

TOWN PLANNING BOARD

Minutes of 672nd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 28.5.2021

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Y.S. Wong

Chief Traffic Engineer/New Territories East,
Transport Department
Mr Ken K.K. Yip

Chief Engineer (Works), Home Affairs Department
Mr Gavin C.T. Tse

Principal Environmental Protection Officer (Strategic Assessment),
Environmental Protection Department
Mr Stanley C.F. Lau

Assistant Director/Regional 3,
Lands Department
Mr Alan K.L. Lo

Deputy Director of Planning/District
Miss Fiona S.Y. Lung

Secretary

Absent with Apologies

Mr Ricky W.Y. Yu

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Caroline T.Y. Tang

Town Planner/Town Planning Board
Mr Ryan C.K. Ho

Opening Remarks

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

Confirmation of the Draft Minutes of the 671st RNTPC Meeting held on 14.5.2021

[Open Meeting]

2. The draft minutes of the 671st RNTPC meeting held on 14.5.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

General

[Ms Donna Y.P. Tam, Ms Jessica H.F. Chu, Mr Anthony K.O. Luk, Mr Kepler S.Y. Yuen and Mr Derek P.K. Tse, District Planning Officers (DPOs), and Ms Vivian W.M. Tsang, Senior Town Planner/New Territories District Planning Division Headquarters (STP/NTHQ), were invited to the meeting at this point.]

Agenda Item 3

[Open Meeting]

Review of Sites Designated “Comprehensive Development Area” on Statutory Plans in the New Territories for the Years 2019/2021

(RNTPC Paper No. 5/21)

Presentation and Question Sessions

4. With the aid of a PowerPoint presentation, Ms Vivian W.M. Tsang, STP/NTHQ, introduced the background of the review of “Comprehensive Development Area” (“CDA”) sites. According to the Town Planning Board Guidelines No. 17A, a review of the “CDA” sites designated for more than three years should be conducted on a biennial basis to assist the Committee to monitor the progress of “CDA” developments. The last “CDA” review was conducted in 2019. Ms Tsang further presented the results of the latest review on “CDA” sites in the New Territories as detailed in the Paper and made the following main points:

- (a) as at the end of March 2021, there were a total of 60 “CDA” sites in the New Territories, including one site designated “CDA” for less than three years. The current review had examined 59 sites which had been designated “CDA” for more than three years;

“CDA” Sites with No Approved Master Layout Plan (MLP)

- (b) a total of 19 “CDA” sites had no approved MLP, and 10 of them were proposed for retention. Nine sites were subject to review on the zoning,

site boundary and/or development intensity. They included (i) Lok On Pai Ex-desalting Plants, Tuen Mun (NTW 9); (ii) South of Tam Mei Barracks (NTW 17); (iii) East of Sheung Chuk Yuen (NTW 18); (iv) Tan Kwai Tsuen Road, Yuen Long (NTW 21); (v) Long Ha, Kam Tin (NTW 40); (vi) Southeast of Tong Fong Tsuen and West of Ping Ha Road, Ping Shan (NTW 43); and (vii) to (ix) three sites bounded by Long Tin Road, Long Ping Road and West Rail Viaduct (NTW 50, NTW 51 and NTW 52). Justifications for retention of the 10 sites and details of the nine sites to be reviewed were set out in Appendices I and II of the Paper respectively;

“CDA” Sites with Approved MLP

- (c) a total of 40 “CDA” sites had approved MLP. Among them, 26 “CDA” sites were proposed for retention to ensure proper implementation in accordance with the approved MLPs and approval conditions. Justifications for retention of the 26 sites were set out in Appendix III of the Paper;
- (d) there were nine “CDA” sites previously agreed by the Committee for rezoning to appropriate zonings to reflect their as-built conditions when opportunity arose. The current progress of rezoning of the nine “CDA” sites were set out in Appendix IV of the Paper; and
- (e) as the development in five sites had been completed, it was proposed to rezone them to appropriate zonings to reflect their as-built conditions and approved uses subject to full compliance with the approval conditions (if applicable) when opportunity arose. They included the comprehensive residential developments (i) in Area 115, Tin Shui Wai (NTW 37); (ii) to the south of West Rail Tin Shui Wai Station (NTW 38); (iii) to the south of West Rail Long Ping Station, Yuen Long New Town Area 2 (YL 3); (iv) at the southwestern part of Whitehead Headland, Ma On Shan (MOS 3); and (v) at the southeastern part of Whitehead Headland, Ma On Shan (MOS 4). Justifications for rezoning these sites were set out in Appendix V of the Paper.

5. A Member asked about the rezoning proposals for the five “CDA” sites with completed developments. In response, Mr Kepler S.Y. Yuen and Ms Jessica H.F. Chu, DPOs, said that the five “CDA” sites were located in Yuen Long and Ma On Shan and they would be rezoned to appropriate zonings, e.g. residential, with relevant development restrictions/requirements to reflect their as-built conditions. Should the Committee agree in-principle to the proposed rezoning of the five “CDA” sites, the relevant zoning amendments would be submitted to the Committee for consideration in due course.

6. In response to a Member’s enquiry on the general planning control of the “CDA” zoning, the Chairman said that a planning brief would usually be prepared by the Planning Department to guide the development of the “CDA” site, which would specify the development parameters and detailed planning requirements, including the provision of government/institution/community facilities, transport facilities, open space, and the need to undertake various technical assessments and the provision of the relevant mitigation measure. Development within the “CDA” zone would require planning permission from the Town Planning Board in the form of a MLP to ensure appropriate control on the overall scale and design of the development. Upon completion of the development in a “CDA” site, the concerned site would be rezoned to an appropriate zoning such that any subsequent minor changes to the development would not require the submission of MLP.

7. In response to a Member’s enquiry, Ms Vivian W.M. Tsang, STP/NTHQ, said that there were a total of 60 “CDA” sites in the New Territories, including one site designated “CDA” for less than three year.

8. After deliberation, the Committee decided to:

- “(a) note the findings of the review of the sites designated “Comprehensive Development Area” (“CDA”) on statutory plans in the New Territories;
- (b) agree to the proposed retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.1 and detailed at Appendices I and III of the Paper;
- (c) note the sites which are subject to review mentioned in paragraph 4.1.3 and

detailed at Appendix II of the Paper;

- (d) note the agreement of the Committee to rezone the sites mentioned in paragraph 4.2.2 and detailed at Appendix IV of the Paper; and
- (e) agree to the proposed rezoning of the sites mentioned in paragraph 4.2.3 and detailed at Appendix V of the Paper.”

[The Chairman thanked Ms Donna Y.P. Tam, Ms Jessica H.F. Chu, Mr Anthony K.O. Luk, Mr Kepler S.Y. Yuen and Mr Derek P.K. Tse, DPOs, and Ms Vivian W.M. Tsang, STP/NTHQ, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

[Mr K.W. Leung joined the meeting at this point.]

Sai Kung and Islands District

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/SK-CWBN/10 Application for Amendment to the Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6, To rezone the application site from “Green Belt” to “Government, Institution or Community (7)” and amend the Notes of the Zone applicable to the site, Various Lots in D.D. 229 and Adjoining Government Land, Clear Water Bay, Sai Kung
(RNTPC Paper No. Y/SK-CWBN/10B)

9. The Secretary reported that Ronald Lu & Partners (Hong Kong) Limited (RLP) and Ove Arup & Partners Hong Kong Limited (ARUP) were two of the consultants of the applicants. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with RLP and ARUP.

10. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

PlanD

- | | |
|----------------------|---|
| Ms Donna Y.P. Tam | - District Planning Officer/Sai Kung and Islands (DPO/SKIs) |
| Ms W.H. Ho | - Senior Town Planner/Sai Kung and Islands (STP/SKIs) |
| Ms Melissa C.H. Kwan | - Assistant Town Planner/Sai Kung and Islands |

Applicants' Representatives

The Shaw Foundation Hong Kong Limited

Mr Tony T.N. Chan
Ms Irene Y.L. Wong
Professor Bernard Suen

The Hong Kong X Foundation Limited

Professor Chen Guan Hua

KTA Planning Limited

Mr David Fok
Mr Howard Tang

ADI Limited

Ms Elsa Kwong

Fulland Consultants Limited

Mr Leslie Leung

MVA Hong Kong Limited

Mr Alan Pun

Ove Arup & Partners Hong Kong Limited

Ms Yuvi Luo

Ronald Lu & Partners (HK) Limited

Mr Andy Leung

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

13. With the aid of a PowerPoint presentation, Ms W.H. Ho, STP/SKIs, presented the application and covered the following aspects as detailed in the Paper:

- (a) background of the application;
- (b) the proposed rezoning of the application site (the Site) from "Green Belt" ("GB") to "Government, Institution or Community (7)" ("G/IC(7)") on the approved Clear Water Bay Peninsular North Outline Zoning Plan (OZP) No. S/SK-CWBN/6 to facilitate a proposed Science, Technology, Engineering, Arts and Mathematics and Innovation Secondary School (the STEAM School) development at the Site;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication periods, a total of 282 public comments were received, with 105 supporting comments from individuals, and 158 objecting comments and 19 comments raising concerns from Sai Kung District Council members, a Hang Hau Rural Committee member, Mount Pavilia Owners' Committee, English School Foundation, Bluet Garden Limited, Kadoorie Farm and Botanic Garden Corporation, Hong Kong Bird Watching Society and individuals. Major views were set out in paragraph 9 of the Paper; and

- (e) PlanD's views – PlanD had no in-principle objection to the application based on the assessments set out in paragraph 10 of the Paper. The Secretary for Education (SED) and the Secretary for Innovation and Technology (S for IT) had given policy support to the application. The proposed use was not incompatible with the surrounding uses including clusters of educational establishments. The proposed STEAM School with its development density was considered not unreasonable and the proposed building heights of 148mPD to 156mPD were not incompatible with the existing/committed developments in the surrounding areas and significant adverse visual impact was not anticipated. According to the Traffic Impact Assessment (TIA) submitted by the applicants, the proposed STEAM School would not result in adverse traffic impact. Various traffic improvement measures were proposed, including widening of a section of Clear Water Bay (CWB) Road southbound, adoption of a mandatory school bus policy and staggered school schedule, and provision of additional internal transport facilities. Landscape treatments including tree planting, screen planting, edge planting on building façade, green roofs with lawn areas, sitting-out areas, etc. were also proposed. Concerned government departments had no objection to or no adverse comment on the application. Should the application be approved, the applicants would submit revised technical assessments to the satisfaction of relevant government departments at a later stage. Subject to the agreement of the land authority, such requirements would be incorporated in the lease conditions at the land exchange stage where appropriate. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

14. The Chairman then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation, Messrs Tony T.N. Chan, David Fok and Andy Leung, the applicants' representatives, made the following main points:

- (a) the Shaw Foundation Hong Kong Limited was established in 1973 as a charitable institution, which was exempted from tax under section 88 of the Inland Revenue Ordinance. It had dedicated to the promotion of education,

medical services and arts, etc.;

- (b) the concept of developing the STEAM School was to address the decline in enthusiasm for science, technology, engineering, mathematics and innovation related subjects by local students. The proposed STEAM School would be the first fully integrated STEAM secondary school in Hong Kong under a tailor-made International Baccalaureate (IB) diploma programme, and at least 50% of the students would be from the local families;
- (c) the proposed STEAM School had formed partnerships with relevant innovation, science and technology industries and institutions in Hong Kong, the Greater Bay Area and internationally;
- (d) the Site was an ideal location for the proposed STEAM School. It was located in close proximity to the Hong Kong University of Science and Technology (HKUST), which could facilitate the collaboration works. The proposed STEAM School would contribute to the community in that the major event spaces and facilities would be open to the community and local schools where appropriate;
- (e) the building layout of the proposed STEAM School was sensibly designed to ensure that it was visually compatible with the surrounding context. Major school facilities requiring large development footprints were proposed at lower ground levels and a stepped building height profile was adopted. The development could blend in with the existing topography and the building edge could be softened by the peripheral, edge and roof greening; and
- (f) various technical assessments had been conducted to demonstrate that the proposed STEAM School was feasible and would not result in insurmountable impacts.

15. Some Members raised the following questions to PlanD's representatives:

- (a) details of the three previously rejected applications concerning the Site;
- (b) any similar applications to rezone “GB” for proposed school development;
- (c) whether the Site was suitable to be rezoned for residential development;
and
- (d) whether the concerned “GB” zone should be preserved as a buffer area between the residential developments and educational establishments, and whether there was any impact on the integrity of the “GB” zone on the OZP should the application be approved.

16. In response, Ms Donna Y.P. Tam, DPO/SKIs, made the following main points:

- (a) there was no previous s.12A rezoning application in respect of the Site, whilst part of the Site was the subject of three previous s.16 applications (No. A/SK-CWBN/13, 19 and 38), with the former two for proposed holiday camp and/or education centre and filling of land, and the latter for proposed filling/excavation of land for permitted agricultural use with ancillary agricultural sheds and emergency vehicular access. These applications were considered under the “GB” zoning and the relevant Town Planning Board Guidelines. All of them were rejected by the Committee/the Board on review mainly on the grounds that there were no strong planning justifications for a departure from the planning intention of the “GB” zone, and the proposed development did not comply with the Town Planning Board Guidelines No. 10 in that adverse landscape impact would be generated. The current application, on the other hand, was a s.12A application for rezoning of the Site from “GB” to “G/IC(7)”, which was supported by relevant Bureaux and the concerned government departments had no adverse comment on the application with technical assessments submitted to demonstrate technical feasibility and address potential impacts;
- (b) there was no similar application to rezone vacant “GB” site for proposed

school development in the Sai Kung area. That said, reviews of “GB” sites had been conducted by PlanD to identify suitable sites for residential and/or Government, Institution and Community (GIC) developments. Suitable zoning amendments had been/would be submitted to the Committee for consideration as appropriate;

- (c) in terms of land use compatibility, low to medium-rise residential developments were found to the north and south of the Site while clusters of GIC facilities (i.e. HKUST and Clearwater Bay School) were located to the east and northeast. While residential use was considered compatible with the surrounding land uses, technical assessments in particular on traffic and noise impacts would be required for any proposed residential development to ascertain its feasibility; and
- (d) the subject “GB” zone served as a buffer between HKUST and other developments and CWB Road, as well as an amenity area separating developments from the roads. With the proposed development, while the buffering effect of the Site might be affected, the applicants had proposed various landscape treatments, including tree and shrub planting as well as landscape planting along CWB Road, to mitigate the landscape impact and improve the overall landscape quality on which the Chief Town Planner/Urban Design and Landscape of PlanD had no adverse comment. The Site, covering an area of about 1.8 ha, only accounted for about 5% of the total 35.4 ha of the “GB” zone on the OZP. Besides, a large piece of “GB” zone was located to the southwest and west of the Site across CWB Road on the Tseung Kwan O OZP. The sub-urban and institutional landscape character of the area could still be generally maintained should the application be approved.

17. Some Members raised the following questions to the applicants’ representatives:

The Proposal

- (a) as only about 50% of the proposed school were local students, whether any accommodation would be provided at the Site for the non-local students;

- (b) details of the proposed collaboration work with HKUST and other primary/secondary schools;
- (c) what facilities would be open to the public, and the approximate school fee;

Technical Aspects

- (d) noting that a comprehensive development for residential, commercial and residential institution uses at the Former Shaw Studio Compound to the further southeast of the Site was approved by the Committee, whether the proposed development would worsen the traffic condition in the area;
- (e) any mitigation measures to address the flooding risk at the Site;
- (f) noting that there were graves within the Site, how the interface issue could be resolved;
- (g) according to the landscape proposal, 105 new trees and 284 tree whips for compensatory planting were proposed within the Site. Although the minimum compensatory tree planting ratio of 1:1 in terms of quantity could be achieved, the quality of the replanted trees would likely be affected. Since the Site was sizable to provide more greening opportunities, whether the compensatory tree planting ratio could be increased and whether more *Aquilaria sinensis* could be planted within the Site. In addition, noting that the three *Aquilaria sinensis* affected by the proposed road improvement works would be transplanted to new planting area along CWB Road, whether those trees could be transplanted within the campus for better protection in view of their ecological and economic value;

Others

- (h) noting that there were public comments raising concern on the need for the proposed STEAM School in view of the declining birth rate and increasing number of students studying abroad resulting in an increase in vacant places in the international schools as well as vacant school premises in Hong Kong,

and adverse comments from the adjoining educational institute (i.e. English Schools Foundation), what the responses from the applicants were; and

- (i) whether any alternative sites for the proposed school development had been explored.

