

TOWN PLANNING BOARD

Minutes of 688th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 28.1.2022

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 Hon Y.S. Wong

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

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

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

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

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

Secretary

Absent with Apologies

Mr Ricky W.Y. Yu

Dr Conrad T.C. Wong

In Attendance

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

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

Town Planner/Town Planning Board
Mr Brian C.L. Chau

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 687th RNTPC Meeting held on 14.1.2022

[Open Meeting]

2. The draft minutes of the 687th RNTPC meeting held on 14.1.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/ST/53 Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, to rezone the application site from “Green Belt” to “Other Specified Uses” annotated “Columbarium(1)”, Lots 499 S.A RP (Part), 500 S.A RP (Part), 503, 504 (Part), 505 (Part), 506 (Part) in D.D. 42 and Adjoining Government Land, 110 Chek Nai Ping Village, Tai Po Road, Ma Liu Shui, Sha Tin
(RNTPC Paper No. Y/ST/53)

4. The Secretary reported that the application was for columbarium use and Mr K.K. Cheung had declared an interest on the item for his firm being the legal advisor of the Private Columbaria Licensing Board. As the interest of Mr K.K. Cheung was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

PlanD

- | | |
|----------------|---|
| Ms Jessica Chu | - District Planning Officer/ Sha Tin, Tai Po and North District (DPO/STN) |
| Mr Derek Wong | - Town Planner/ Sha Tin, Tai Po and North District (TP/STN) |

Applicant's Representatives

Top Century Group Holdings Ltd

Mr Bill Mok Kwai Pui

Mr Tse Yuen Ming

Mr Ng Wai Kuen

Aikon Development Consultancy Limited

Mr Thomas Luk Siu Chuen

Ms Grace Cheung Yeung Mei

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

7. With the aid of a PowerPoint presentation, Ms Jessica Chu, DPO/STN, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Miss Winnie W.M. Ng joined the meeting during PlanD's presentation.]

8. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Grace Cheung Yeung Mei, the applicant's representative, made the following main points:

- (a) the purpose of the current application was to regularise the existing columbarium use at the Site;
- (b) as shown on the aerial photos, the existing structure on the Site was built in 1976-1978, while the Site and the surrounding area had been zoned "Green Belt" ("GB") since 1988 when the first Shatin Outline Zoning Plan (OZP) was gazetted;
- (c) the Site was purchased by the applicant in 2009;

- (d) all niches were placed within the existing 3-storey block, which was surrounded by existing tall trees and vegetation and the nearest domestic dwelling was at Chek Nai Ping Village located across Tai Po Road (Ma Liu Shui);
- (e) the Site was located in close proximity to the permitted burial ground and ancestral graves, and hence columbarium use on the Site was compatible with the existing land uses of the surroundings;
- (f) no further expansion or intrusion into the “GB” zone was intended;
- (g) a management plan was submitted to provide details including site operation, crowd management and appointment system;
- (h) no parking spaces would be provided and visitors were encouraged to use public transport, while shuttle services would be provided. Hence, traffic impact was not envisaged;
- (i) no adverse environmental, drainage and sewerage impacts were anticipated; and
- (j) the applicant agreed with PlanD’s assessments as set out in paragraph 11 of the Paper.

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

10. The Vice-chairman enquired whether there was any change in use of the Site since it was purchased by the applicant.

11. In response, Ms Grace Cheung Yeung Mei and Mr Ng Wai Kuen, the applicant’s representatives, stated that the structure of the building remained unchanged and the applicant had only made minor renovation works.

12. The Chairman raised the following questions:

- (a) details of the management plan currently adopted for the existing columbarium; and
- (b) responses to Lands Department (LandsD)'s comments on the alleged illegal structures built on the Site as well as the illegal occupation of Government land.

13. In response, Mr Thomas Luk Siu Chuen and Mr Ng Wai Kuen, the applicant's representatives, made the following main points:

- (a) a "visit-by-appointment" system for visitors of the columbarium was currently in place and an online memorial system for visitors to commemorate their ancestors in the internet was also available;
- (b) regarding the alleged breach of lease conditions, the applicant noted that the concerned illegal structure was referring to the outdoor staircases and he would seek building plan approval for the structures concerned; and
- (c) regarding the government land concerned, which formed part of the Site under the current application, and the applicant would apply for Short Term Tenancy from LandsD should the application be approved.

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

Deliberation Session

15. The Committee noted that the columbarium was already in existence for some

time, not incompatible with and would have minimal impact on the surrounding environment.

16. After deliberation, the Committee decided to agree to the application for rezoning the Site to “Other Specified Uses” annotated “Columbarium(1)”. Amendments to the OZP would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP.

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

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/YL-NSW/6 Application for Amendment to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, to rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”, Various Lots in D.D. 115 and Adjoining Government Land, Nam Sang Wai, Yuen Long
(RNTPC Paper No. Y/YL-NSW/6C)

17. The Secretary reported that Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicants and Mr K. K. Cheung had declared an interest on the item for his firm having current business dealings with ARUP. As Mr K. K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

18. The Committee noted that the applicant’s representative requested on 18.1.2022 deferment of consideration of the application for two months so as to allow more time to review the development layout and to address comments from relevant government departments. It was the fourth time that the applicant requested deferment of the application. Since the last deferment, efforts had been made by the applicant to make submissions in

response to address departmental comments.

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

Sai Kung and Islands District

Agenda Item 5

[Open Meeting (Presentation and Question Sessions only)]

Proposed Amendments to the Approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/8

(RNTPC Paper No. 1/22)

20. The Secretary reported that proposed amendments to the approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/8 (the OZP) involved the rezoning of a site at Ta Ku Ling (the Site) from "Green Belt" ("GB") to "Residential (Group C)7" ("R(C)7") for private residential development. AECOM Asia Company Limited (AECOM) was the consultant of the engineering feasibility study undertaken by the Highways Department to assess the technical feasibility of the proposed residential development. The following Members had declared interests on the item:

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

Dr C.H. Hau - having past business dealings with AECOM.

