

TOWN PLANNING BOARD

Minutes of 670th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 30.4.2021

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr C.H. Hau

Dr Lawrence K.C. Li

Miss Winnie W.M. Ng

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Dr Conrad T.C. Wong

Mr Y.S. Wong

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

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

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

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

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

Secretary

Absent with Apologies

Mr K.K. Cheung

Mr L.T. Kwok

Mr Ricky W.Y. Yu

Dr Venus Y.H. Lun

In Attendance

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

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

Town Planner/Town Planning Board
Miss Carman C.Y. Cheung

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 669th RNTPC Meeting held on 16.4.2021

[Open Meeting]

2. The draft minutes of the 669th RNTPC meeting held on 16.4.2021 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]

Y/TP/34 Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/28, To rezone the application site from “Village Type Development” to “Government, Institution or Community (3)” and “Government, Institution or Community (4)”, Lots 1087, 1130 and 2089 in D.D. 6 and Adjoining Government Land, Kam Shan, Tai Po
(RNTPC Paper No. Y/TP/34)

4. The Secretary reported that the application was for columbarium development. Mr K.K. Cheung had declared an interest on the item as his firm was the legal advisor of the Private Columbaria Licensing Board.

5. The Committee noted that the applicant had requested deferment of consideration of the application and Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

6. The Committee noted that the applicant’s representative requested on 19.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental and public comments. It was the first time that the applicant requested deferment of the application.

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

information, and no further deferment would be granted unless under very special circumstances.

Tuen Mun and Yuen Long West District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/TM/25 Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/35, To rezone the application site from “Green Belt” to “Government, Institution or Community”, Lot 1724 RP ss.14 in D.D. 132, Hing Fu Street, Tuen Mun
(RNTPC Paper No. Y/TM/25A)

8. The Secretary reported that the application was for columbarium development. Mr K.K. Cheung had declared an interest on the item as his firm was the legal advisor of the Private Columbaria Licensing Board.

9. The Committee noted that the applicant had requested deferment of consideration of the application and Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

10. The Committee noted that the applicant’s representative requested on 1.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

11. 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 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.

Sai Kung and Islands District

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

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-CC/25 Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) in "Government, Institution or Community (4)" Zone, Junction of Ping Chong Road and Pak She Praya Road, Cheung Chau
(RNTPC Paper No. A/I-CC/25)

Presentation and Question Sessions

12. With the aid of a PowerPoint presentation, Mr Richard Y.L. Siu, STP/SKIs, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed minor relaxation of building height (BH) restriction for permitted social welfare facility (residential care home for the elderly);
- (c) departmental comments were set out in paragraph 9 of the Paper;

- (d) during the statutory publication period, one public comment from an individual raising enquiry on the application was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed scheme was generally in line with the scope of development agreed between the Social Welfare Department (SWD) and the applicant, and the development would be subject to relevant licensing requirements administered by SWD. In that connection, the application warranted special consideration. The proposed minor relaxation of BH restriction was considered not incompatible with the existing character of the area and overall BH profile. Technical assessments had been conducted for the proposed development and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

13. In response to a Member's question on the design requirement of the proposed transformer room, Mr Richard Y.L. Siu, STP/SKIs, with reference to Drawing A-8 of the Paper, said that it followed the standard requirement of a 1m high double slab over the transformer room which was located on the ground floor of the proposed development.

Deliberation Session

14. 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 30.4.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the provision of fire service installations and water supplies for firefighting to the satisfaction of Director of Fire Services or of the TPB; and
- (b) the submission of a sewerage impact assessment to the satisfaction of Director of Environmental Protection or of the TPB.”

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

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/263 Proposed Filling and Excavation of Land for Permitted Agricultural Use
in “Conservation Area” Zone, Lots 152 S.A and 152 RP in D.D. 220
and Adjoining Government Land, Sai Kung
(RNTPC Paper No. A/SK-PK/263)

Presentation and Question Sessions

16. Ms Jane W.L. Kwan, STP/SKIs, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed filling and excavation of land for permitted agricultural use;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, eight public comments from a Sai Kung District Council member, World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden Corporation, Designing Hong Kong Limited and individuals objecting to the application were received. Major