18. In response, Messrs Tony T.N. Chan, Alan Pun, David Fok and Andy Leung, Professor Bernard Suen, Professor Chen Guan Hua, Ms Elsa Kwong and Ms Yuvi Luo, the applicants' representatives, made the following main points:

The Proposal

- (a) it was expected that a majority of the students would come from local families. On-site student accommodation might not be provided due to lease restrictions. The applicants were identifying suitable sites in the vicinity of the Site for provision of student accommodation;
- (b) the applicants would invite HKUST's academic staff to provide lectures and workshops for students of the STEAM School, who would also be able to use the laboratories of HKUST to conduct research. The proposed STEAM School would also organise STEAM related events/activities including public seminars, innovation festivals and competitions in collaboration with other local schools. Besides, job opportunities would be provided for HKUST's graduates in delivering STEAM education;
- (c) during consultation with the relevant District Council and Rural Committee, it was noted that there were public expectations for the proposed STEAM School to open up various facilities to the community. In response to their request, some school facilities, such as STEAM facilities, gymnasium, aquatics centre and auditorium, would be open to the community where appropriate. As for the school fee, it had not been decided yet;

Technical Aspects

- (d) a mandatory school bus policy during normal school days would be enforced to minimise the adverse traffic impact on the area. In order to

stay away from the morning and evening traffic peaks at CWB Road, a staggered school schedule was proposed. Furthermore, a section of CWB Road southbound was proposed to be widened to cater for the additional traffic flows. Adequate parking spaces and lay-bys would also be provided within the Site to avoid creating traffic queue on CWB Road. The TIA submitted had already taken into account traffic generated from the adjoining developments, including the comprehensive development at the Former Shaw Studio Compound, up to 2026;

- (e) as the base level of the proposed development might be lower than the highest groundwater level, the Site would be vulnerable to flooding. A Drainage Impact Assessment had been carried out for the proposed development and a further review of the data would be conducted to examine the flooding susceptibility of the Site. The proposed development would have its own drainage system to collect surface runoff for discharging via the proposed drainage connection. With the implementation of appropriate mitigation measures, the flooding risk at the Site could be addressed;
- (f) three graves were found at the Site and only one of them contained tombstone. The applicants would further liaise with the affected descendants to explore the possibility of relocating the graves. In any case, as all the existing graves were located at the peripheral areas of the Site, a right of way would be maintained for the respective grave-sweeping activities;
- (g) for the planting proposal, a combination of Hong Kong Native Tree Species and Ornamental trees and broad leaf trees were proposed to enhance the variety of plant species and landscape amenity of the Site. Regarding the suggestions including increasing the compensatory tree planting ratio, planting of more *Aquilaria sinensis*, identifying a more suitable location for transplanting of *Aquilaria sinensis* and refinements to the landscape proposal, they could be considered at the detailed design stage to the satisfaction of relevant government departments;

Others

- (h) the vacancy situation in schools was not directly related to STEAM School proposal. In fact, the proposed STEAM School would be the first fully integrated STEAM School in Hong Kong. Currently, there were primary schools offering successful STEM education. The proposal could fill up the gap in secondary school to ensure that the future graduates would be empowered and well prepared for continuing their education in the university, which could contribute to the Information & Technology (I&T) development in Hong Kong in the long run. In general, the proposal was welcomed by the adjoining schools and the Sai Kung District School Heads Association. The applicants had also committed to sharing some school facilities with the adjoining schools as far as practicable; and
- (i) a territory-wide site search had been conducted by the applicants but no other suitable site could be identified. In particular, the Site was an ideal location for the proposed STEAM School as it was in close proximity to HKUST which could facilitate collaboration work. The proposed STEAM School had a site area of 1.8ha and a gross floor area of about 32,000m², which was considered appropriate in the Hong Kong context with reference to international experience.

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

Deliberation Session

20. The Chairman recapitulated the statutory procedure in processing a s.12A rezoning application and the subsequent OZP amendment procedure. Members noted that SED and S for IT had given policy support to the application, the proposed use and its development intensity were considered not incompatible with the surrounding developments,

relevant technical assessments had been conducted and concerned government departments had no objection to or no adverse comment on the application. Members also noted that the planning considerations for the current s.12A application for a rezoning proposal were different from those for the previously rejected s.16 applications. Members were invited to express views on whether it was appropriate to rezone the Site for “G/IC” to facilitate the proposed STEAM School development.

21. The majority of Members supported the application as the proposed STEAM School could nurture I&T talents while encouraging innovation and creativity, which could contribute to the I&T development in the long run and increase the competitiveness of the Hong Kong students. Two Members expressed reservation on the proposal as the STEAM elements had already formed part of the main stream education and cast doubt on the need for such school, particularly when the Site formed part of the “GB” zone on the OZP.

22. A Member considered that the Site might be more suitable for residential development as compared to other “GB” sites proposed to be rezoned for residential use. Besides, there were vacant school premises (VSP) sites available for school development. Moreover, should the Committee agree to the rezoning application, the tree compensation proposal for the proposed development should be enhanced. In response, the Chairman said that the Site mainly involved private land, and if public housing development was pursued, resumption of private land by the Government would be required. Nevertheless, high-density public housing development at the Site might not be compatible with the surrounding environment. As for low to medium-density private residential development, it was up to the private initiative, and even if it was proposed, there were still concerns on the traffic, environmental, infrastructural as well as other site/technical constraints which should be subject to assessment on technical feasibility. For the VSP sites, it should be noted that they were generally located in a remote area and a site area of about 6,000m² was insufficient to accommodate the proposed STEAM School.

23. The Chairman concluded that the majority of Members were generally in support of the rezoning application. The concern of a Member on the tree compensation proposal could be dealt with at the subsequent OZP amendment stage. PlanD would take account of Members’ comments in preparing the proposed Notes and Explanatory Statement of the OZP for Members’ agreement before gazetting the amendments to the Clear Water Bay Peninsular

North OZP.

24. After deliberation, the Committee decided to agree to the application for rezoning the Site from “Green Belt” to “Government, Institution or Community (7)” with stipulation of appropriate development restrictions and requirements. PlanD, in consultation with relevant government bureaux/departments, would work out the proposed amendments to the Outline Zoning Plan, as appropriate. Amendments to the approved Clear Water Bay Peninsular North Outline Zoning Plan No. S/SK-CWBN/6 would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Sha Tin, Tai Po and North District

Agenda Item 5

Section 12A Application

[Open Meeting]

Y/ST/44 Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34, To rezone the application site from “Village Type Development” to “Other Specified Uses” annotated “Columbarium (1)”, Lots 35, 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP, 624, 676, 699 and 832 (Part) in D.D. 176, Wo Liu Hang Village, Fo Tan, Sha Tin
(RNTPC Paper No. Y/ST/44B)

25. The Secretary reported that the application was for columbarium use. Grand Step International Limited (GSI) was one of the applicants. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with GSI and being the legal advisor of the Private Columbaria Licensing Board (PCLB).

26. The Committee noted that the applicants had requested deferment of consideration of the application. As the interest of Mr K.K. Cheung with regard to his firm being the legal advisor of PCLB was indirect and he had no involvement in the application, the Committee agreed that he could stay in the meeting.

27. The Committee noted that the applicants’ representative requested on 14.5.2021

deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicants requested deferment of the application. Since the last deferment, the applicants had submitted further information including revised Traffic Impact Assessment and responses to departmental comments.

28. 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 three 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 third deferment and a total of six months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted.

