The proposed fence wall would separate the proposed development from the existing trees on Government Land to the north of the Site. Relevant government requirements would be complied with during the construction phase to ensure no adverse impact would be induced. Mr Kong Chee Cheung Arthur, the applicant's representative, supplemented that soil might be imported to the Site rather than being removed, in order to form the proposed elevated platform at the desired level.

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

Deliberation Session

12. The Chairman recapitulated that the application was for rezoning the Site from "GB" to "R(C)1" to facilitate the development of seven houses. The Site was mainly covered by trees and vegetation in 2007, and the majority of the trees and vegetation were cleared and new structures were observed since 2008, as shown in the aerial photos on Plan Z-3b of the Paper. LandsD had taken lease enforcement actions against the unauthorized building works and/or uses on the Site, and had re-entered the subject lots. In terms of planning intention, the Site was currently an integral part of the "GB" zone and Members should consider whether the applicant had provided strong justifications for rezoning the "GB" Site for residential development. Other technical concerns/adverse comments from the relevant government departments on environmental, water quality, traffic and landscape aspects etc. had not been properly addressed in the applicant's submission. PlanD did not support the application based on the above assessments.

13. Regarding the applicant's suggestion that approval conditions might be imposed and/or supplementary information might be submitted, the Chairman remarked that there was no mechanism for the Committee to impose approval conditions on a section 12A application nor to require the applicant to submit supplementary information after the section 12A application was agreed by the Committee. Should the application be agreed, the Site would be rezoned to "R(C)1" through the plan-making process, and residential development would be always permitted within the zone.

14. A Member pointed out there was extensive vegetation around the Site as shown on Plan Z-3a of the Paper, and the larger "GB" zone covering the Site served as a green buffer for the Sai Kung West Country Park. Given that site formation works would be

carried out, the Member further opined that the proposed development would bring adverse impact on the natural terrain and other landscape resources in the area.

15. Members generally did not support the application.

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

- “(a) the application site (the Site) forms an integral part of a larger "Green Belt" ("GB") zone in Tai Mong Tsai Valley, which is densely vegetated and serves as a green buffer in the area. The applicant fails to provide strong justifications for rezoning the Site from "GB" to "Residential (Group C)1". The current "GB" zoning for the Site is considered appropriate and should be retained; and
- (b) the applicant fails to demonstrate that the proposal would not generate adverse water quality, traffic, landscape, visual, environmental, sewerage and drainage impacts on the area.”

Tuen Mun and Yuen Long West District

Agenda Items 4 and 5

Section 12A Applications

[Open Meeting (Presentation and Question Sessions Only)]

Y/TM/25 Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/37, To rezone the application site from “Green Belt” to “Government, Institution or Community”, Lot 1724 RP ss.14 (part) in D.D. 132, Hing Fu Street, Tuen Mun (RNTPC Paper No. Y/TM/25D)

Y/TM/26 Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/37, To rezone the application site from “Green Belt” to “Government, Institution or Community”, Lots 1724 S.H RP and 2015 in D.D. 132, Hing Fu Street, Tuen Mun (RNTPC Paper No. Y/TM/26C)

17. The Committee agreed that the two section 12A applications could be considered together as the application sites (the Sites) were located in close proximity to each other within the same “Green Belt” (“GB”) zone and both applications were for rezoning the Sites from “GB” to “Government, Institution or Community” (“G/IC”) for columbarium use.

Presentation and Question Sessions

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

PlanD

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

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

Ms Ophelia C.M. Wong - Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW)

Applicants' Representatives

*Able Fortune Enterprise Limited (Applicant of Application No. Y/TM/25) and
Citifair Management Limited (Applicant of Application No. Y/TM/26)*

Mr So Wai Lun

Mr So Wai Luen

Mr Hung Chi Ho Jackson

DC Consulting Solution Limited (Representatives of both Applicants)

Mr Szeto But

Mr K.N. Lam

Mr. N.C. Cheung

Mr Joe Lau

19. 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 applications.

20. With the aid of a PowerPoint presentation, Ms L.C. Cheung, STP/TYLOW, briefed Members on the background of the applications, the proposed rezoning of the application sites (the Sites), departmental and public comments, and the planning considerations and assessments as detailed in the Papers. PlanD had no in-principle objection to the applications.

21. The Chairman then invited the applicants' representatives to elaborate on the applications. Mr So Wai Lun and Mr So Wai Luen, the applicants' representatives, stated that they had no further elaboration.