21. As Mr K. K. Cheung and Dr C.H. Hau had no involvement in the amendment item, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

22. The following government representatives were invited to the meeting at this point:

Planning Department (PlanD)

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

Ms W.H. Ho - Senior Town Planner/Sai Kung and Islands
(STP/SKIs)

Miss Melissa C.H. - Town Planner/Sai Kung and Islands
Kwan (TP/SKIs)

Highways Department (HyD)

Mr Cheng Wun Chee - Senior District Engineer/ General (2)

23. With the aid of a PowerPoint presentation, Ms W.H. Ho, STP/SKIs, briefed Members on the background, the proposed amendments to the OZP and the Notes of the OZP, the technical considerations, consultation conducted and department comments as detailed in the Paper. The proposed amendments to the OZP were as follows:

- (a) rezoning a site (about 2.55ha), which comprised two portions (Areas (a) and (b)) and was mainly on government land except a private lot (i.e. Lot 264 in D.D. 223), from “GB” to “R(C)7” with a maximum gross floor area (GFA) of 23,466m² in Areas (a) and (b) and a maximum building height (BH) of 7 storeys (24m) in Area (a) to facilitate a private residential

development with social welfare facilities;

- (b) amending the Notes and the Remarks for the “R(C)” zone to incorporate development restrictions and non-building area restriction for the “R(C)7” sub-area; and
- (c) technical amendments to tally with the latest updates to the Master Schedule of Notes.

24. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members. Some Members raised the following questions:

- (a) whether the existing private lot within the Site would be affected by the proposed residential development;
- (b) whether the scope and extent of technical assessments conducted for the current OZP amendments were different from those of other OZP amendments of similar nature, such as the Ma On Shan (MOS) OZP;
- (c) the number of trees that would be affected by the proposed development and the mitigation measures to preserve the two flora species with conservation value identified within the Site;
- (d) whether Ta Ku Ling San Tsuen (TKLST) Access Road, which was currently connecting to the Site, would be widened to serve as access to the Site; and
- (e) whether extensive site formation works would be required for the proposed residential development as shown in the indicative development scheme.

25. In response, Ms Caroline T.Y. Tang, DPO/SKIs, PlanD, made the following main points:

- (a) the existing private lot within the Site would not be affected by the

proposed residential development and the owner of the private lot would be allowed to redevelop the lot up to its existing GFA. Besides, the future developer of the proposed residential development would be required to provide permanent free pedestrian and road accesses to the private lot;

- (b) various technical assessments had been conducted by different government departments, including a Tree Survey by Lands Department, a Visual Appraisal and a Landscape Assessment by PlanD, and an Engineering Feasibility Study (EFS) for the Proposed Road Works by HyD which included Tree Survey, Ecological Impact Assessment, Environmental Assessment, Traffic Impact Assessment, Geological and Geotechnical Appraisal, etc. The major findings of the technical assessments had been incorporated in the Paper and most of the technical reports had been included in the attachments of the Paper. The scope and extent of the technical assessments conducted for the current OZP amendments were similar to those for amendments to other OZPs with similar scale of development proposal. For the MOS OZP, since it involved quite a number of housing sites as compared with a single housing site on the subject OZP, more detailed tree surveys were conducted with compensatory planting proposed;
- (c) according to the Tree Survey conducted by LandsD and the estimation of PlanD, there were about 700 trees of common species within the Site. Based on the initial assessment under the EFS for the Proposed Road Works conducted by HyD, 152 trees might be affected by the indicative road scheme in Area (b). Nevertheless, the actual number of trees that would be affected by the proposed development could only be ascertained by the future developer at the detailed design stage of the proposed residential development and road scheme. To minimise adverse landscape impact of the proposed development, tree preservation and compensatory planting proposals would be implemented by the future developer and tree preservation clause would be incorporated in the land sale conditions at the land disposal stage;

- (d) several options of providing access to the Site, including the option of using TKLST Access Road, had been explored under the EFS for the Proposed Road Works conducted by HyD. The widening of TKLST Access Road was not considered a preferred option as land resumption would be required for road improvement works so as to meet the public road standard, which would affect the adjacent private residential developments and graves. In this regard, a new access road and pedestrian facilities were hence proposed in Area (b) to serve the proposed residential development; and
- (e) while extensive site formation works and the need for retaining wall were not anticipated for the residential development, the future developer would need to conduct geotechnical assessment and natural terrain hazard study to determine the extent of site formation works. Relevant requirements would also be incorporated in the land sale conditions of the Site.

26. The Chairman said that as a general practice, requirements for detailed technical assessments for the proposed development would be incorporated in the land sale conditions and subject to the scrutiny of relevant government departments after the plan-making process was completed. Members generally had no objection to the proposed amendments on the OZP.

27. After deliberation, the Committee decided to:

- “(a) agree that the proposed amendments to the approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/8 as shown on the draft Tseng Lan Shue OZP No. S/SK-TLS/8A at Attachment II of the Paper (to be renumbered as S/SK-TLS/9 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Tseng Lan Shue OZP No. S/SK-TLS/8A (to be

renumbered as S/SK-TLS/9 upon exhibition) as an expression of the planning intention and objectives of the Town Planning Board for various land use zonings on the OZP and the revised ES will be published together with the draft OZP.”

28. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revisions would be submitted for the Board’s consideration.

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

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

[Ms W.H. HO and Ms Jane W.L. Kwan, STPs/SKIs, were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBS/41 Proposed House (New Territories Exempted House - Small House) in “Green Belt” and “Village Type Development” Zones, Lots 26 S.D. and 27 S.B in D.D. 233, Leung Fai Tin, Sai Kung
(RNTPC Paper No. A/SK-CWBS/41)

Presentation and Question Sessions

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

30. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from the planning intention;
- (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that there is no general shortage of land in meeting the demand for Small House development in the “Village Type Development” zone of Ha Yeung; and
- (c) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for ‘Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’ in that the applicant fails to demonstrate that the proposed development would not cause adverse impacts on the existing natural landscape and slope stability of the area.”