Sai Kung and Islands District

[Ms Donna Y.P. Tam, District Planning Officer/Sai Kung and Islands (DPO/SKIs), and Mr Kenneth C.K. Yeung, Senior Town Planner/Sai Kung and Islands (STP/SKIs), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting]

A/SK-CWBN/65 Proposed Public Utility Installation (Underground Cable) and
Excavation of Land in "Conservation Area" Zone, Government Land in
D.D. 238, Clear Water Bay, Sai Kung
(RNTPC Paper No. A/SK-CWBN/65)

29. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited which was a subsidiary of CLP Holdings Limited (CLP), and Kum Shing (K.F.) Construction Company Limited (KS) was the consultant of the applicant. The following Members had declared interests on the item:

Dr Jeanne C.Y. Ng - being the Director of CLP Research Institute of CLP;

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

Mr K.K. Cheung - his firm having current business dealings with CLP and KS.

30. The Committee noted that the applicant had requested deferment of consideration of the application. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

31. The Committee noted that the applicant's representative requested on 21.5.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/168 Proposed Social Welfare Facility (Drug Rehabilitation Centre) with associated Utility Installation in “Green Belt” Zone, Short Term Tenancy Nos. CX2218 and CX2609, D.D. 339L, Ha Keng, Chi Ma Wan, Lantau Island

(RNTPC Paper No. A/SLC/168)

Presentation and Question Sessions

33. Mr Kenneth C.K. Yeung, STP/SKIs, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed social welfare facility (drug rehabilitation centre) with associated utility installation;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, three public comments from World Wide Fund for Nature Hong Kong, Save Lantau Alliance and an individual expressing concerns were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessment set out in paragraph 12 of the Paper. The Commissioner for Narcotics had given policy support to the application from anti-drug policy perspective as the proposed development would enable the continued operation of the drug rehabilitation centre which should be regarded as an essential social welfare facility in Hong Kong. While the drug rehabilitation centre was not in line with the planning intention of the “Green Belt” zone, sympathetic consideration could be

given to the application. The proposed development was considered not incompatible with the surrounding environment and no significant visual impact was envisaged. The application generally complied with the Town Planning Board Guidelines No. 10. Relevant government departments had no objection to or no adverse comment on the application. There was one previously approved application for a special school and residential institution concerning the application site (the Site). Approval of the application was in line with the Committee's previous decision. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

34. Two Members raised the following questions:

- (a) whether the drug rehabilitation centre had been operating at the Site without planning permission; and
- (b) while noting that a public comment was concerned about suspected unauthorised development, it was revealed in the aerial photo that some vegetation in the vicinity of the Site had been cleared, whether the vegetation clearance was related to the construction works of the proposed development.

35. In response, Mr Kenneth C.K. Yeung, STP/SKIs made the following main points:

- (a) the Site had been used as a drug rehabilitation centre on a temporary basis under short-term tenancy (STT) for not more than five years granted by the Lands Department in 2016 and 2017 up to 18.9.2021. According to the covering Notes of the Outline Zoning Plan, temporary use expected to be five years or less was always permitted. As the applicant sought to extend the relevant STT and to continue to operate the drug rehabilitation centre at the Site, planning permission from the Town Planning Board was required; and
- (b) according to the applicant, the debris and construction waste in the vicinity

of the Site would be removed upon completion of the construction works. No further vegetation clearance would be undertaken and the disturbed area would be reinstated.

Deliberation Session

36. Members generally had no objection to the application. A Member, while indicating no objection to the application, considered that clearance of vegetation on the adjoining land due to the construction works at the Site was undesirable, which should not occur at any time in future. In that regard, the Chairman proposed and Members agreed that an advisory clause be added to remind the applicant to reinstate the disturbed land as soon as possible and not to disturb the adjoining land in future.

37. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 28.5.2025, 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.

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

“to reinstate the disturbed adjoining land as soon as possible and not to disturb the land in future”

[The Chairman thanked Ms Donna Y.P. Tam, DPO/SKIs, and Mr Kenneth C.K. Yeung, STP/SKIs, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Sha Tin, Tai Po and North District

[Mr Tony Y.C. Wu, Mr Tim T.Y. Fung, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Ms Wendy W.L. Lee, Town Planner/Shan Tin, Tai Po and North (TP/STN), were invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting]

A/ST/988 Proposed Office, Eating Place (Canteen) and Shop and Services in
 “Industrial (1)” Zone, No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha
 Tin

 (RNTPC Paper No. A/ST/988B)

39. The Committee noted that the applicant’s representative requested on 10.5.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information including revised traffic impact assessment, clarification of site coverage and revised visual impact assessment to address departmental comments.

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

Agenda Item 9

Section 16 Application

[Open Meeting]

A/NE-LT/697 Proposed Temporary Shop and Services for a Period of 3 Years in
“Government, Institution or Community” Zone, Lot 2289 in D.D. 19,
Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/697)

41. The Secretary reported that the application was submitted by Lam Tsuen Wishing Square Development Limited (LTWSD) and Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with LTWSD.

42. The Committee noted that the applicant had requested deferral of consideration of the application. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

43. The Committee noted that the applicant’s representative requested on 13.5.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/704 Temporary Barbecue Site for a Period of 3 Years in “Agriculture”
Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting
Kok, Tai Po

(RNTPC Paper No. A/NE-TK/704)

Presentation and Question Sessions

45. Mr Tony Y.C. Wu, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary barbecue site for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Although the applied use was not in line with the planning intention of the “Agriculture” (“AGR”) zone, the Director of Agriculture, Fisheries and Conservation had no strong view on the application. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone. The applied use was considered not entirely incompatible with the surrounding areas. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements

of the concerned government departments, appropriate approval conditions were recommended. There were five previously approved applications at the site and 14 approved similar applications within the same “AGR” zone. Approval of the application was consistent with the Committee’s previous decisions. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

46. Members had no question on the application.

Deliberation Session

47. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the maintenance of the existing trees on the site at all times during the planning approval period;
- (b) the maintenance of precautionary/protective measures on the site at all times during the planning approval period to ensure no adverse impacts on the nearby “Coastal Protection Area” zone and Ting Kok site of Special Scientific Interest;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (d) in relation to (c) above, the implementation of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.2.2022;
- (e) the submission of a fire service installations and water supplies for firefighting 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

28.11.2021;

- (f) in relation to condition (e) above, the implementation of the fire service installations and water supplies for firefighting 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 28.2.2022;
- (g) the submission of a sewerage impact assessment (SIA) within 6 months from the date of the planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.11.2021;
- (h) in relation to condition (g) above, the implementation of the sewerage facilities identified in the SIA within 9 months from the date of the planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.2.2022;
- (i) if 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;
- (j) if any of the above planning condition (c), (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) upon expiry of the planning application, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/37 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Village Type Development” Zone, Lots 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/37B)

Presentation and Question Sessions

49. Ms Wendy W.L. Lee, TP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary public vehicle park (excluding container vehicle) for a period of three years;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication periods, a total of 35 public comments were received, with 26 supporting comments from the Resident Representatives and villagers of Heung Yuen Wai Village and individuals, six objecting comments from a Tsung Yuen Ha villager and individuals, and three comments from a North District Council member indicating no comment. Major views were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. Although the proposed use was not in line with the planning intention of the “Village Type Development” (“V”) zone, it could serve the needs of the local villagers as well as the possible parking demand arising from the operation of the Heung Yuen Wai Boundary Control Point. Approval of

the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “V” zone. The proposed use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were one previously approved application for the same use at the site and one approved similar application to the immediate northeast of the site. Approval of the application was in line with the Committee’s previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

50. Members had no question on the application.

Deliberation Session

51. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) only private cars/light goods vehicles as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) a notice should be posted at a prominent location of the site to indicate that only private cars/light goods vehicles as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (d) no vehicle dismantling, inspection, maintenance, repairing, cleansing, paint spraying or other workshop activities is allowed on the site at any time during the planning approval period;
- (e) the maintenance of peripheral fencing on the site at all times during the planning approval period;
- (f) the maintenance of all existing trees within the site at all times during the planning approval period;
- (g) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (h) in relation to (g) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.2.2022;
- (i) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;
- (j) in relation to (i) above, the implementation of the proposals for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2022;
- (k) the implementation of traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.2.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby

given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/39 Temporary Retail Shop, Eating Place and Ancillary Office for a Period of 3 Years in “Recreation” and “Green Belt” Zones, Lot 387 S.B RP (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKLN/39)