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

23. Members had no question on the applications.

24. As the applicants' representatives had no further points to raise and there was no question from Members, the Chairman said that the hearing procedures of the applications had been completed. The Committee would deliberate on the applications in the absence of the applicants' representatives and inform the applicants of the Committee's decision on the applications in due course. The Chairman thanked PlanD's representatives and the applicants' representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

25. The Chairman recapitulated that the applications were for rezoning the Sites from "GB" to "G/IC" to regularise the existing columbarium use on each of the Sites. The proposed columbarium use would be subject to the licencing requirements under the Private Columbaria Ordinance (Cap. 630). Concerned government departments had no objection to or no adverse comment on the applications. Members generally considered the applications could be agreed.

26. After deliberation, the Committee decided to agree to the applications. The relevant proposed amendments to the OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

Sai Kung and Islands District

[Ms Vicky L.K. Ma, Town Planner/Sai Kung and Islands (TP/SKIs), was invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/288 Proposed Public Utility Installation (Underground Cables) 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/288)

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

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

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

Presentation and Question Sessions

29. With the aid of some plans, Ms Vicky L.K. Ma, TP/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.

30. Members had no question on the application.

Deliberation Session

31. 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.”

[The Chairman thanked Ms Vicky L.K. Ma, TP/SKIs, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

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

Sha Tin, Tai Po and North District

[Mr Tim T.Y. Fung, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting]

A/NE-KLH/630 Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in “Open Storage” Zone, Lot 626 RP in D.D. 9, Nam Wa Po, Tai Po
(RNTPC Paper No. A/NE-KLH/630)

32. The Committee noted that the applicant’s representative requested on 10.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 8

Section 16 Application

[Open Meeting]

A/NE-PK/191 Proposed Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years in "Village Type Development" Zone, Lot 2366 RP in D.D. 91, Ping Kong, Sheung Shui
(RNTPC Paper No. A/NE-PK/191)

34. The Committee noted that the applicant's representative requested on 7.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 9

Section 16 Application

[Open Meeting]

A/NE-SSH/150 Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lots 1046, 1047 and 1051 (Part) in D.D.165 and Adjoining Government Land, Tseng Tau Village, Shap Sz Heung, Sai Kung
(RNTPC Paper No. A/NE-SSH/150)

36. 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

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.9.2023 to 1.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:30 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the existing fire service installations implemented on the site shall be maintained at all times during the planning approval period; and
- (d) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Agenda Item 10

Section 16 Application

[Open Meeting]

A/NE-TK/780 Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years in “Recreation” and “Village Type Development” Zones, Lots 1604 S.B and 1604 S.C RP (Part) in D.D. 17, Lo Tsz Tin Village, Tai Po
(RNTPC Paper No. A/NE-TK/780)

39. 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

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.9.2023 until 1.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (b) only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (d) the submission of proposals for fire services installations (FSIs) and water supplies for fire-fighting within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.3.2024;
- (e) in relation to (d) above, the implementation of the proposals for FSIs and water supplies for fire-fighting 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 2.6.2024;
- (f) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 11

Section 16 Application

[Open Meeting]

A/NE-HLH/65 Proposed Temporary Open Storage of Construction Machinery and Material for a Period of 3 Years in “Agriculture” Zone, Lot 160 (Part) in D.D. 87, Hung Lung Hang
(RNTPC Paper No. A/NE-HLH/65)

42. The Committee noted that the applicant’s representative requested on 17.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment

of the application.

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

Agenda Items 12, 14 and 15

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/799 Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 1771 S.B in D.D. 76, Ma Mei Ha Leng Tsui, Fanling

A/NE-LYT/801 Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 1771 S.C in D.D. 76, Ma Mei Ha Leng Tsui, Fanling

A/NE-LYT/802 Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 1771 S.D ss.1 in D.D. 76, Ma Mei Ha Leng Tsui, Fanling

(RNTPC Paper No. A/NE-LYT/799, 801 and 802)

44. The Committee agreed that as the three s.16 applications for a proposed house (New Territories Exempted House – Small House) on each of the application sites (the Sites) were similar in nature and the Sites were located in close proximity to one another within the same "Agriculture" zone, they could be considered together.

Presentation and Question Sessions

45. 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 Paper. The Planning Department had no objection to the applications.

46. Members had no question on the applications.

Deliberation Session

47. After deliberation, the Committee 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 25.8.2027, 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.”