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/264 Proposed Shop and Services (Fast Food Shop) in “Recreation” Zone,
Ground Floor, No. 5 Wang Kong Tsuen
(RNTPC Paper No. A/SK-PK/264B)

Presentation and Question Sessions

32. With the aid of some plans, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

33. Members had no question on the application.

Deliberation Session

34. 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 28.1.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the provision of fire services installations to the satisfaction of the Director of Fire Services or of the TPB; and

- (b) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

Agenda Item 8

Section 16 Application

[Open Meeting]

A/SK-PL/1 Proposed Field Study/Education/Visitor Centre in “Agriculture” Zone,
Various Lots in D.D. 368, Pak Lap, Sai Kung
(RNTPC Paper No. A/SK-PL/1A)

36. The Committee noted that the applicant’s representative requested on 11.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the second time that the applicant requested deferment of the application. Since the last deferment, efforts had been made by the applicant to make submissions in response to departmental comments.

37. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. 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 9

Section 16 Application

[Open Meeting]

A/SK-TMT/70 Proposed Filling and Excavation of Land for Permitted Agricultural
Use in “Green Belt” Zone, Lots 416 S.A, 416 S.B and 416 RP in D.D.
216, Long Keng Village, Tai Mong Tsai Road, Sai Kung
(RNTPC Paper No. A/SK-TMT/70C)

38. The Committee noted that the applicant's representative requested on 10.1.2022 deferment of consideration of the application for two months so as to allow more time to further consult the relevant government department to resolve issues and prepare submission to address departmental comments. It was the fourth time that the applicant requested deferment of the application. Since the last deferment, the applicant had liaised with the government department and proposed mitigation measures.

39. 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 fourth deferment and a total of eight months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted.

Agenda Item 10

Section 16 Application

[Open Meeting]

A/SK-TMT/75 Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling and Excavation of Land in "Green Belt" and "Village Type Development" Zones, Various Lots in D.D. 216 and Adjoining Government Land, West of Sai Sha Road, Long Keng, Sai Kung
(RNTPC Paper No. A/SK-TMT/75)

40. The Committee noted that the applicant's representative requested on 20.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

41. 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 W.H. HO and Ms Jane W.L. Kwan, STPs/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, Ms Kathy C.L. Chan and Mr Tim T.Y. Fung, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting]

A/ST/1003 Shop and Services in "Industrial" Zone, Portion of Workshop F9
(Formerly 9) on LG/F Wah Lok Industrial Centre (Phase II), 31-35
Shan Mei Street, Sha Tin
(RNTPC Paper No. A/ST/1003A)

42. The Secretary reported that Elite Building Consultancy (Elite) was one of the consultants of the applicant and Mr K. K. Cheung had declared an interest on the item for his firm having current business dealings with Elite. The Committee noted that Mr K. K. Cheung had already left the meeting.

43. The Committee noted that the applicant's representative requested on 13.1.2022

deferment of consideration of the application for two months so as to allow more time to address comments from relevant government department. It was the second time that the applicant requested deferment of the application. Since the last deferment, efforts had been made by the applicant to make submission in response to departmental comments.

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. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Agenda Items 12 and 13

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/739 Temporary Private Vehicle Park (Private Cars Only) with Pedestrian and Vehicular Access for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 455 S.H ss.6, 455 S.H RP (Part) and 455 RP (Part) in D.D. 23, Po Sam Pai, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/739)

A/NE-TK/740 Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in "Agriculture" Zone, Lots 474 S.BB, 474 S.BI, 474 S.BK, 474 S.BR, 474 S.BT, 474 S.BV, 474 S.BX, 474 S.BY, 474 S.BZ, 474 S.CA, 474 S.CB, 475 S.B, 475 S.D, 475 S.G, 475 S.I, 475 S.L, 475 S.M, 475 S.N, 475 S.P, 475 S.Q, 475 S.R and 475 S.S in D.D. 23, Po Sam Pai, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/740)

45. The Committee agreed that as the two s.16 applications for temporary private vehicle parks were similar in nature and the application sites were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

46. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the applications, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department did not support the applications.

47. Members had no question on the applications.

Deliberation Session

48. After deliberation, the Committee decided to reject the applications. The reasons were:

- “(a) the development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.”

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/678 Proposed House (Redevelopment) in “Green Belt” Zone, Lot 2087 in
D.D. 6, Pun Chun Yuen Road, Tai Po
(RNTPC Paper No. A/TP/678A)

Presentation and Question Sessions

49. With the aid of some plans, Ms Kathy C.L. Chan, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

50. Members had no question on the application.

Deliberation Session

51. 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 28.1.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and
- (b) the provision of fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB.”

52. 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]

A/NE-LT/705 Proposed House (New Territories Exempted House) in “Agriculture”
Zone, Lot 1717 in D.D. 19, Ha Tin Liu Ha Tsuen, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/705)

53. The Committee noted that the applicant’s representative requested on 20.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 16

Section 16 Application

[Open Meeting]

A/NE-YTT/2 Proposed Temporary Eating Place (Outside Seating Accommodation of
a Restaurant) and Ancillary Vehicle Park for a Period of 3 Years in
“Residential (Group D)” and “Government, Institution or Community”
Zones, Lot 70 (Part) in D.D. 27 and adjoining Government Land, Yim
Tin Tsai, Tai Po
(RNTPC Paper No. A/NE-YTT/2)

55. The Secretary reported that the application was rescheduled.

Agenda Item 17

Section 16 Application

[Open Meeting]

A/NE-FTA/209 Proposed Temporary Container Storage and Repair Yard with Ancillary Office for a Period of 3 Years in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lots 140 (Part) and 142 (Part) in D.D. 52 and Adjoining Government Land, Fu Tei Au, Sheung Shui (RNTPC Paper No. A/NE-FTA/209)

56. The Committee noted that the applicant’s representative requested on 14.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

57. 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 (Presentation and Question Sessions Only)]

A/NE-TKL/685 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Lot 554 S.A ss.2 (Part) in D.D. 77, Ng Chow South Road, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/685A)

58. The Secretary reported that the application site was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling. The Committee noted that Dr Conrad T.C. Wong had tendered apologies for being unable to attend the meeting.