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

- (e) the Planning Department (PlanD)'s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The proposed filling and excavation of land were not in line with the planning intention of the “Conservation Area” (“CA”) zone and the applicant failed to provide strong justification for a departure from the planning intention. Although the proposed works for agricultural use was considered not entirely incompatible with the landscape character of the surrounding area, the Chief Town Planner/Urban Design and Landscape, PlanD had reservation on the application from landscape perspective. Approval of the application would set an undesirable precedent for similar applications to undertake vegetation clearance and site formation within the same “CA” zone prior to obtaining planning permission, causing degradation of the landscape quality of the surrounding vegetated environment. The District Lands Officer/Sai Kung, Lands Department did not support the application as the area of government land in the application was considered substantial and the proposed formation works on government land were deemed extraneous. The Director of Environmental Protection advised that no Environmental Permit had been obtained to demonstrate that the proposed works would have no adverse environmental impact. The Head of Geotechnical Engineering Office, Civil Engineering and Development Department also advised that the applicant had not submitted a Geotechnical Planning Review Report to support the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

17. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed works are not in line with the planning intention of the “Conservation Area” (“CA”) zone which is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. The applicant fails to provide strong justification in the submission for a departure from the planning intention;

- (b) the applicant fails to demonstrate that the proposed works under application would not have adverse environmental and landscape impacts on the surrounding area; and

- (c) the approval of the application would set an undesirable precedent for similar applications within the “CA” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.”

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TLS/58 Renewal of Planning Approval for Temporary Private Garden for a Period of 3 Years in “Village Type Development” Zone and area shown as ‘Road’, Government Land adjoining Lot 1143 in D.D. 253, Tseng Lan Shue, Sai Kung
(RNTPC Paper No. A/SK-TLS/58)

19. The Committee noted that the application was for renewal of planning approval for temporary private garden for a period of three years. During the statutory publicaiton period, two public comments from individuals raising concerns on the application were received. Major views were set out in paragraph 10 of the Paper.

20. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 11 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application.

21. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 5.5.2021 until 4.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the existing boundary fence on the site should be maintained at all times during the planning approval period;
- (b) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (c) 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.”

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/71 Proposed excavation of land for permitted agricultural use (Green Houses) in “Green Belt” Zone, Lots 402 and 413 in D.D. 216, Long Keng, Sai Kung
(RNTPC Paper No. A/SK-TMT/71)

Presentation and Question Sessions

23. Ms Jane W.L. Kwan, STP/SKIs, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed excavation of land for permitted agricultural use (green houses);
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, seven public comments from a Sai Kung District Council member, Designing Hong Kong Limited, Kadoorie Farm and Botanic Garden Corporation, World Wide Fund for Nature Hong Kong and individuals objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper. Whilst agricultural use was always permitted within the “Green Belt” (“GB”) zone, excavation of land required planning permission. The Director of Agriculture, Fisheries and Conservation advised that an application for Letter of Approval to erect agricultural structures at the application site was received and had been referred to the Lands Department for further processing. The proposed excavation of land was required to construct the footing of the green houses and its scale was considered not unreasonable. Although the Chief Town Planner/Urban Design and Landscape, PlanD had reservation on the application, no significant landscape impact was anticipated. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government

departments and planning assessments above were relevant.

[Dr C.H. Hau joined the meeting during PlanD's presentation.]

24. Members had no question on the application.

Deliberation Session

25. Members noted that the access road to the application site was an existing footpath which involved both private and government land, and there were similar applications approved within the "GB" zone in Pak Kong, Sai Kung.

26. 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 30.4.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition:

“the submission of document(s) to demonstrate that the use of fertiliser(s) on the site will not cause any material increase in pollution effect to the water gathering ground to the satisfaction of the Director of Water Supplies or of the TPB.”

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

[The Chairman thanked Mr Richard Y.L. Siu 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 Hannah H.N. Yick and Mr Tim T.Y. Fung, Senior Town Planners/Sha Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Items 9 and 10

Section 16 Applications

[Open Meeting]

A/NE-LT/693 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 892 S.B ss.2 in D.D. 8, Ma Po Mei Village,
Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/693A and 694A)

A/NE-LT/694 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 892 S.B ss.1 (Part) in D.D.8, Ma Po Mei
Village, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/693A and 694A)

28. The Committee noted that the applicants’ representative requested on 19.4.2021 deferment of consideration of the applications for two months so as to allow more time to prepare further information to address comments from the Drainage Services Department (DSD). It was the second time that the applicants requested deferment of the applications. Since the last deferment, the applicants had been actively liaising with DSD to resolve the sewerage/drainage issues.