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

Agenda Item 13

Section 16 Application

[Open Meeting]

A/NE-LYT/800 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and associated Filling of Land in “Agriculture” and “Residential (Group C)” Zones, Various Lots in D.D. 83, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/800)

49. The Committee noted that the applicant’s representative requested on 18.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/188 Filling of Land for an Emergency/Vehicular Access in “Agriculture” Zone, Lot 57 (Part) in D.D. 46, Tai Tong Wu, Sha Tau Kok
(RNTPC Paper No. A/NE-MUP/188)

Presentation and Question Sessions

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

52. Members had no question on the application.

Deliberation Session

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

“the applied 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.”

Agenda Items 17, 18 and 19

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/189 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.D in D.D. 37, Man Uk Pin Village, Sha Tau Kok

A/NE-MUP/190 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.F in D.D. 37, Man Uk Pin Village, Sha Tau Kok

A/NE-MUP/191 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 328 S.H in D.D. 37, Man Uk Pin Village, Sha
Tau Kok
(RNTPC Paper No. A/NE-MUP/189 to 191)

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

Presentation and Question Sessions

55. 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 Paper. The Planning Department had no objection to the applications.

56. Members had no question on the applications.

Deliberation Session

57. After deliberation, the Committee 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 25.8.2027, 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.”

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

Agenda Item 20

Section 16 Application

[Open Meeting]

A/NE-TKL/735 Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years in “Agriculture” and “Open Storage” Zones, Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling
(RNTPC Paper No. A/NE-TKL/735)

59. The Secretary reported that the application site (the Site) was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firms owning some land in Ta Kwu Ling.

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

61. The Committee noted that the applicant’s representative requested on 22.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

[The Chairman thanked Mr Tim T.Y. Fung, STP/STN, for his attendance to answer

Members' enquiries. He left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 21

Section 16 Application

[Open Meeting]

A/NE-KTS/525 Proposed Residential Development (Houses) and Minor Relaxation of Plot Ratio Restriction in “Residential (Group D)” Zone, Various Lots in D.D. 94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/525A)

63. The Committee noted that the applicant’s representative requested on 11.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

64. 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 22

Section 16 Application

[Open Meeting]

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

65. 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

66. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the applicants, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicants, is allowed on the site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicants, are allowed to/from the site at any time during the planning approval period;
- (d) no industrial workshop activities shall be carried out on the site at any time

during the planning approval period;

- (e) the existing trees on the site shall be maintained at all times during the planning approval period;
- (f) the existing drainage facilities on the site shall be properly maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period;
- (g) the existing traffic improvement measures to enhance pedestrian safety shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (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.”

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

69. Noting the site condition as shown on Plan A-3 was dry land and that shown on Plan A-4b of the Paper was with some water bodies, a Member asked whether there was existing wetland within the application site (the Site). In response, Mr C.K. Fung, STP/FSYLE, said that the site photos in Plan A-4b which showed some water patches were taken after rainy days. According to aerial photos taken in recent years and based on PlanD’s observation during site visits, the Site was a piece of vacant land covered with vegetation and there was no pond within the Site.

70. Noting that filling of land of 0.6m was proposed to be undertaken on almost the entire Site, a Member asked whether there would be drainage impact. In response, Mr C.K. Fung, STP/FSYLE, said that the Chief Engineer/Mainland North of Drainage Services Department and the Director of Environmental Protection had been consulted and they had no objection to the application, including the proposed filling of land from drainage and environmental perspectives. Approval conditions on the submission and implementation of drainage proposal and maintenance of the implemented drainage facilities on the Site were recommended.

Deliberation Session

71. The Committee noted that the Site was currently not subject to any active planning enforcement action, and the Director of Agriculture, Fisheries and Conservation had no adverse comment on the application from nature conservation perspective. The aerial photos taken in different years (1990, 2003, 2011, 2019, 2022) since the first interim development permission area plan (IDPA Plan) covering the Site was gazetted in 1990 showed that the Site did not include any pond.

72. A Member said that the Site and its surrounding areas used to form part of an agricultural wetland (buffalo fields), but it had been gradually destroyed by developments in recent years. While there was no pond within the Site, the Site still exhibited the characteristics of wet agricultural land according to the latest site photos on Plan A-4b of the Paper. Given the background of the Site, the Member did not support the application.

73. In response to a Member's enquiry about the definition of wetland, the Secretary said that 'Wetland Habitat', as defined under the Definitions of Terms Used in Statutory Plans, covered a wide range of habitat that was temporarily or permanently with water that was static or flowing. That definition was adapted from the definition of 'wetlands' under the Ramsar Convention.