Presentation and Question Sessions

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

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 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) all animals shall be kept inside the enclosed structures on the site, as proposed by the applicant, during the planning approval period;
- (b) no public announcement system or whistle blowing 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 28.7.2022;
- (d) in relation to (c) 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 28.10.2022;
- (e) the submission of run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.7.2022;
- (f) in relation to (e) above, the implementation of run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.10.2022;
- (g) 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 28.7.2022;
- (h) in relation to (g) above, the implementation of 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 28.10.2022;
- (i) the implementation of environmental mitigation measures within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.10.2022;
- (j) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (k) if any of the above planning condition (c), (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 portion of the site falling within “Agriculture” zone 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 IV of the Paper.

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/692 Proposed Temporary Transitional Housing Development and Ancillary Facilities for a Period of 7 Years in “Government, Institution or Community” Zone, Government Land in D.D. 82, Ping Che Road, Ping Che, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/692)

63. The Secretary reported that the application site was located in Ta Kwu Ling. The application was submitted by Pok Oi Hospital, and Townland Consultants Ltd. (Townland) and WSP (Asia) Limited (WSP) were two of the consultants of the applicant. The following Members had declared interests on the item:

- Dr Conrad T.C. Wong - his firm owning a piece of land in Ta Kwu Ling; and
- Mr K.K. Cheung - his firm having past business dealings with Townland, and current business dealings with Pok Oi Hospital and WSP.

64. The Committee noted that Dr Conrad T.C. Wong had tendered apologies for

being unable to attend the meeting and Mr K. K. Cheung had already left the meeting.

Presentation and Question Sessions

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

66. In response to a Member's question, Mr Tim T.Y. Fung, STP/STN, stated that the multi-purpose amenity block and elderly service centre formed part of the application and the former facility would also be opened for public use.

67. The Chairman asked whether there was any long-term use for the "Government, Institution or Community" ("G/IC") zone covering the application site (the Site). In response, Mr Tim T.Y. Fung, STP/STN, said that there was no designated use for the "G/IC" zone, while the Site could be better utilised for transitional housing in the short term.

Deliberation Session

68. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 7 years until 28.1.2029 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission of a drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.10.2022;
- (b) in relation to (a) above, the implementation of the drainage proposal within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2023;
- (c) the submission of a 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 28.10.2022;

- (d) in relation to (c) above, the implementation of the fire service installations proposal within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.1.2023;
- (e) the submission of a revised noise impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.10.2022;
- (f) in relation to (e) above, the implementation of the noise mitigation measures identified therein within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.1.2023;
- (g) the implementation of the sewerage mitigation measures, as proposed by the applicant, within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.1.2023;
- (h) the implementation of traffic improvement works, as proposed by the applicant, within 12 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.1.2023;
and
- (i) if any of the above planning condition (a), (b), (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 on the same date be revoked without further notice.”

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

[The Chairman thanked Mr Tony Y.C. Wu, Ms Kathy C.L. Chan and Mr Tim T.Y. Fung,

STPs/STN, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Ms S.H. Lam, Mr Patrick M.Y. Fung, Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/82 Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of 3 Years in "Residential (Group B)", "Government, Institution or Community", "Green Belt" Zones and area shown as 'Road', Lots 106 (Part), 108 (Part), 109 (Part), 110 (Part), 112 (Part), 113, 114, 115 (Part), 116 (Part), 117 (Part), 118 (Part), 119 (Part), 120 (Part), 122 (Part), 123 (Part), 165 S.A (Part) and Adjoining Government Land in D.D. 95, Ho Sheung Heung, Kwu Tung North, Sheung Shui
(RNTPC Paper No. A/KTN/82)

70. The Secretary reported that the application site was located in Ho Sheung Heung. Dr C.H. Hau had declared an interest on the item for owning a property in Ho Sheung Heung. As the property owned by Dr C.H. Hau had no direct view of the application site (the Site), the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

71. With the aid of some plans, Ms S.H. Lam, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

72. Member noted that the Electrical and Mechanical Services Department had raised objection to the application due to the potential interface between the Site and the long term development of the Phase 2 District Cooling System (DCS) pipe installation for the Kwu Tung North New Development Area (KTN NDA) and asked how the issue could be addressed.

73. In response, Ms S.H. Lam, STP/FSYLE, said that the DCS would not be affected by the applied temporary use as the Site would be resumed by the Government for the implementation of KTN NDA when required.

Deliberation Session

74. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 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 operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the existing peripheral fencing on the site should be maintained at all times during the planning approval period;
- (d) the existing drainage facilities on the site should be properly maintained and rectified if they are found inadequate/ineffective at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2022;
- (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 28.7.2022;

- (g) in relation to (h) above, the implementation of 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 28.10.2022;
- (h) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/282 Proposed Minor Relaxation of Domestic Plot Ratio Restriction for Permitted Residential Development with Commercial Uses in “Commercial/Residential” Zone, 1 Luen Fat Street, Fanling
(RNTPC Paper No. A/FSS/282C)

76. The Secretary reported that Llewelyn-Davies Hong Kong Limited (LD) and Wong Tung & Partners Limited (WTP) were two of the consultants of the applicant. The following Members had declared interests on the item:

Mr Ricky W.Y. Yu - having past business dealings with LD; and

Mr K.K. Cheung - his firm having current business dealings with WTP.

77. The Committee noted that Mr. Ricky W.Y. Yu had tendered apologies for being unable to attend the meeting and Mr K. K. Cheung had already left the meeting.

Presentation and Question Sessions

78. With the aid of a Powerpoint presentation, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

79. Some Members raised the following questions:

- (a) whether the graded ex-Fanling Theatre would be affected;
- (b) the plot ratio (PR) and building height (BH) of the surrounding developments and whether there were any existing developments with BH that exceeded 80mPD; and
- (c) whether the sky garden of the proposed development would be opened to public.