Presentation and Question Sessions

53. Ms Wendy W.L. Lee, TP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary retail shop, eating place and ancillary office for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments, including one from an individual objecting to the application and the other from the Chairman of Sheung Shui District Rural Committee indicating no comment,

were received. Major views were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD considered the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Whilst the applied use was not in line with the planning intentions of the “Green Belt” (“GB”) and “Recreation” zones, given the small scale of the applied use to serve the staff and workers at the Liantang/Heung Yuen Wai Boundary Control Point, as well as the local villagers and visitors, approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the area. The applied use was considered not incompatible with the surrounding environment. Concerned government departments had no objection to or no adverse comment on the application. There were two approved similar applications within the same “GB” zone. Approval of the application was consistent with the Committee’s previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

54. Members had no question on the application.

Deliberation Session

55. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 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 8:00 a.m. on weekdays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Saturdays, Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing fire service installations implemented on the site should be maintained in efficient working order at all times;

- (d) the maintenance of the existing drainage facilities at the site at all times during the planning approval period;
- (e) the submission of a 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 28.8.2021;
- (f) 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;
- (g) if the above planning condition (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 “Green Belt” portion of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 13

Section 16 Application

[Open Meeting]

A/NE-TKL/654 Proposed Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years in “Agriculture” Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part), 1109 (Part), 1114 (Part) and 1115 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/654A)

57. The Committee noted that the applicant's representative requested on 18.5.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/655 Proposed Temporary Open Storage of Construction Material and Warehouse for a Period of 3 Years in "Agriculture" Zone, Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and Adjoining Government Land, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/655A)

Presentation and Question Sessions

59. Mr Tim T.Y. Fung, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;

- (b) the proposed temporary open storage of construction material and warehouse for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, six public comments were received, with five comments from the Chairman of North District Council, the 1st Vice-chairman and the 2nd Vice-chairman of Fanling District Rural Committee, a group of villagers and an individual objecting to the application and the remaining one from the Chairman of Sheung Shui District Rural Committee indicating no comment. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. Although the proposed use was not in line with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application, approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “AGR” zone. The proposed use was considered not entirely incompatible with the surrounding land uses. The application was generally in line with the Town Planning Board Guidelines No. 13F. Other concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity of the site. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were two previously approved applications at the site and three approved similar applications within the same “AGR” zone. Approval of the application was consistent with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

60. Members had no question on the application.

Deliberation Session

61. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 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. from Mondays to Saturdays, 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 container tractor/trailer as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (e) in relation to (d) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.2.2022;
- (f) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.7.2021;
- (g) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by

28.11.2021;

- (h) in relation to (g) above, the provision of water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2022;
- (i) the implementation of traffic improvement measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.2.2022;
- (j) 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;
- (k) if any of the above planning condition (d), (e), (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;
and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/663 Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years in “Open Storage” Zone and area shown as ‘Road’, Lot 838 S.A (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/663)

Presentation and Question Sessions

63. Mr Tim T.Y. Fung STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary wholesale trade with ancillary warehouse for a period of five years;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, two public comments were received, with one from the Chairman of Sheung Shui District Rural Committee indicating no comment and the other from an individual objecting to the application. Major views were set out in paragraph 9 of the Paper;
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. Although the proposed use was not in line with the planning intention of the “Open Storage” (“OS”) zone, approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “OS” zone. The proposed use was not incompatible with the surrounding environment. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the

concerned government departments, appropriate approval conditions were recommended. There were two approved similar applications within/partly within the “OS” zone or area shown as ‘Road’ on the same Outline Zoning Plan. Approval of the application was consistent with the Committee’s previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

64. Members had no question on the application.

Deliberation Session

65. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 28.5.2026 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 medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) the boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;

- (f) in relation to (e) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.2.2022;
- (g) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;
- (h) in relation to (g) above, the implementation of the proposals for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2022;
- (i) the implementation of traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.2.2022;
- (j) 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
- (k) if any of the above planning condition (e), (f), (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/201 Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years with Filling of Land in “Agriculture” Zone, Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486, 487 RP, 497 S.A RP, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling
(RNTPC Paper No. A/NE-FTA/201A)

Presentation and Question Sessions

67. Mr Tim T.Y. Fung STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary cold storage for poultry and distribution centre for a period of three years with filling of land;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication periods, a total of 55 public comments were received, including 30 supporting comments from stakeholders of the cold storage industry and individuals, 23 objecting comments from the Ta Kwu Ling District Rural Committee, Kadoorie Farm and Botanic Garden Corporation, World Wide Fund for Nature Hong Kong, The Conservancy Association, The Hong Kong Bird Watching Society, Designing Hong Kong Limited, 打鼓嶺沙嶺村居民福利會 and villagers/individuals, and two from the same North District Council member indicating no comment. Major views were set out in paragraph 10 the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD considered the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not in line with the planning intention of the “Agriculture” (“AGR”) zone, considering the genuine need for a centralised cold storage for poultry and distribution centre (CSDC) and the policy support given by the Food and Health Bureau (FHB), favourable consideration could be given to the application. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “AGR” zone. The Commissioner for Transport considered that the application could be tolerated from traffic engineering point of view. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

68. Noting that the proposed use was essential for the industry to ensure food safety and diversity of food supply in Hong Kong and the application was submitted by Hong Kong Chilled Meat & Poultry Association but not the Government, a Member enquired whether the Government would proactively identify a suitable site for such essential facilities. In response, Mr Tim T.Y. Fung, STP/STN, explained that FHB had previously identified another site for the cold storage facilities in San Tin and the relevant planning application was approved with conditions by the Committee in 2016. However, it was subsequently found to be unsuitable for efficient operation due to the small site area and other constraints. FHB acknowledged the need to identify a suitable site for such facilities in the long run.

Deliberation Session

69. Members generally had no objection to the application. In view of the long-term need for a designated site for CSDC, the Chairman remarked that it would be worth exploring with FHB to identify a permanent site for such facilities in the forthcoming planning study for the New Territories North. Since it might take time to identify a suitable

permanent site, approval of the current application could meet the short-term need for such facilities.

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no part of the site shall be filled up to a depth which exceeds the range from 0.5 m to 1.5m, as proposed by the applicant;
- (b) only private cars, light goods vehicles and medium goods vehicles not exceeding 9 tonnes, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to access the site between 7:00 p.m. and 7:00 a.m. during the planning approval period;
- (c) no queuing of vehicle onto public road is allowed at any time during the planning approval period;
- (d) no public announcement system or loud speaker, as proposed by the applicant, is allowed to be used on the site at any time during the planning approval period;
- (e) the reprovision of a footpath on the site, as proposed by the applicant, before commencement of works to the satisfaction of the Director of Planning or of the TPB;
- (f) the maintenance of the reprovisioned footpath on the site, as proposed by the applicant, at all times during the planning approval period;
- (g) the submission and implementation of the ecological mitigation measures, as proposed by the applicant, before commencement of works to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;

- (h) the provision of boundary fencing on the site, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 28.2.2022;
- (i) the submission of the design of vehicular run-in/run-out to the site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.11.2021;
- (j) in relation to (i) above, the provision of vehicular run-in/run-out to the site within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.2.2022;
- (k) the submission of traffic management measures, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.11.2021;
- (l) in relation to (k) above, the implementation of the traffic management measures within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.2.2022;
- (m) the submission of a revised environmental assessment, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.11.2021;
- (n) in relation to (m) above, the implementation of environmental mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.2.2022;
- (o) the submission of a revised drainage impact assessment, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by

28.11.2021;

- (p) in relation to (o) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 28.2.2022;
- (q) the submission of a landscape proposal, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 28.11.2021;
- (r) in relation to (q) above, the implementation of the landscape proposal to the satisfaction of the Director of Planning or of the TPB by 28.2.2022;
- (s) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;
- (t) in relation to (s) above, the implementation of the proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2022;
- (u) if any of the above planning condition (a), (b), (c), (d) 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;
- (v) if any of the above planning condition (e) or (g) is not complied with before commencement of works, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (w) if any of the above planning condition (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s) or (t) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately

without further notice; and

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

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

[Mr Philip S.L. Kan left the meeting at this point.]