74. Other Members considered that the application for a period of 3 years could be approved, taking account of the planning considerations and assessments as detailed in the Paper and that relevant approval conditions would be imposed. The Committee noted that to comply with the approval condition on reinstatement of the Site to an amenity area, the applicant would be required to remove all structures and filled materials upon expiry of the planning permission.

75. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, 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 planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.2.2024;

- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.5.2024;
- (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 25.2.2024;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (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;
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-KTN/937 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1222 S.B, 1224 S.C and 1225 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/937)

77. 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

78. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 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 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 25.2.2024;
- (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 25.2.2024;
- (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 25.5.2024;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the site to an amenity area, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 25

Section 16 Application

[Open Meeting]

A/YL-KTN/938 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1446 (Part), 1447 (Part) and 1448 (Part) in D.D. 107, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/938)

80. 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

81. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no recycling, cleansing, repairing, dismantling work nor other workshop activities, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.2.2024;
- (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 25.5.2024;

- (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 25.2.2024;
- (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 25.5.2024;
- (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, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-KTN/939 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/939)

83. 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

84. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no recycling, cleansing, repairing, dismantling work nor other workshop activities, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.2.2024;

- (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 25.5.2024;
- (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 25.2.2024;
- (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 25.5.2024;
- (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, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 27

Section 16 Application

[Open Meeting]

A/YL-KTN/940 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1354 (Part), 1356 (Part), 1373 (Part) and 1374 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/940)

86. 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

87. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 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, are 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 25.2.2024;
- (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 25.5.2024;

- (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 25.2.2024;
- (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 25.5.2024;
- (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, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-KTS/956 Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long
(RNTPC Paper No. A/YL-KTS/956A)

89. The Committee noted that the applicant’s representative requested on 16.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-KTS/967 Proposed Temporary Shop and Services (Vehicles, Caravans and Construction Materials Showroom) with Ancillary Office for a Period of 5 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lot 479 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/967)

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

Deliberation Session

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.8.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.2.2024;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.5.2024;
- (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 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 25.2.2024;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (g) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-KTS/968 Proposed Temporary Public Vehicle Park with Charging Device for a Period of 3 Years and Filling of Land in “Agriculture” and “Village Type Development” Zones, Lot 241 (Part) in D.D. 113, Cheung Po, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/968)

94. The Committee noted that the applicant requested on 9.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-KTS/970 Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone, Lots 565 (Part), 566 RP (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Kam Sheung Road, Yuen Long

(RNTPC Paper No. A/YL-KTS/970)

96. 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

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

“(a) no operation between 9:00 p.m. and 8:00 a.m., as proposed by the applicant,

is allowed on the site during the planning approval period;

- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (e) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-PH/943 Temporary Recyclable Collection Centre (Garment, Cloth and Waste Paper Collection Centre) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)” Zone, Lots 64 S.A, 73 S.B ss.4, 76 S.B RP and 77 RP in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/943A)

99. The Committee noted that the applicant’s representative requested on 4.8.2023 deferment of consideration of the application for two months so as to allow more time to

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

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

Section 16 Application

[Open Meeting]

A/YL-PH/945 Temporary Open Storage (Private Car and Vans Prior to Sale) for a Period of 3 Years in "Agriculture" Zone, Lot 1479 S.B in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/945A)

101. The Committee noted that the applicant requested on 16.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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. 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 34

Section 16 Application

[Open Meeting]

A/YL-PH/962 Proposed Temporary Storage of Vehicles and Auto Parts with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Residential (Group D)" Zone, Lot 115 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/962)

103. 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

104. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 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 medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (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 25.2.2024;
- (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 25.5.2024;
- (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 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 25.2.2024;
- (h) 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
- (i) if any of the above planning condition (d), (e) 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.”

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

Agenda Item 35

Section 16 Application

[Open Meeting]

A/YL-PH/963 Proposed Temporary Recyclable Collection Centre (Waste Metalware, Waste Paper and Cloth) with Ancillary Office for a Period of 5 Years and Filling of Land in “Residential (Group D)” Zone, Lots 68 (Part), 69 S.B (Part), 70 (Part) and 71 RP (Part) in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/963)

106. The Committee noted that the applicant’s representative requested on 4.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 36

Section 16 Application

[Open Meeting]

A/YL-PH/964 Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land in “Village Type Development” Zone, Lots 749 S.C, 750 S.B RP (Part) and 749 RP (Part) in D.D. 111, Sheung Che Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/964)

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

Deliberation Session

109. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, 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 25.2.2024;

- (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 25.5.2024;

- (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 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 25.2.2024;

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

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

Agenda Item 37

Section 16 Application

[Open Meeting]

A/YL-MP/337 Proposed Utility Installation for Private Project (Electricity Transformer Room) and Excavation of Land in “Village Type Development” and “Residential (Group D)” Zones, Lots 3235 S.B and 3235 RP (Part) in D.D. 104 and Adjoining Government Land, Chuk Yuen Tsuen, Yuen Long
(RNTPC Paper No. A/YL-MP/337A)

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

112. The Committee noted that the applicant had requested deferment of consideration of the application and Mr K.W. Leung had tendered an apology for not being able to attend the meeting.