80. In response, Mr Patrick M.Y. Fung, STP/FSYLE, made the following main points:

- (a) the grade 3 ex-Fanling Theatre ceased operation in 2010 and was demolished in 2018;
- (b) there were developments with BHs that exceeded 80mPD in the surrounding areas, such as the Commune Modern, a residential development located to the immediate north of the application site (the Site) with a BH of 95.6mPD (24 storeys). Regarding the development

intensity of the neighbouring area, the domestic PR and non-domestic PR of the Commune Modern were 4.46 and 2.43 respectively; for Luen Wo Hui, the domestic and non-domestic PRs ranged from 3 to 5.2 and from 0.8 to 2.5 respectively, with a BH profile of 17mPD to 95mPD (1 to 13 storeys); to the further north of the Site were high-rise developments of 80mPD to 130mPD (23 to 35 storeys) with domestic PR and non-domestic PR ranging from 4 to 5 and from 0.5 to 1.5 respectively; to the east of the Site was the On Lok Tsuen with non-domestic PR of 4 to 5 and BH of 25m (6 storeys); to the south of the Site was the Cheung Wah Estate with a domestic PR of 3.37, non-domestic PR of 0.41 and BH of 110mPD (19-35 storeys); and to the west of the Site was Fanling Garden with a domestic PR of 0.78, non-domestic PR of 0.01 and BH of 26mPD (4storeys); and

- (c) based on the information from the applicant, the sky garden would form part of the residential development which would serve the residents and their visitors, and would not be opened to public.

Deliberation Session

81. 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 28.1.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the design and provision of vehicular access, parking facilities and loading/unloading spaces for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB; and
- (b) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/323 Proposed Temporary Eating Place for a Period of 3 Years in
 “Residential (Group D)” Zone, Lots 839 (Part) and 840 in D.D. 114
 and Adjoining Government Land, Pat Heung, Yuen Long

 (RNTPC Paper No. A/YL-SK/323)

Presentation and Question Sessions

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

84. Members had no question on the application.

Deliberation Session

85. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.10.2022;

- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (c) the submission of a 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 28.7.2022;

- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/805 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 76 RP in D.D. 110, Yuen Long
(RNTPC Paper No. A/YL-KTN/805)

Presentation and Question Sessions

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

88. Members had no question on the application.

Deliberation Session

89. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 28.1.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed structures on the site after the operation hours between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (c) all dog washing, dog function and dog training activities shall be carried out in enclosed structures on the site, as proposed by the applicant, during the planning approval period;
- (d) no public announcement system, portable loud speaker, any form of audio amplification system or whistle blowing is allowed to be used on 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 revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.7.2022;
- (g) in relation to (f) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.10.2022;
- (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 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 28.7.2022;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (k) 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;
- (l) if any of the above planning condition (f), (g), (i), or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) 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.”

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

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

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-KTN/806 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/806)

91. The Committee noted that the applicant’s representative requested on 19.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/807 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/807)

Presentation and Question Sessions

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

94. Members had no question on the application.

Deliberation Session

95. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 28.1.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m. (except overnight animal boarding services) after the operation hours, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs will be kept inside the enclosed structure on the site from 6:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (c) all dogs shall wear dog masks during outdoor activities, as proposed by the applicant, during the planning approval period;

- (d) no public announcement system, portable loudspeaker, any form of audio amplification system, or whistle blowing is allowed to be used on the site 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 28.7.2022;
- (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 28.10.2022;
- (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 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 28.7.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (j) if any of the above planning condition (a), (b), (c) (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an

amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-KTN/808 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 43 RP in D.D. 110, Yuen Long
(RNTPC Paper No. A/YL-KTN/808)

97. The Committee noted that the applicant’s representative requested on 19.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/809 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 71 RP in D.D. 110, Yuen Long
(RNTPC Paper No. A/YL-KTN/809)

Presentation and Question Sessions

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

100. Members had no question on the application.

Deliberation Session

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 28.1.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed structures on the site after the operation hours between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, during the planning approval period;
- (c) all dog washing, dog function and dog training activities shall be carried out in the enclosed structures on the site, as proposed by the applicant, during the planning approval period;

- (d) no public announcement system, portable loud speaker, any form of audio amplification system or whistle blowing is allowed to be used on 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 revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.7.2022;
- (g) in relation to (f) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.10.2022;
- (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 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 28.7.2022;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (k) 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;
- (l) if any of the above planning condition (f), (g), (i), or (j) is not complied with by the specified date, the approval hereby given shall cease to have

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

- (m) 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.

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/810 Renewal of Planning Approval for Temporary Open Storage of Private Cars for a Period of 3 Years in “Open Space” and “Residential (Group D)” Zones, Lot 529 S.B (Part) in D.D. 109, Lot 644 S.A RP (Part) in D.D. 110, and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/810)

Presentation and Question Sessions

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

Deliberation Session

104. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.3.2022 until 8.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 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 existing boundary fencing shall be maintained at all times during the planning approval period;
- (g) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2022;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.9.2022;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the

satisfaction of the Director of Fire Services or of the TPB by 9.12.2022;

- (k) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of Director of Fire Services or of the TPB by 20.4.2022;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (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.”

105. 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-KTN/811 Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1396 (Part) in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/811)

Presentation and Question Sessions

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

107. Members had no question on the application.

Deliberation Session

108. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 8:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept inside the enclosed animal boarding establishment structures between 8:00 a.m. to 6:00 p.m. (except up to 5 dogs with dog masks are allowed for outdoor activities at the same time), as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, portable loud speaker, any form of audio amplification system or whistle blowing is allowed to be used on the site at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.7.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.10.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire

Services or of the TPB by 28.7.2022;

- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (d), (e), (g), or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-KTS/910 Proposed Religious Institution (Mosque) in “Agriculture” Zone, Lot 1542 RP (Part) in D.D. 106, Yuen Kong San Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTS/910A)

110. The Secretary reported that the application was submitted by Amusa Trading Company Limited (Amusa), and Fruit Design & Build Limited (FDB) was one 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 Amusa and FDB. The Committee noted that Mr

K. K. Cheung had already left the meeting.

111. The Committee noted that the applicant's representative requested on 13.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. Since the last deferment, efforts had been made by the applicant to make submissions in response to departmental comments.