[The Chairman thanked Mr Tony Y.C. Wu and Mr Tim T.Y. Fung, STPs/STN, and Ms Wendy W.L. Lee, TP/STN, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Ms Ivy C.W. Wong, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), was invited to the meeting at this point.]

Agenda Item 17

Section 16 Application

[Open Meeting]

A/FSS/281 Proposed House (New Territories Exempted House - Small House) in
“Green Belt” Zone, Government Land in D.D.91, Ng Uk Tsuen,
Sheung Shui
(RNTPC Paper No. A/FSS/281)

72. The Committee noted that the applicant’s representative requested on 21.5.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 18

Section 16 Application

[Open Meeting]

A/YL-SK/305 Proposed House in "Village Type Development" Zone, Lot 521C in
D.D. 112, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/305)

74. The Committee noted that the applicant's representative requested on 21.5.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/746 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 1353 in D.D 109, Yuen Long
(RNTPC Paper No. A/YL-KTN/746A)

Presentation and Question Sessions

76. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary place of recreation, sports or culture (hobby farm) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three objecting comments from Hong Kong Bird Watching Society, Designing Hong Kong Limited and an individual were received. Major views were set out in paragraph 10; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed use was generally not in conflict with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation had no strong view on the application. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding land uses. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental

nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were 31 approved similar applications within the same “AGR” zone. Approval of the application was in line with the Committee’s previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

77. Members had no question on the application.

Deliberation Session

78. A Member remarked that it might be helpful if some assessment criteria or guidelines for consideration of applications for hobby farm use could be formulated, particularly on the proportion of the site used for farming and non-farming purposes. The Chairman said that the Secretariat could, based on the Committee’s past experience in processing hobby farm applications, draw up some useful pointers, and consult the Agriculture, Fisheries and Conservation Department as appropriate, and report the findings to the Committee for consideration in due course.

79. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 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 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;

- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.2.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2022;
- (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.”

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

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/764 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Village Type Development” Zone, Lot 474 (Part) in D.D. 109, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/764)

Presentation and Question Sessions

81. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary public vehicle park (excluding container vehicle) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 10 objecting comments from owners/residents of Seasons Monarch and individuals were received. Major views were set out in paragraph 10; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not in line with the planning intention of the “Village Type Development” (“V”) zone, it could serve the needs of nearby residents and workers. There was no Small House application approved or under processing by the Lands Department at the site. Approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “V” zone. The proposed use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the

application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were one previously approved application at the site and one approved similar application within the same “V” zone. Approval of the application was in line with the Committee’s previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

82. Members had no question on the application.

Deliberation Session

83. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no medium or heavy goods vehicles exceeding 5.5 tonnes, 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;
- (b) a notice should be posted at a prominent location of the site to indicate that 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 all times during the planning approval period;
- (c) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.2.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;
- (i) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (e), (f) 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.”

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

[Dr Lawrence K.C. Li left the meeting at this point.]

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/885 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” Zone, Lots 123 (Part) and 124 (Part) in D.D. 113, Ma On Kong, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/885)

Presentation and Question Sessions

85. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary animal boarding establishment (dog kennel) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three comments from World Wide Fund for Nature Hong Kong, Designing Hong Kong Limited and an individual objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The proposed use was not entirely in line with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the site possessed potential for agricultural rehabilitation. Although temporary approval of the application would not jeopardise the long-term planning intention of the “AGR” zone and the proposed use was considered not incompatible with the surrounding areas, the site formed part of a larger warehouse which was

currently in operation without valid planning permission and access to the site had to pass through the fenced-off area of the warehouse via the outer gate. There was no information in the application on the arrangement of the remaining part of the warehouse. In that regard, the applicant failed to demonstrate the interface and future access arrangement between the proposed animal boarding establishment and the existing warehouse which was undesirable from planning point of view. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

86. Members had no question on the application.

Deliberation Session

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

“the applicant fails to demonstrate how the access arrangement and interface with the existing warehouse occupying the site and adjoining area can be addressed.”

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/886 Proposed Temporary Open Storage and Warehouse (Construction Machinery and Construction Materials) for a Period of 3 Years in “Residential (Group D)” Zone, Lot 496 S.B RP in D.D.109, Shek Kong Airfield Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/886)

Presentation and Question Sessions

88. Ms Ivy C.W. Wong, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary open storage and warehouse (construction machinery and construction materials) for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, two public comments from individuals objecting to the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. Although the proposed use was not in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone, there was no known programme for the long-term development at the application site (the Site). Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the area. The proposed use was considered not incompatible with the surrounding area. The application was generally in line with the Town Planning Board Guidelines No. 13F (TPB PG-No. 13F). Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were 12 approved similar applications within the same “R(D)” zone. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

89. In response to a Member's enquiry, Ms Ivy C.W. Wong, STP/FSYLE, said that the previous application was rejected by the Town Planning Board (the Board) on review in 2013 mainly on the ground that the application did not comply with the then TPB PG-No. 13E in that the Site fell within Category 3 areas at that time and hence applications would

normally not be favourably considered unless the sites involved previous planning approvals. The revised guidelines, i.e. TPB PG-No. 13F, was promulgated by the Board in 2020 and the Site and its adjoining area were reclassified to Category 2 areas within which temporary use could be approved subject to no adverse impacts. The Chairman added that the TPB PG-No. 13F had taken into account the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories – Feasibility Study” completed by PlanD in 2019. The relevant sites were reclassified to reflect the latest planning circumstances.

Deliberation Session

90. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 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 dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site at any time during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or

of the TPB by 28.11.2021;

- (g) 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 28.2.2022;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) 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 9.7.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (f), (g), (i), (j) or (k) 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.”

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

Agenda Item 23

Section 16 Application

[Open Meeting]

A/YL-MP/304 Proposed Temporary School (Kindergarten cum Child Care Centre) for a Period of 3 Years in “Village Type Development” Zone, Lots 2261 S.S RP (Part), 2261 S.S ss.8 (Part), 2262 RP (Part), 2265 S.A, 2265 S.B, 2265 S.C, 2265 S.D and 2265 S.E RP (Part) in D.D. 104, Ha San Wai, Yuen Long
(RNTPC Paper No. A/YL-MP/304)

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

93. The Committee noted that the applicant’s representative requested on 12.5.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/589 Renewal of Planning Approval for Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)” Zone, Lots 170 RP and 174 S.C RP in D.D.105 and Adjoining Government Land, San Tin, Yuen Long (RNTPC Paper No. A/YL-ST/589)

95. The Committee noted that the application was for renewal of planning approval for temporary shop and services (sale of vehicle parts and accessories) with ancillary facilities for a period of three years. During the statutory publication period, two public comments from the San Tin Rural Committee and an individual raising objection to the application were received. Major views were set out in paragraph 11 of the Paper.

96. The Committee noted that the Planning Department had no objection to the application based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

97. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.6.2021 to 1.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no heavy goods vehicles, including container vehicles, trailers and tractors, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;

- (c) no car washing, dismantling, repairing and workshop activity involving metal cutting, drilling, hammering, paint spraying, and oil/lubricant changing is allowed on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing trees within the site shall be maintained in good condition at all times during the planning approval period;
- (f) the paving and boundary fencing on the site shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of photographic records of the existing drainage facilities 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 2.9.2021;
- (i) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if the above planning condition (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

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

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 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/590 Renewal of Planning Approval for Temporary Public Vehicle Park (Including Container Vehicles and Heavy Goods Vehicles) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 158, 162 RP (Part) and 198 S.B in D.D. 105 and Adjoining Government Land in San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/590)

99. The Committee noted that the application was for renewal of planning approval for temporary public vehicle park (including container vehicles and heavy goods vehicles) for a period of three years. During the statutory publication period, two public comments from individuals raising objection to the application were received. Major views were set out in paragraph 11 of the Paper.