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/696 Renewal of Planning Approval for Temporary Private Car Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 915 RP in D.D. 25, Tai Om Tsuen, Lam Tsuen, Tai Po

(RNTPC Paper No. A/NE-LT/696)

30. The Committee noted that the application was for renewal of planning approval for temporary private car park (private cars only) for a period of three years. During the statutory publicaiton period, two public comments from individuals objecting to the application were received. Major views were set out in paragraph 10 of the Paper.

31. The Committee noted that the Planning Department had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

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

- “(a) no vehicles other than private cars are allowed to be parked within the site during the planning approval period;

- (b) no vehicle repairing, car washing/fueling, vehicle dismantling and workshop activities shall be permitted within the site during the planning approval period;

- (c) the applied use should not cause any water pollution to the upper indirect water gathering ground at any time during the planning approval period;
- (d) no permanent structure shall be erected within the drainage reserve area at the site during the planning approval period;
- (e) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (f) the existing shrub planted within the site shall be maintained at all times during the planning approval period;
- (g) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 2.9.2021;
- (i) 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
- (j) if the above planning condition (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/591 Proposed Two Houses (New Territories Exempted Houses) in “Green Belt” Zone, Lot 784 (Part) in D.D. 9, Kau Lung Hang, Tai Po
(RNTPC Paper No. A/NE-KLH/591B)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed two houses (New Territories Exempted Houses (NTEHs));
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication period, four public comments from Hong Kong Bird Watching Society, World Wide Fund for Nature Hong Kong, Designing Hong Kong Limited and an individual objecting to the application were received. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD did not support the application based on the assessments set out in paragraph 12 of the Paper. The proposed development was not in line with the planning intention of the “Green Belt” zone and the applicant had not provided strong justification in the submission for a departure from the planning intention. The Director of Agriculture, Fisheries and Conservation had reservation on the application as the application site was located adjacent to an area largely covered with natural vegetation. The District Lands Officer/North of Lands Department had reservation on the application since there was insufficient evidence to demonstrate a building/house entitlement of the

application site. The application did not comply with the Interim Criteria in that the application site located within the water gathering grounds (WGGs) would not be able to be connected to the existing or planned public sewerage system in the area, and the applicant failed to demonstrate that the proposed development would not cause adverse water quality impact in the area. Both the Director of Environmental Protection and Chief Engineer/Construction, Water Supplies Department objected to the application. The application also did not comply with the Town Planning Board Guidelines No.10. The Commissioner for Transport in general had reservation but considered that the application involving the development of only two NTEHs could be tolerated. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

35. Members had no question on the application.

Deliberation Session

36. In response to a Member's enquiry, Mr Stanley C.F. Lau, Principal Environmental Officer (Strategic Assessment), Environmental Protection Department explained that the use of septic tank for NTEH development would be acceptable in most areas of the New Territories but there were more stringent requirements for areas falling within WGGs. According to Chapter 9 of the Hong Kong Planning Standards and Guidelines, the use of septic tank/soakaway system as sewage disposal method within WGGs should be avoided.

37. 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 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 given in the submission for a departure from the planning intention of the “GB” zone; and

- (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the site located within water gathering grounds would not be able to be connected to the existing or planned public sewerage system in the area. The applicant fails to demonstrate that the proposed development would not cause adverse water quality impact on the area.”

Agenda Item 13

Section 16 Application

[Open Meeting]

A/NE-PK/147 Proposed Temporary Office (Site Office) for a Period of 2 Years in “Agriculture” Zone, Lot 1588 S.D in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper No. A/NE-PK/147)

38. The Committee noted that the applicant’s representative requested on 19.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to support the application. It was the first time that the applicant requested deferment of the application.

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, and no further deferment would be granted unless under very special circumstances.

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/996 Shop and Services (Convenient Store) in “Industrial” Zone, Workshop
I, G/F, Universal Industrial Centre, 19-25 Shan Mei Street, Sha Tin
(RNTPC Paper No. A/ST/996)

Presentation and Question Sessions

40. Ms Hannah H.N. Yick, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the shop and services (convenience store);
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) no public comment was received during the statutory publication period;
and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application on a temporary basis for five years based on the assessments set out in paragraph 11 of the Paper. The applied use was small in scale and considered not incompatible with the industrial and industrial-related uses in the subject building and the surrounding developments. The applied use generally complied with the Town Planning Board Guidelines No. 25D and relevant government departments had no objection to or no adverse comment on the application. Part of the subject premises was the subject of two previously approved applications. Approval of the application was consistent with the Committee’s previous decisions. A temporary approval of five years was recommended in order not to jeopardise the long-term planning intention of industrial use for the subject premises and to allow the Committee to monitor the supply and demand of industrial

floor space in the area.