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

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-PH/896 Proposed Temporary Material Recycling Facilities with Ancillary Workshop and Office for a Period of 3 Years in "Open Storage" Zone, Various Lots in D.D. 111, Ha Che, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/896A)

113. The Committee noted that the applicant's representative requested on 18.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. Since the last deferment, efforts had been made by the applicant to make submissions in response to departmental comments.

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

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-PH/900 Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in "Open Storage" Zone, Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/900)

115. The Committee noted that the applicant's representative requested on 19.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-PH/903 Temporary Open Storage of Backdrop Screens, Advertising Aluminium Frames and Construction Materials for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 111, Pat Heung, Yuen Long

(RNTPC Paper No. A/YL-PH/903)

117. The Committee noted that the applicant's representative requested on 21.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/324 Temporary Shop and Services for a Period of 3 Years in “Residential (Group C)” Zone, Lots 3250 S.B. ss. 48 and 3250 S.B. ss. 49 (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/324)

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

Presentation and Question Sessions

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

121. Members had no question on the application.

Deliberation Session

122. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle is allowed to queue back to or reverse onto/from the site at all times 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 28.4.2022;

- (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 28.7.2022;
- (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 Director of Fire Services or of the TPB by 28.4.2022;
- (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 Director of Fire Services or of the TPB by 28.7.2022;
- (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.”

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

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/433 Proposed Filling of Land in “Green Belt” Zone, Lot 212 (Part) in D.D.
104, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/433)

Presentation and Question Sessions

124. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

125. Members had no question on the application.

Deliberation Session

126. A Member said that the applicant had not provided strong justifications in support of the application.

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

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;

- (b) the development is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16

of the Town Planning Ordinance’ in that the proposed filling of land would involve clearance of natural vegetation and adversely affect the natural landscape and environment; and

- (c) approval of the application would set an undesirable precedent for similar applications for filling of land within the “GB” zone without sufficient justification, and the cumulative effect of approving such applications would result in general degradation of the environment of the “GB” zone.”

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/605 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lots 180 RP and 182 S.C RP in
D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/605)

Presentation and Question Sessions

128. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

129. Members had no question on the application.

Deliberation Session

130. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at

any time during the planning approval period;

- (b) the submission of a 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 28.7.2022;
- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (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 28.7.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.10.2022;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/606 Temporary Public Vehicle Park for Private Car for a Period of 3 Years
in “Village Type Development” Zone, Lots 3045 RP and 3056 RP in
D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/606)

Presentation and Question Sessions

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

133. Members had no question on the application.

Deliberation Session

134. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no car washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (b) no vehicles without valid licenses issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (d) the submission of as-built drainage plans and 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 28.4.2022;
- (e) in relation to (d) above, the existing drainage facilities 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 28.7.2022;
- (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 28.10.2022;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/607 Temporary Cargo Handling and Forwarding Facilities with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)” Zone, Lots 204 RP (Part), 205, 206 RP (Part), 207 to 209, 210 (Part), 211 (Part), 212 (Part), 213 RP, 214 RP (Part), 215 RP (Part), 353 (Part), 354 (Part), 355, 356 (Part), 357 (Part), 358 (Part), 359 (Part) and 360 in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/607)

Presentation and Question Sessions

136. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

137. Members had no question on the application.

Deliberation Session

138. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 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 vehicle is allowed to queue back to or reverse onto/from public road at

any time during the planning approval period;

- (d) 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 28.4.2022;
- (e) in relation to (d) 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 28.7.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2022;
- (h) in relation to (g) 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 28.7.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

139. 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 S.H. Lam, Mr Patrick M.Y. Fung, Mr Wallace W.K. Tang and Ms Christine C.M. Cheung, STPs/FSYLE, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/TM-SKW/113 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and associated Excavation of Land in "Green Belt" and "Village Type Development" Zones, Lots 1386 and 1387 in D.D.375, So Kwun Wat, Tuen Mun
(RNTPC Paper No. A/TM-SKW/113)

140. The Committee noted that the applicant's representative requested on 18.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 40

Section 16 Application

[Open Meeting]

A/YL/276 Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) in “Government, Institution or Community (1)” and “Government, Institution or Community (5)” Zones, Lot 1846 RP in D.D. 120 and adjoining Government Land, Ma Tin Pok, Yuen Long
(RNTPC Paper No. A/YL/276)

142. The Secretary reported that the application was rescheduled.

Agenda Item 41

Section 16 Application

[Open Meeting]

A/TM-LTYYY/423 Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lot 2336 (Part) in D.D.130, Lam Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTYYY/423)

143. The Committee noted that the applicant’s representative requested on 7.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/650 Renewal of Planning Approval for Temporary Warehouse (storage of used and new construction materials and equipment) for a Period of 3 Years in "Comprehensive Development Area" Zone, Lots 763 RP, 764, 765, 766, 767, 768, 771 and 772 S.B in D.D.122, East of Yung Yuen Road, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/650)

Presentation and Question Sessions

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

Deliberation Session

146. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 20.2.2022 to 19.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

“(a) only private cars and light goods vehicles as defined in the Road Traffic

Ordinance is allowed to enter/be parked on the site at any time during the planning approval period;

- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the existing fencing of the site shall be maintained at all times during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.5.2022;
- (f) the implementation of the accepted 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 20.8.2022;
- (g) 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
- (h) if any of the planning condition (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.”

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

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/651 Temporary Public Vehicle Park for Private Cars for a Period of 3 Years
in “Village Type Development” Zone, Lots 422 (Part) and 423 (Part) in
D.D.122, Sheung Cheung Wai, Yuen Long
(RNTPC Paper No. A/YL-PS/651)

148. The Secretary reported that the application site was located in Ping Shan. Mr Ricky W.Y. YU had declared an interest on the item for his firm having a project in Ping Shan. The Committee noted that Mr Ricky W.Y. YU had tendered apologies for being unable to attend the meeting.