113. The Committee noted that the applicant’s representative requested on 22.8.2023 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-MP/351 Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in "Open Space" Zone, Lot 2873 in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/351)

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

116. The Committee noted that Mr K.W. Leung had tendered an apology for not being able to attend the meeting.

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

Deliberation Session

118. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 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) the existing trees and vegetation on site shall be maintained at all times during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (e) the maintenance of existing drainage facilities on the site at all times during the planning approval period; and
- (f) 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.”

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-NSW/318 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and associated Filling of Land in “Village Type Development” Zone, Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104, Pok Wai, Yuen Long

(RNTPC Paper No. A/YL-NSW/318)

120. The Committee noted that the applicant’s representative requested on 21.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/319 Proposed Temporary Centralised Quarter for Imported Labour in Construction Sector until 31 October 2025 in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Conservation Area” Zones, Lots 2 (Part), 8 S.F (Part), 8 RP (Part), 14 S.B RP, 45 and 1740 S.A RP in DD. 107 and Adjoining Government Land, Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NSW/319)

122. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD), and King Garden Limited (which was a subsidiary of Sun Hung Kai Properties Limited (SHK) and Planet Universal Limited (which was a subsidiary of New World Development Company Limited (NWD) were the owners of the private lots at the application site (the Site). The following Members had declared interests on the item:

- Dr C.H. Hau
- being a member of the Urban Forestry and Diversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an honorary professional advisor of CEDD on wetland conservation and biodiversity enhancement associated with the development of New Territories North; conducting contract research projects with CEDD; and being an employee of the University of Hong Kong (HKU) and K11 Concept Limited of NWD had been sponsoring his student learning projects in HKU since 2009;

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win) and SHK was one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK; and
- Mr Vincent K.Y. Ho - having current business dealings with SHK and being a member of the Advisory Committee of New World Build for Good, which was founded by NWD.

123. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for not being able to attend the meeting. As the interests of Miss Winnie W.M. Ng and Dr Conrad T.C. Wong were indirect and Dr C. H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting. The Committee also noted that Ms Winnie W.M. Ng had not yet arrived at the meeting.

Presentation and Question Sessions

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

125. A Member raised the following questions:

- (a) whether the existing structures of the community isolation facility (CIF) would be retained and converted to the proposed temporary centralized quarter (CQ);
- (b) the expected duration of stay for the future residents of the proposed temporary CQ; and

- (c) whether there was provision of recreational facilities, open space and other supporting facilities within the proposed temporary CQ.

126. In response, Mr Anthony K.O. Luk, DPO/FSYLE, made the following main points:

- (a) the majority of existing structures, including over 2,000 units in the CIF would be preserved and converted to provide accommodation for the imported labour with essential supporting facilities. The Labour Importation Scheme for Construction Sector (the Scheme) was launched in 2023. The proposed temporary CQ was to provide accommodation for the imported labour under the Scheme and the first population intake was as early as October 2023;
- (b) the proposed temporary CQ would be managed by the Construction Industry Council (CIC) and the future residents' duration of stay might vary depending on their job nature, the length of their employment contracts and other market factors; and
- (c) the applicant had proposed supporting facilities including four canteens, shops, common pantries, dining rooms, multi-purpose rooms and common rooms to cater for the daily needs of future residents, as shown in Drawing A-1 of the Paper. Local open space, such as sitting-out area, of not less than 1 m² per person would also be provided within the Site. The applicant would be reminded to explore the possibility of providing active recreational facilities at the proposed temporary CQ for the residents' enjoyment. The imported labour was free to leave the proposed temporary CQ for activities outside.

127. Two Members, noting that a population of approximately 9,000 would be accommodated in the proposed temporary CQ with 2,300 units, considered the dense and monotonous layout to be highly undesirable. One of the Members said that the layout of the proposed temporary CQ should be improved by adding more greening elements and provision of additional recreational and supporting facilities to instil a sense of community.