100. The Committee noted that 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 paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity of the site. However, there was no environmental complaint concerning the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

Deliberation Session

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 21.7.2021 to 20.7.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no cutting, dismantling, repairing and workshop activity, including container repairing and vehicle repairing, is allowed on the site at any time during the planning approval period;
- (d) the paving and boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the buffer area fronting Castle Peak Road – San Tin shall be maintained such that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of photographic records of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2021;
- (h) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

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

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

[The Chairman thanked Ms Ivy C.W. Wong, STP/FSYLE, for her attendance to answer Members' enquiries. She left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Ms Janet K.K. Cheung, Mr Simon P.H. Chan, Mr Steven Y.H. Siu and Ms Bonnie K.C. Lee, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/562 Shop and Services (Real Estate Agency) in “Industrial” Zone,
Workshop Q (Portion), G/F, Delya Industrial Centre, 7 Shek Pai Tau
Road, Tuen Mun
(RNTPC Paper No. A/TM/562)

Presentation and Question Sessions

103. Ms Janet K.K. Cheung, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the shop and services (real estate agency);
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual objecting to the application was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application on a temporary basis for five years based on the assessments set out in paragraph 11 of the Paper. The applied use was small in scale and was considered not incompatible with the industrial and industrial-related uses in the subject building and the surrounding developments. The application generally complied with the Town Planning Board Guidelines No. 25D and relevant government departments had no objection to or no adverse comment on the application. There were four previously approved applications at the application premises and seven approved similar applications for shop and services uses in other ground floor units of the subject building. Approval of the current application was in line with the Committee's previous decisions. In order not to jeopardise the long-term planning intention of industrial use for the application premises and to monitor the supply and demand of industrial floor area in the area, a temporary approval of five years was recommended. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

104. Members had no question on the application.

Deliberation Session

105. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 28.5.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission and implementation of a fire service installations proposal for the application premises within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021; and
- (b) if the above planning condition (a) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[Mr K.K. Cheung left the meeting at this point.]

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/283 Temporary Logistics Centre for a Period of 3 Years in “Government, Institution or Community” and “Open Space” Zones, Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090 and 3091 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/HSK/283A)

Presentation and Question Sessions

107. Mr Simon P.H. Chan, STP/TMYLW, presented the application and covered the

following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary logistics centre for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, three public comments from a Yuen Long District Council member and individuals raising concerns on/objecting to the application were received. Major views were set out in paragraph 11; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the applied use could be tolerated for a period of three years based on the assessments as set out in paragraph 12 of the Paper. Whilst the applied use was not in line with the planning intention of the “Government, Institution or Community” (“G/IC”) zone, the implementation programme for the concerned part of Hung Shui Kiu/Ha Tsuen New Development Area (NDA) was still being formulated, and the Project Manager/West of Civil Engineering and Development Department had no objection to the temporary use at the site. Approval of the application on a temporary basis for three years would not jeopardise the long-term development of the site. The applied use was not incompatible with the surrounding land uses. The application was generally in line with the Town Planning Board Guidelines No. 13F in that the site fell within the Hung Shui Kiu/Ha Tsuen NDA and previous planning approvals had been given. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were three previously approved applications at the site and three similar approved applications within the same “G/IC” zone. Approval of the application was in line with the Committee's previous decisions.

Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

108. Members had no question on the application.

Deliberation Session

109. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 9:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (d) all existing trees on the site shall be maintained at all times during the planning approval period;
- (e) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a revised fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.8.2021;

- (h) in relation to (g) above, the implementation of the revised fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;
- (i) if any of the above planning condition (a), (b), (c), (d) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (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.”

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/304 Renewal of Planning Approval for Temporary Open Storage of Scrap Metal and Plastic for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group D)” Zones and area shown as ‘Road’, Lots 41 (Part), 46 (Part), 49 (Part), 50 (Part), 51 (Part) and 52 S.B (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long

(RNTPC Paper No. A/HSK/304)

111. The Committee noted that the application was for renewal of planning approval for temporary open storage of scrap metal and plastic for a period of three years. During the statutory publication period, two public comments from individuals raising concerns on/objecting to the application were received. Major views were set out in paragraph 11 of the Paper.

112. The Committee noted that 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 paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

Deliberation Session

113. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 7.7.2021 to 6.7.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (d) the existing landscape planting on the site shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (f) the existing fire services installations shall be maintained in efficient working order at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on

the site within 3 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.10.2021;

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

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

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1091 Proposed Temporary Shop and Services 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/1091)

Presentation and Question Sessions

115. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services for a period of three years;

- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals, with one objecting to the application and the other raising concerns on the application, were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed use was not entirely in line with the planning intention of the “Residential (Group C)” (“R(C)”) zone, it could serve any such need for shop and services in the area and there was also no known programme for the long-term development at the site. Nevertheless, the proposed scale of the structure was akin to a warehouse and was considered not compatible with the intended low-rise, low-density residential uses in the “R(C)” zone. The site was the subject of three previously approved applications for similar shop and services uses submitted by the same applicant with the same layout and development parameters as the current application, which were all revoked due to non-compliance with time-limited approval conditions. No justifications had been provided in the current submission to substantiate the prolonged delay and repeated failure in implementation of the fire service installations proposal. Approval of the current application with repeated non-compliance with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism. There was also one similar application (No. A/YL-TYST/914) rejected by the Town Planning Board (the Board) on review mainly on the ground that approval of the application with repeated non-compliance with approval conditions would set an undesirable precedent. Rejecting the current application was generally in line with the Board's previous decision. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

116. Members had no question on the application.

Deliberation Session

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

“three previous planning permissions granted for the same use at the application site by the Town Planning Board were revoked due to non-compliance of the approval conditions, which were all submitted by the same applicant as the current application. Approval of the application with repeated non-compliance with approval conditions would set an undesirable precedent for other similar applications, thus nullifying the statutory planning control mechanism.”

Agenda Item 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1092 Proposed Temporary Shop and Services for a Period of 3 Years in
“Residential (Group B) 1” Zone, Lot 293 RP (Part) in D.D. 127, Hung
Shun Road, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/YL-TYST/1092)

Presentation and Question Sessions

118. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 36 public comments were received, with 35 raising objection to/expressing adverse comment on the application

from a Yuen Long District Council member, the Incorporated Owners of the Woodville, the Incorporated Owners of the Woodside, the vice-principal of Ho Dao Colleague and individuals and one supporting comment from an individual; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not entirely in line with the planning intention of the “Residential (Group B) 1” zone, it could serve any such need for shop and services in the area and there was no known development programme for the site and its adjoining area. Approval of the application on a temporary basis for three years would not jeopardise the long-term development of the site. The proposal was small in scale and generally not incompatible with the surrounding area. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Whilst the site was the subject of three previous approvals for similar shop and services (albeit with eating place) which were revoked due to non-compliance of approval conditions, none of them had been implemented and the site was currently vacant. The current application was submitted by a different applicant. In view of the past revocation history associated with the site, should the application be approved, shorter compliance periods were recommended in order to closely monitor the progress on compliance with associated approval conditions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

119. Members had no question on the application.

Deliberation Session

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

temporary basis for a period of 3 years until 28.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 9:30 p.m. and 9:30 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.8.2021;
- (c) in relation to (b) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.8.2021;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;
- (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.”

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

set out at Appendix V of the Paper.