Presentation and Question Sessions

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

150. A Member raised question relating to the previously approved application which was revoked due to non-compliance with approval conditions on posting of notice regarding pedestrian safety and prohibition for parking of vehicles without valid licenses.

151. In response, Mr Alexander W.Y. Mak, STP/TMYLW, stated that approval conditions on posting of notice to remind drivers on pedestrian safety and prohibiting vehicles without valid license issued under the Road Traffic Ordinance to be parked/stored on the application site (the Site) were imposed for the previous application. As complaints for non-compliance with those conditions were received and confirmed, the application was subsequently revoked. Given that the current application was submitted by a different applicant, it should be considered afresh. Nonetheless, the same approval conditions were suggested to be imposed for the current application. Similarly, should the approval conditions be not complied with during the planning approval period, the approval hereby given would cease to have effect and be revoked immediately without further notice.

Deliberation Session

152. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site, as proposed by the applicant, at all times during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) a notice shall be posted at a prominent location of the site to remind drivers on pedestrian safety on the access road to the site at all times during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2022;
- (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 28.7.2022;
- (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 28.10.2022;

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

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

Agenda Item 44

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/652 Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Recreation” Zone, Lots 63(Part), 68(Part), 69, 70(Part), 71(Part), 72(Part) and 73(Part) in D.D.126, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/652)

154. The Committee noted that the applicant’s representative requested on 26.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TSW/76 Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) (Letting of Surplus Monthly Parking Spaces to Non-residents) for a Period of 5 Years in "Residential (Group A)" Zone, 4-storey car park in the Ancillary Facilities Block and open car parks of Tin Yan Estate, Tin Shui Wai
(RNTPC Paper No. A/TSW/76)

156. The Secretary reported that the application site is located in Tin Shui Wai and the application is submitted by the Hong Kong Housing Authority (HKHA). The following Members have declared interest on the item:

- | | |
|--|--|
| Mr Paul Y.K. Au
(as Chief Engineer (Works),
Home Affairs Department) | - being a representative of the Director of Home Affairs who is a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Dr Hon Y.S. Wong | - being a member of Fund Management Sub-committee of Finance Committee of HKHA; |
| Dr Conrad T.C. Wong | - having current business dealings with HKHA; |
| Mr K.K. Cheung | - his firm having current business dealings with HKHA; |
| Mr L.T. Kwok | - his employing organisation currently operating social service teams supported by HKHA and openly bid funding from HKHA; and |

Mr Ricky W.Y. Yu - his firm having a project in Ping Shan
(immediate south to Tin Shui Wai)

157. The Committee noted that Dr Conrad T.C. Wong and Mr Ricky W.Y. Yu had tendered apologies for being unable to attend the meeting and Mr K. K. Cheung had already left the meeting. As the interests of Mr Paul Y.K. Au and Dr Hon Y.S. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily. As the interest of Mr L.T Kwok was indirect, the Committee agreed that he could stay in the meeting.

[Mr Paul Y.K. Au and Dr Hon Y.S. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

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

Deliberation Session

159. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years and be renewed from 18.2.2022 until 17.2.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following condition:

“priority should be accorded to the residents of Tin Yan Estate in the letting of the surplus monthly vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.”

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

[Mr Paul K.Y. Au and Dr Hon Y.S. Wong rejoined the meeting at this point.]

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/419 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Office for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lot 288 in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/419)

Presentation and Question Sessions

161. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

162. Members had no question on the application.

Deliberation Session

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

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

in that the proposed development is considered not compatible with the surrounding areas.”

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/349 Renewal of Planning Approval for Temporary Shop and Services (Convenience Store) for a Period of 3 Years in “Village Type Development” Zone, Lot 650 RP (Part) in D.D.125, Sik Kong Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/349)

Presentation and Question Sessions

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

Deliberation Session

165. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.2.2022 to 22.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the existing trees and landscape planting on the site shall be maintained at all times during the planning approval period;

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

- (c) the submission of a 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 23.5.2022;

- (d) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.8.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.11.2022;
- (f) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/350 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lots 650 RP (Part) and 977 RP (Part) in D.D.125, Sik Kong Tsuen, Ha Tseun, Yuen Long

(RNTPC Paper No. A/HSK/350)

Presentation and Question Sessions

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

Deliberation Session

168. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.3.2022 to 8.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the existing trees and landscape plants on the site shall be maintained at all times during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a 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 9.6.2022;
- (d) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.9.2022;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.12.2022;
- (f) if any of the above planning condition (a) or (b) is not complied with during

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

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

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

Agenda Item 49

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/351 Proposed Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Shop for Selling Food Provisions) for a Period of 3 Years in “Other Specified Uses” annotated “Logistics Facility”, “Village Type Development” and “Open Space” Zones, Lots 33 (Part), 54 (Part), 64 (Part), 65 (Part), 66 (Part), 67 (Part), 69 (Part), 70 (Part), 71, 72 (Part), 73 (Part), 74, 75, 76 (Part), 77 (Part) and 78 S.A (Part) in D.D. 124, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/351)

Presentation and Question Sessions

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

171. Members had no question on the application.

Deliberation Session

172. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the implementation of the accepted drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.10.2022;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a 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 28.7.2022;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 50

Section 16 Application

[Open Meeting]

A/HSK/352

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years with Filling and Excavation of Land in “Village Type Development” Zone, Lots 136 RP (Part) and 137 RP (Part) in D.D. 127, Ping Shan, Yuen Long
(RNTPC Paper No. A/HSK/352)

174. The Committee noted that the applicant’s representative requested on 6.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/353 Temporary Open Storage of Construction Material for a Period of 3 Years in “Other Specified Uses” annotated “Logistics Facility”, “Open Space” Zones and area shown as ‘Road’, Lots 1141RP(Part), 1143RP(Part), 1144 S.E.(Part), 1144 S.F., 1144 RP(Part), 1145(Part), 1146(Part), 1149(Part), 1152, 1153(Part), 1155(Part), 1156(Part), 1157(Part), 1158(Part), 1159(Part), 1160(Part), 1161(Part), 1162(Part), 1163(Part), 1164(Part), 1197(Part), 1198(Part), 1199 S.B.(Part), 1200 and 1201(Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/353)

Presentation and Question Sessions

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

177. Members had no question on the application.

Deliberation Session

178. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 8:00 p.m. to 8:00 a.m. 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 repairing, dismantling, assembling, or other workshop activities, as proposed by the applicant, are allowed on the site during the planning approval period;
- (d) the existing trees and landscaping 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 submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2022;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2022;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (k) if any of the above planning condition (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.”