In response, Mr Anthony K.O. Luk, DPO/FSYLE, explained that the proposed temporary CQ was a short-term measure to accommodate the imported labour under the Scheme. While it was estimated that a total of about 12,000 workers would be imported to support the construction sector of Hong Kong, the proposed temporary CQ could help accommodate 9,000 workers until October 2025. Some imported labour might also live in other quarters provided by their employers. The applicant would be advised to explore further improvements in the provision of ancillary facilities and open space.

128. In response to a Member's question on the workers' employment arrangement under the Scheme, Mr Anthony K.O. Luk, DPO/FSYLE, clarified that only the principal contractors of eligible works contracts, i.e. public sector construction works contracts with contract value no less than HK\$1 billion, might apply for importation quota under the Scheme. Subject to the importation quota of the relevant contractor(s) being approved, a worker might stay at the proposed temporary CQ during the project period of the eligible works contract, and if the worker was subsequently employed under another eligible works contract, it might be possible that the same worker would extend his/her stay at the proposed temporary CQ, subject to the arrangement of the new works contract.

[Miss Winnie W.M. Ng joined the meeting during the Question and Answer Session]

Deliberation Session

129. The Chairman recapitulated the policy background that the Government launched the Scheme to facilitate the importation of labour to alleviate the manpower shortage in the construction sector. The application was submitted to convert the former CIF to the proposed temporary CQ to fully utilize the existing resources in support of the Scheme. While the physical form of existing modular units at the Site and tight programme had constrained the design of the proposed temporary CQ, the applicant had proposed some common facilities and local open space of not less than 1m² per person to serve the future residents. The proposed temporary CQ had to be ready to receive the imported labour very soon. The planning permission was sought on a temporary basis up to 31.10.2025, instead of the normal period of three years.

130. All Members supported the application as there was an imminent need to provide

accommodation for imported labour under the Scheme, however, they shared a similar view that the living condition of future residents in the proposed temporary CQ should be improved to meet a reasonable standard. Members suggested that (i) more greening, for example trees and planters, could be provided to create a more pleasant environment; (ii) the number of domestic structures might be slightly reduced to relieve the crowdedness, and (iii) the location and number of common facilities could be further optimized; (iv) the hygiene condition of concentrating the toilets and shower facilities should be carefully considered; and (v) more recreational facilities, such as ball courts, should be provided.

131. Noting that the future residents would be served by about 100 coaches during the morning peak hours, a Member considered that the transportation arrangement should be further reviewed to ensure the commuting needs of the 9,000 residents were adequately addressed. A Member said that the transportation needs of the residents during weekends/public holidays should also be considered. The Committee noted that the operator of the temporary CQ had proposed to arrange scheduled coach services to major transport facilities, for example railway stations, during public holidays, and the Transport Department had no adverse comments on the Traffic Impact Assessment submitted by the applicant.

132. The Chairman concluded that while Members had comments and suggestions on a few aspects including layout design, facility provisions, and transport services, Members generally considered the application should be approved as there was imminent need for the importation of labour for the construction sector and the provision of accommodation for the imported labour. PlanD would further liaise with the applicant, i.e. CEDD to explore further design improvements of the proposed temporary CQ taking account of the Committee's views. The Committee agreed to include an additional advisory clause to remind the applicant to note Members' views on the provision of more greening, open space and recreational facilities and to carefully consider the transport arrangement (including that during weekends/public holidays) and the overall management of the proposed temporary CQ.

133. 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 on a temporary basis until 31.10.2025. The permission was 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 on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024;
- (d) in relation to (c) above, the implementation of the fire service installations proposal before the occupation of the proposed development to the satisfaction of the Director of Fire Services or of the TPB;
- (e) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (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; and
- (g) if the above planning condition (d) is not complied with, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

- “(a) to note Members’ views on the provision of more greening, open space and recreational facilities and to carefully consider the transport arrangement (including on weekends/public holidays) and the overall management of the proposed temporary centralised quarter.”

Agenda Item 41

Section 16 Application

[Open Meeting]

A/YL-NTM/459 Temporary Place of Recreation, Sports or Culture (Hobby Farm), Shop and Services and Education Centre for a Period of 3 Years in “Open Storage” and “Green Belt” Zones, Various Lots in D.D. 102 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/459A)

135. The Committee noted that the applicants’ representative requested on 21.8.2023 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to departmental comments.