41. Members had no question on the application.

Deliberation Session

42. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 30.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission and implementation of fire safety measures within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.10.2021; and

- (f) if the above planning condition 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.”

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/997 Shop and Services (Money Exchange) in “Industrial” Zone, Unit 4F
(Portion), G/F, Fo Tan Industrial Centre, 26-28 Au Pui Wan Street, Fo
Tan, Sha Tin
(RNTPC Paper No. A/ST/997)

Presentation and Question Sessions

44. Ms Hannah H.N. Yick, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the shop and services (money exchange);
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) no public comment was received during the statutory publication period;
and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application on a temporary basis for five years based on the assessments set out in paragraph 11 of the Paper. The applied use was small in scale and considered not incompatible with the industrial and industrial-related uses in the subject building and the surrounding developments. The applied use generally complied with the Town Planning Board Guidelines No. 25D and relevant government departments had no objection to or no adverse comment on the application. Part of the subject premises was the subject of a previously approved application. Approval of the application was consistent with the Committee's previous decision. A temporary approval of five years was recommended in order not to jeopardise the long-term planning intention of industrial use for the subject premises and to allow the Committee to monitor the supply and demand of industrial floor space in the area.

45. Members had no question on the application.

Deliberation Session

46. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 30.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission and implementation of fire safety measures within 6 months

from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.10.2021; and

- (f) if the above planning condition 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.”

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/202 Renewal of Planning Approval for Temporary Open Storage of Recycling Materials for a Period of 3 Years in “Government, Institution or Community”, “Other Specified Uses” annotated “Port Back-up Uses” Zones and area shown as ‘Road’, Lot 147 in D.D. 52, Fu Tei Au, Sheung Shui
(RNTPC Paper No. A/NE-FTA/202)

48. The Committee noted that the application was for renewal of planning approval for temporary open storage of recycling materials for a period of three years. During the statutory publicaiton period, one public comment from the Chairman of Sheung Shui District Rural Committee indicating no comment on the application was received.

49. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 11 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

50. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 5.5.2021 until 4.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 7:00 a.m. on 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 medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) 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;
- (e) the maintenance of peripheral fencing on the site at all times during the planning approval period;
- (f) the maintenance of all existing trees within the site at all times during the planning approval period;
- (g) the existing fire service installations implemented on the site should be maintained in efficient working order at all times;
- (h) the maintenance of the existing drainage facilities at the site at all times during the planning approval period;
- (i) the submission of a record of the existing drainage facilities on the site

within 3 months from date of renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.7.2021;

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

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

Agenda Item 17

Section 16 Application

[Open Meeting]

A/NE-HLH/51 Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Warehouse for a Period of 3 Years in “Agriculture” Zone, Lots 171 (Part), 172 (Part), 176 (Part) and 177 (Part) in D.D. 87, Ta Kwu Ling
(RNTPC Paper No. A/NE-HLH/51)

52. The Committee noted that the applicant’s representative requested on 19.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

53. 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-LYT/746 Renewal of Planning Approval for Temporary Public Utility Installation (Package Substation) for a Period of 1 Year in "Residential (Group C)" Zone, Government Land in D.D. 83, Lung Ma Road, Kwan Tei, Fanling
(RNTPC Paper No. A/NE-LYT/746)

54. The Committee reported that the application was submitted by CLP Power Hong Kong Limited which was a subsidiary of CLP Holdings Limited (CLP). The following Members had declared interests on the item:

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

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

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

55. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion.

56. The Committee noted that the application was for renewal of planning approval for temporary public utility installation (package substation) for a period of one year. During the statutory publicaiton period, four public comments were received, including three objecting comments from the Chairman, First Vice-chairman and Vice-chairman of Fanling District Rural Committee and the remaining one from the Chairman of Sheung Shui District Rural Committee indicating no comment on the application. Major views were set out in paragraph 10 of the Paper.

57. The Committee noted that the Planning Department had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application.

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 1 year and be renewed from 14.5.2021 to 13.5.2022 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the existing fire service installations implemented shall be maintained in efficient working order at all times during the planning approval period; and
- (b) if the above planning condition 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.”