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

Agenda Item 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/534 Temporary Wholesale Centre of Auto Parts and Car Sales Centre for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1012 S.A RP, 1037(A)&(B), 1038, 1039, 1040, 1041 and 1042 in D.D. 115, Au Tau, Yuen Long
(RNTPC Paper No. A/YL-TT/534)

Presentation and Question Sessions

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

181. Members had no question on the application.

Deliberation Session

182. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 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, including container tractor/trailers, as

defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;

- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (d) the existing trees within the site shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2022;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.10.2022;
- (i) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 53

Section 16 Application

[Open Meeting]

A/YL-TT/535 Proposed Temporary Place of Recreation, Sports or Culture (Training and Community Event Centre) for a Period of 3 Years in “Village Type Development” Zone, Government Land in D.D. 116 (Former Wing On School), Tai Shu Ha Road West, Tai Tong
(RNTPC Paper No. A/YL-TT/535)

184. The Committee noted that the applicant’s representative requested on 12.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 54

Section 16 Application

[Open Meeting]

A/YL-TT/536

Proposed Temporary Wholesale Trade with Ancillary Office for a Period of 3 Years in “Open Storage” Zone, Lots 1483 (Part), 1484 S.A (Part), 1484 S.B, 1484 S.C, 1484 S.D, 1484 S.E, 1484 S.F, 1484 S.G and 1485 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/536)

186. The Committee noted that the applicant’s representative requested on 19.1.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 55

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/537 Temporary Shop and Services for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” and “Open Storage” Zones, Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/537)

Presentation and Question Sessions

188. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

189. Members had no question on the application.

Deliberation Session

190. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no light, medium or heavy goods vehicles, including container tractor/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the submission of a revised 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 28.4.2022;
- (c) in relation to (b) above, the implementation of the revised drainage proposal within 6 months from the date of planning approval to the satisfaction of

the Director of Drainage Services or of the TPB by 28.7.2022;

- (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 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 28.4.2022;
- (f) in relation to (e) 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 28.7.2022;
- (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.”

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

Agenda Item 56

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1134 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lot 1562 RP (Part) in D.D. 121,
Shan Ha Tsuen, Yuen Long

(RNTPC Paper No. A/YL-TYST/1134)

Presentation and Question Sessions

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

193. Members had no question on the application.

Deliberation Session

194. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 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, including container tractor/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.7.2022;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2022;
- (e) if any of the above planning condition (a) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 57

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1135 Proposed Temporary Warehouse for Storage of Brand New Electronic Goods for a Period of 3 Years in “Residential (Group A) 3” Zone and area shown as ‘Road’, Lots 1415 RP, 1416 RP, 1426 (Part) and 1427 (Part) in D.D. 119 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1135)

Presentation and Question Sessions

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

197. Members had no question on the application.

Deliberation Session

198. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no medium or heavy goods vehicle, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.4.2022;
- (d) 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 28.4.2022;
- (e) in relation to (d) 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 28.7.2022;
- (f) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 58

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1136 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land in “Green Belt” Zone, Lots 899 (Part), 902 and 942 in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TYST/1136)

Presentation and Question Sessions

200. With the aid of some plans, Mr Steven Y.H. Siu, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

201. The Chairman asked whether there was any enforcement action taken for the unauthorised land filling/excavation activities at the application site (the Site).

202. In response, Mr Steven Y.H. Siu, STP/TMYLW, stated that the Planning Authority had posted warning poster at the application site to warn the responsible parties that the unauthorised development would be subject to planning enforcement action. The Planning Authority would issue warning letter to the concerned land owners.

203. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets and there is a

general presumption against development within this zone. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis; and

- (b) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within Green Belt Zone under section 16 of the Town Planning Ordinance’ in that extensive clearance of existing natural vegetation within and around the site had taken place and approval of the proposed development may cause further adverse landscape impact and degradation of the landscape quality in the surrounding environment.”

Agenda Item 59

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1137 Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years in “Undetermined” Zone, Lots 1062 (Part), 1125 (Part), 1127 (Part) and 1128 (Part) in D.D. 119, Kung Um Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1137)

Presentation and Question Sessions

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

Deliberation Session

206. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.3.2022 to 8.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a 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 9.6.2022;
- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (e) if any of the above planning condition (a), (b) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if the above planning condition (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 60

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1138 Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years in “Undetermined” Zone, Lots 1220 RP (Part) and 1223 RP (Part) in D.D. 119 and Adjoining Government Land, Kung Um Road, Shap Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-TYST/1138)

Presentation and Question Sessions

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

209. Members had no question on the application.

Deliberation Session

210. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 28.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by

28.4.2022;

- (d) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2022;
- (e) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 61

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1139 Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years in “Residential (Group B) 1” and “Comprehensive Development Area” Zones, Lots 415, 420, 421 and 422 RP in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/YL-TYST/1139)

Presentation and Question Sessions

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

Deliberation Session

213. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.3.2022 to 8.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) only private cars and light goods vehicles, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (b) no vehicle without valid licences issued under the Road Traffic Ordinance, as proposed by the applicant, is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) the existing boundary fence on the site shall be maintained at all times during the planning approval period;
- (d) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2022;
- (g) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

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

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

Agenda Item 62

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1140 Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years in “Undetermined” Zone, Lot 1876 RP (Part) in D.D. 117 and Adjoining Government Land, Kung Um Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1140)

Presentation and Question Sessions

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

Deliberation Session

216. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.3.2022 to 22.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

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

- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a 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 23.6.2022;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (f) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if the above planning condition (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

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

Agenda Item 63

Any Other Business

218. There being no other business, the meeting was closed at 5:40 p.m..