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

Agenda Item 42

Section 16 Application

[Open Meeting]

A/YL-NTM/464 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years and associated Filling of Land in “Green Belt” Zone, Lots 2161 and 2163 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/464)

137. The Committee noted that the applicant requested on 18.8.2023 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 43

Section 16 Application

[Open Meeting]

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

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

Deliberation Session

140. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the provision of 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 6.10.2023;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (e) 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 25.11.2023;
- (f) in relation to (e) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

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

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

Agenda Item 44

Section 16 Application

[Open Meeting]

A/YL-ST/654 Proposed Temporary Shop and Services (Convenience Store) for a Period of 5 Years in “Village Type Development” Zone, Lot 76 in D.D. 96, Pun Uk Tsuen, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/654)

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

Deliberation Session

143. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.8.2028, 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 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 25.2.2024;

- (b) in relation to (a) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.2.2024;
- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.5.2024;
- (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) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 45

Section 16 Application

[Open Meeting]

A/YL-SK/349 Proposed Temporary Public Vehicle Park with Electric Charging Device for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 631 RP in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/349)

145. The Committee noted that the applicant requested on 9.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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.

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

Tuen Mun and Yuen Long West District

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

Agenda Item 46

Section 16 Application

[Open Meeting]

A/YL-TT/599 Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years in “Village Type Development” Zone, Lots 1187 S.O (Part), 1187 S.Q (Part) and 1187 S.R (Part) in D.D. 117 and Adjoining Government Land, Shap Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-TT/599)

147. 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

148. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.9.2023 until 1.9.2026, 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 fire service installations implemented on the site shall be maintained in an efficient working order at all times during the planning approval period; and

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

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

Agenda Item 47

Section 16 Application

[Open Meeting]

A/YL-TT/600 Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 2270 S.A (Part), 2273 (Part), 2274 (Part) and 2275 in D.D. 118 and Adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long

(RNTPC Paper No. A/YL-TT/600)

150. 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

151. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.9.2023 to 1.9.2026, 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 2.12.2023;

- (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.”

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

Agenda Item 48

Section 16 Application

[Open Meeting]

A/YL/303

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat and Proposed Shop and Services Uses in “Residential (Group B)” Zone and an area shown as ‘Road’, Lots 4614 and 4615 RP in D.D. 116, Lots 1753 S.B ss.3 (Part), 1753 S.B RP (Part), 1756 S.A (Part), 1756 RP (Part), 1757, 1758 RP and 1760 RP in D.D. 120, and Adjoining Government Land, Tai Kei Leng, Yuen Long
(RNTPC Paper No. A/YL/303)

153. The Secretary reported that the application was submitted by Onfine Development Limited, Gainbo Limited, Waygent Investment Limited and Magic Sign Limited. Onfine Development Limited and Gainbo Limited were subsidiaries of Henderson Land Development Company Limited (HLD), and Waygent Investment Limited and Magic Sign Limited were subsidiaries of New World Development Company Limited (NWD). The following Members had declared interests on the item:

Mr Stephen L.H. Liu - being a former member of the Council of the
(*the Vice-chairman*) Hong Kong Polytechnic University which had
obtained sponsorship from HLD before;

- Mr Vincent K.Y. Ho - having current business dealings with HLD and being a member of the Advisory Committee of New World Build for Good, which was founded by NWD; and
- Dr C.H. Hau - having past business dealings with HLD and being an employee of the University of Hong Kong (HKU) which had received a donation from a family member of the Chairman of HLD before; and K11 Concept Limited of NWD had been sponsoring his student learning projects in HKU since 2009.

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

155. The Committee noted that the applicants requested on 16.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicants requested deferment of the application. Since the last deferment, the applicants had submitted further information in response to departmental comments.

156. After deliberation, the Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the applicants. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicants. If the further information submitted by the applicants was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicants 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 49

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

158. In response to a Member’s questions, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of Drawing A-1 of the Paper, said that the proposed structures B2, B5, B6, B7 and B9 were for washroom use. According to the applicant, septic tank would be used for wastewater collection and treatment at the application site (the Site) in accordance with the requirements of the Environmental Protection Department’s relevant Practice Note for Professional Person.

159. A Member asked whether the Site was currently used as a car camping site. In response, Mr Eric C.Y. Chiu, STP/TMYLW, said that there were some vacant temporary structures but no camping activities were seen on the Site during the site visits conducted by PlanD.

Deliberation Session

160. The Chairman remarked that the application was for proposed temporary place of recreation, sports or culture (hobby farm and barbecue site) and holiday camp with ancillary facilities for a period of three years, and regularization of the filling of land (of 2,575m²) which had been carried out at the Site. The Site was largely formed and land filling/site formation on part of the Site had been carried out before the first Ha Tsuen Interim Development Permission Area Plan was gazetted on 17.8.1990. Should the Committee decide to approve the application, an approval condition requiring the reinstatement of the Site to an amenity area upon expiry of the planning permission would be imposed.