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/17 Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years in “Agriculture” Zone, Lot 129 (Part) in D.D. 86, Lots 607, 608, 609, 610 S.B RP (Part), 613 (Part), 627 (Part), 632 S.A RP, 633 S.A RP (Part), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (Part) and 642 S.A RP (Part) in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Man Kam To
(RNTPC Paper No. A/NE-MKT/17)

Presentation and Question Sessions

59. With the aid of a PowerPoint presentation, Mr Tim T.Y. Fung, STP/STN, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary rural workshop (timber yard and sawmill) for a period of three years;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, 19 public comments were received, including six objecting comments from World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden Corporation, an adjoining landowner and individuals, 12 supporting comments from two Legislative Council members, a North District Council (NDC) member, Kowloon Chamber of Commerce, three construction/infrastructure companies, a landscaping company, Kwu Tung Village Committee Office, Indigenous Inhabitant Representative and villagers of Muk Wu Village, and the remaining one from another NDC member indicating no comment on the application. Major views were set out in paragraph 9 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 10 of the Paper. Although the proposed use was not in line with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application, the Secretary for Development gave policy support to the application as it could help ensure smooth clearance and timely development of the Kwu Tung North New Development Area and provision of housing land supply, and facilitate the continued operation of displaced brownfield operations to meet the needs of the economy. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone. The proposed use was considered not entirely incompatible with the surrounding areas. Other concerned government departments had no objection to or adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

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 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 8:00 a.m. on 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) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.10.2021;
- (d) in relation to (c) above, the implementation of the drainage proposal identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.1.2022;
- (e) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.10.2021;
- (f) in relation to (e) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.1.2022;
- (g) the submission of proposals for fire services 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 30.10.2021;
- (h) in relation to (g) above, the implementation of the proposals for fire services 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 30.1.2022;
- (i) the submission of proposals for environmental mitigation measures within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 30.10.2021;
- (j) in relation to (i) above, the implementation of the proposals for the environmental mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of

Environmental Protection or of the TPB by 30.1.2022;

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

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 20

Section 16 Application

[Open Meeting]

A/NE-STK/20 Proposed Temporary Eating Place for a Period of 3 Years in “Recreation” Zone, Lots 394 S.A (Part), 394 S.B ss.1 (Part) and 394 S.B RP (Part) in D.D. 41, Sha Tau Kok
(RNTPC Paper No. A/NE-STK/20)

63. The Committee noted that the applicant’s representative requested on 13.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

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

Agenda Item 21

Section 16 Application

[Open Meeting]

A/NE-TKL/660 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" Zone, Lot 168 in D.D. 79, Ping Yeung Village, Ta Kwu
Ling
(RNTPC Paper No. A/NE-TKL/660)

65. The Committee noted that the applicant's representative requested on 14.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

[The Chairman thanked Mr Tony Y.C. Wu, Ms Hannah H.N. Yick 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, Ms Ivy C.W. Wong and Ms Irene W.S. Lai, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/493 Temporary Storage (Detergent, Detergent Containers and Construction Materials) with Ancillary Office for a Period of 3 Years in "Recreation" Zone, Lots 1618 (Part), 1619 and 1620 (Part) in D.D. 100 and Adjoining Government Land, Ying Pun Ha Tsuen, Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/493A)

Presentation and Question Sessions

67. Ms S.H. Lam, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary storage (detergent, detergent containers and construction materials) with ancillary office for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals with one objecting to the application and the other indicating no

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

- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Although the applied use was not in line with the planning intention of the “Recreation” (“REC”) zone, there was not yet any development programme for the application site and approval of the application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone. The applied use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were nine previously approved applications for temporary open storage or storage use at the application site. Approval of the application was in line with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

68. Members had no question on the application.

Deliberation Session

69. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicants, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicants, is allowed on the site during the planning approval period;

- (c) no workshop activities should be carried out on the site at any time during the planning approval period;
- (d) no medium/heavy goods vehicles exceeding 5.5 tonnes including container trailer/tractor, as defined in the Road Traffic Ordinance, are allowed to/from 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 trees on the site should be maintained at all times during the planning approval period;
- (g) the existing drainage facilities shall be maintained and rectified if found inadequate/ineffective during operation 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 planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.7.2021;
- (i) the implementation of the pedestrian safety enhancement measure within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 30.10.2021;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.10.2021;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.1.2022;

- (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.”