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1093 Renewal of Planning Approval for Temporary Open Storage and Warehouse for Storage of Recyclable Materials (Plastic and Metal), Open Storage of Mobile Toilets, and Open Storage of Construction Machinery and Material for a Period of 3 Years in “Open Space”, “Residential (Group A) 3” Zones and area shown as ‘Road’, Lot 2712 S.B (Part) in D.D. 120, Lots 1639 (Part), 1640 (Part), 1649 (Part), 1650 (Part), 1664 (Part), 1665, 1666 (Part), 1667 (Part), 1668 (Part), 1669 (Part), 1673 (Part), 1674 (Part), 1675, 1676 S.A&B (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1093)

Presentation and Question Sessions

122. Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the renewal of planning approval for temporary open storage and warehouse for storage of recyclable materials (plastic and metal), open storage of mobile toilets, and open storage of construction machinery and material for a period of three years;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, 207 public comments from individuals, with 200 objecting to the application and seven expressing adverse comments on the application, were received. Major views were

set out in paragraph 11 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessment set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no adverse comment on or no objection to the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity of the site. However, there was no environmental complaint concerning the site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

123. Members had no question on the application.

Deliberation Session

124. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 16.6.2021 to 15.6.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no dismantling, cutting, compacting, cleansing or other workshop activities, as proposed by the applicant, are allowed on the site at any time during the

planning approval period;

- (d) no storage or handling (including loading and unloading) of used electrical appliances, computer/electronic parts (including cathode-ray tubes) or any other types of electronic waste, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (e) no heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (h) the existing trees on the site shall be maintained at all times during the planning approval period;
- (i) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 16.9.2021;
- (k) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), (i)

or (k) 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

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

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TSW/75 Proposed Public Market in an area shown as ‘Road’, Government land at Tin Fuk Road adjoining Tin Shui Wai MTR Station, Tin Shui Wai
(RNTPC Paper No. A/TSW/75)

126. The Secretary reported that the application site was located in Tin Shui Wai and the application was submitted by the Architectural Services Department (ArchSD). The following Members had declared interests on the item:

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

Mr K.K. Cheung - his firm having current business dealings with ArchSD; and

Mr Ricky W.Y. Yu his firm having social housing development in Tin Shui Wai.

127. The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting and Mr K.K. Cheung had already left the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he should be invited

to leave the meeting temporarily during the deliberation session of the item.

Presentation and Question Sessions

128. Ms Bonnie K.C. Lee, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed public market;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 183 public comments were received, with 59 supporting comments from a Yuen Long District Council member and individuals and 129 comments (including 87 in two standard formats) raising objection to/concerns on the application from members of the public coordinated by a Yuen Long District Council member and Public Market Alliance, and individuals. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Whilst the proposed public market fell within an area shown as 'Road', it was designed to be a structure decking over Tin Fuk Road without undermining the road function. Both the Commissioner for Transport and the Chief Highway Engineer/New Territories West, Highways Department had no objection to or no adverse comment on the application from traffic engineering and highway maintenance perspectives. The proposed development was considered compatible with the surrounding uses. Sensitive design measures would also be incorporated in the market structure. The proposed development was in line with the Government's policy to build a new public market in Tin Shui Wai New Town and the proposal was supported by the Yuen Long District Council. Other

concerned government departments also had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

129. Members had no question on the application.

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

Deliberation Session

130. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 28.5.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition:

“the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

[Dr Venus Y.H. Lun left the meeting at this point.]

Agenda Items 33 and 34

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1114 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group D)” Zone, Lots 140(Part), 141(Part), 142(Part), 143(Part) and 144 S.B (Part) in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1114)

A/YL-HTF/1115 Proposed Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years in “Residential (Group D)” Zone, Lot 136(Part) in D.D.128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1115)

132. The Committee noted that the two applications for proposed temporary open storage use were similar in nature and the application sites (the Sites) were located next to each other and within the same “Residential (Group D)” (“R(D)”) zone. The Committee agreed that they could be considered together.

Presentation and Question Sessions

133. Ms Bonnie K.C. Lee, STP/TMYLW, presented the applications and covered the following aspects as detailed in the Papers:

- (a) background to the applications;
- (b) the proposed temporary open storage of construction materials for a period of three years for application No. A/YL-HTF/1114, and the proposed temporary open storage of metal waste and logistics centre for a period of three years for application No. A/YL-HTF/1115;
- (c) departmental comments were set out in paragraph 10 of the Papers;
- (d) during the statutory publication periods, two objecting comments from

individuals on each application were received. Major views were set out in paragraph 11 of the Papers; and

- (e) the Planning Department (PlanD)'s views – PlanD considered that both applications could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Papers. Although the proposed use was not in line with the planning intention of the “R(D)” zone, there was no known development programme for the Sites. Approval of the applications on a temporary basis for three years would not jeopardise the long-term development of the Sites. The proposed use was considered not incompatible with the surrounding land uses which mainly comprised open storage yards and warehouses. The applications were generally in line with the Town Planning Board Guidelines No. 13F. Concerned government departments had no objection to or no adverse comment on the applications. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There was one approved similar application within the same “R(D)” zone. Approval of the applications was in line with the Committee's previous decision. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

134. Members had no question on the applications.

Deliberation Session

135. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 28.5.2024, each on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

Application No. A/YL-HTF/1114

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

- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activity, as proposed by the applicant, is allowed on the site at all times during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.2.2022;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the boundary fencing on the site shall be maintained at all times during the planning approval period;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 9.7.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 28.11.2021;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the

satisfaction of Director of Fire Services or of the TPB by 28.2.2022;

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

Application No. A/YL-HTF/1115

- “(a) no operation from 8:00 p.m. to 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no workshop activity, as proposed by the applicant, is allowed on the site at all times during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.2.2022;
- (g) in relation to (f) above, the implemented drainage facilities shall be

maintained at all times during the planning approval period;

- (h) the provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of Director of Planning or of the TPB by 28.11.2021;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 9.7.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 28.11.2021;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 28.2.2022;
- (l) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (e), (f), (h), (i), (j) or (k) 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.”

136. The Committee also agreed to advise each of the applicants to note the advisory clauses as set out at Appendix VI of the Paper.

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/396 Renewal of Planning Approval for Temporary Open Storage of Construction Material for a Period of 3 Year in “Residential (Group E)” Zone, Lots 2189 RP and 2378 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/396)

137. The Committee noted that the application was for renewal of planning approval for temporary open storage of construction material for a period of three years. During the statutory publication period, one public comment from an individual objecting to the application was received. Major views were set out in paragraph 11 of the Paper.

138. The Committee noted that 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 paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

139. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 7.7.2021 to 6.7.2024 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 open storage, storage of materials and parking of vehicles, is allowed

within 1m of any tree on the site, as proposed by the applicant, at any time during the planning approval period;

- (d) no repairing, cleansing, dismantling and workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (e) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container vehicle/trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site, as proposed by the applicant, at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing fencing on the site shall be maintained at all times during the planning approval period;
- (h) the existing trees and landscape planting on the site shall be maintained in good condition at all times during the planning approval period;
- (i) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) 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 7.10.2021;
- (k) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.1.2022;
- (l) in relation to (k) above, the implementation of the fire service installations

proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.4.2022;

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

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

Agenda Item 36

Section 16 Application

[Open Meeting]

A/YL-LFS/397 Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in “Residential (Group E)” Zone, Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201 (Part), 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/397)

141. The Committee noted that the applicant's representative requested on 18.5.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

[The Chairman thanked Ms Janet K.K. Cheung, Mr Simon P.H. Chan, Mr Steven Y.H. Siu and Ms Bonnie K.C. Lee, STPs/TMYLW, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 37

Any Other Business

Section 16A Application

[Open Meeting]

A/YL-PH/795-11 Application for Extension of Time for Compliance with Planning Condition, Lots 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/795-11)

143. The Secretary reported that the application was approved with conditions by the Committee on 21.12.2018. The deadline for compliance with approval condition (h) was 21.5.2021. An application for extension of time for compliance with approval condition (h)

for three months up till 21.8.2021 was received by the Town Planning Board on 13.5.2021, which was only six working days before the expiry of the specified time limit for approval condition (h). It was recommended not to consider the application as the deadline for compliance with condition (h) had already expired on 21.5.2021, and the planning approval for the subject application had ceased to have effect and had on the same date been revoked. The Committee could not consider the section 16A application as the planning permission was no longer valid at the time of consideration.

144. After deliberation, the Committee agreed not to consider the section 16A application as the planning permission was no longer valid at the time of consideration.

145. There being no other business, the meeting was closed at 6:30 p.m.