161. While having no objection to the application, a Member asked whether camper van/caravan could be permitted under the use term 'Holiday Camp'. The Chairman said the Committee should consider the current application according to the proposal submitted by the applicant, i.e. tent camping for the proposed 'holiday camp' use. Should the application be approved, the planning permission would cover the proposed use/development as submitted by the applicant. Enforcement actions might be taken if unauthorized development was founded.

162. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no public announcement system or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the site during the planning approval period;
- (b) no medium or heavy goods vehicle exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, is allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at all times during the planning approval period;
- (c) 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 25.2.2024;

- (d) in relation to (c) 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 25.5.2024;
- (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 the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024;
- (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 25.5.2024;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 50

Section 16 Application

[Open Meeting]

A/YL-LFS/480 Proposed Temporary Public Vehicle Park (Private Cars) and Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lots 2816 and 2876 RP (Part) in D.D. 129, Sha Kong Wai, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/480)

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

Deliberation Session

165. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.8.2028, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;

- (c) no car washing, vehicle repairing or any workshop activity is allowed on the site at any time during the planning approval period;

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

- (e) the submission of 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 25.11.2023;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024;
- (g) in relation to condition (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 51

Section 16 Application

[Open Meeting]

A/YL-PS/693 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lots 446 (Part) and 447 (Part) in
D.D. 122, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/693)

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

Deliberation Session

168. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, 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 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 25.2.2024;
- (b) in relation to (a) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.2.2024;
- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months to the satisfaction of the Director of Drainage Services or of the TPB by 25.5.2024;
- (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) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied

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

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

Agenda Item 52

Section 16 Application

[Open Meeting]

A/YL-TYST/1230 Temporary Open Storage of Metalware for Recycling for a Period of 3 Years in “Undetermined” Zone, Lots 1546 (Part) and 1549 (Part) in D.D. 119 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-TYST/1230)

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

Deliberation Session

171. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, 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 repairing, dismantling or other workshop activities, as proposed by the applicant, are 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 25.2.2024;
- (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 25.5.2024;
- (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 6.10.2023;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (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; and
- (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.”

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

set out at Appendix V of the Paper.

Agenda Item 53

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1232 Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1279 S.A (Part), 1298 (Part) and 1301 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1232)

Presentation and Question Sessions

173. With the aid of some plans, Mr Alexander W.Y. Mak, 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.

174. Members had no question on the application.

Deliberation Session

175. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of 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 25.11.2023;

- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (e) 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
- (f) if any of the above planning condition (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

176. 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/HSK/472 Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group A) 2” and “Open Space” Zones and area shown as ‘Road’, Lots 107 (Part), 110 (Part) and 115 S.A (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/472)

177. 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

178. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.8.2026, 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 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 25.11.2023;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a 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 25.2.2024;
- (d) in relation to (c) above, the implementation of the revised fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 55

Section 16 Application

[Open Meeting]

A/HSK/473 Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group A) 3” and “Residential (Group A) 4” Zones and area shown as ‘Road’, Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/473)

180. The Committee noted that the applicant’s representative requested on 17.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 56

Section 16 Application

[Open Meeting]

A/HSK/475 Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lot 1580 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/475)

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

Deliberation Session

183. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.8.2028, 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 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 25.2.2024;

- (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 25.5.2024;

- (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 25.2.2024;

- (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 25.5.2024;

- (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.”

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

Agenda Item 57

Section 16 Application

[Open Meeting]

A/HSK/476 Temporary Logistics Centre for a Period of 3 Years in “Other Specified Uses” annotated “Logistics Facility” and “Other Specified Uses” annotated “Sewage Treatment Works” Zones and area shown as ‘Road’, Lots 1454 RP (Part), 1457 RP (Part), 1458 RP (Part), 1459 S.A (Part), 1459 RP (Part), 1460 (Part), 1461 (Part), 1462 (Part), 1463 (Part), 1464 (Part), 1465 (Part) and 1466 (Part) in D.D.125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/476)

185. The Committee noted that the applicant’s representative requested on 15.8.2023 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

[The Chairman thanked Mr Eric C.Y. Chiu and Mr Alexander W.Y. Mak, STPs/TMYLW, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 58

Any Other Business

187. There being no other business, the meeting was closed at 4:35 p.m..