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

Agenda Item 23

Section 16 Application

[Open Meeting]

A/FSS/278 Religious Institution and Columbarium (within a Religious Institution)
in “Green Belt” Zone, Government Land in D.D. 51, Wong Kong Shan,
Fanling
(RNTPC Paper No. A/FSS/278)

71. The Secretary reported that the application was for columbarium development. Mr K.K. Cheung had declared an interest on the item as his firm was the legal advisor of the Private Columbaria Licensing Board.

72. The Committee noted that the applicant had requested deferment of consideration of the application and Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

73. The Committee noted that the applicant’s representative requested on 21.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/722 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in "Agriculture" Zone, Lots 207 S.A (Part), 207 S.B (Part) & 218 (Part) in D.D. 110, Tai Kong Po, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/722B)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary animal boarding establishment (dog kennel) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from the

Village Office of Pat Heung Tai Kong Po Tsuen and an individual objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not entirely in line with the planning intention of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the application site possessed potential for agricultural rehabilitation, approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding area. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were a previously approved application for similar use at the application site and 43 approved similar applications within the same “AGR” zone. Approval of the application was in line with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

76. A Member enquired about the existing use of storing pipes as shown on Plan A-4 of the Paper. In response, Ms Ivy C.W. Wong, STP/FSYLE, said that the application site currently involved open storage of construction materials, some vehicles and containers. If the current application was approved, only the applied use of temporary animal boarding establishment (dog kennel) would be permitted at the application site and other unauthorised use would be subject to enforcement action, as appropriate.

Deliberation Session

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

temporary basis for a period of 3 years until 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed structures on the site, as proposed by the applicant, at all times during the planning approval period;
- (c) 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;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) all existing trees within the site shall be maintained in good condition at all times during the planning approval period;
- (f) 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 the TPB by 30.10.2021;
- (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 the TPB by 30.10.2021;
- (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 30.1.2022;

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

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/748 Temporary Storage of Hydroelectric Engineering Materials and Agricultural Tools and Ancillary Workshops for a Period of 3 Years in “Village Type Development” Zone, Lot 862 RP in D.D.107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/748A)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary storage of hydroelectric engineering materials and agricultural tools and ancillary workshop for a period of three years;

- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, three public comments from a local villager and individuals objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The applied use was not in line with the planning intention of the “Village Type Development” (“V”) zone and there was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis. The applied use involving storage and ancillary workshop was considered not compatible with the surrounding land uses which included residential structures/dwellings. Concerned government departments had no objection to or no adverse comment on the application. There was one rejected similar application within the same “V” zone. Rejection of the application was generally in line with the Committee's previous decision. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

80. Members had no question on the application.

Deliberation Session

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

- “(a) the applied use is not in line with the planning intention of the “Village Type Development” zone which is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by government projects. Land within this zone is primarily intended for development of Small Houses by

indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and

- (b) the applied use is not compatible with the surrounding area including the residential dwellings/structures to the immediate west of the site.”

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/757 Temporary Animal Boarding Establishment for a Period of 5 Years in
“Agriculture” Zone, Lot 1344 in D.D 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/757)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary animal boarding establishment for a period of five years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from Kadoorie Farm and Botanic Garden Corporation and an individual objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the applied use was not entirely in line with the planning intention

of the “Agriculture” (“AGR”) zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the application site possessed potential for agricultural rehabilitation, approval of the application on a temporary basis for a period of five years would not jeopardise the long-term planning intention of the “AGR” zone. The applied use was considered not incompatible with the surrounding area. Other concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were a previously approved application for the same use at the application site and 43 approved similar applications within the same “AGR” zone. Approval of the application was in line with the Committee’s previous decisions. As the previous application was revoked due to non-compliance with approval conditions, shorter compliance periods were proposed to closely monitor the compliance progress. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

83. Members had no question on the application.

Deliberation Session

84. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 30.4.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed animal boarding establishment on the site between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, at all times during the planning approval period;

- (c) 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;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) existing trees within the site shall be maintained satisfactorily at all times during the planning approval period;
- (f) the provision of a 2.5m high solid metal wall along the site boundary within 3 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.7.2021;
- (g) 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 30.7.2021;
- (h) in relation to (g) 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 30.10.2021;
- (i) in relation to (h) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) the submission of a water supply for firefighting and 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 30.7.2021;
- (k) in relation to (j) above, the implementation of the water supply for firefighting and 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 30.10.2021;

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

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

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/758 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 1211 in D.D. 107, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/758)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary place of recreation, sports or culture (hobby farm) for a period of three years;

- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from a Yuen Long District Council member and an individual objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed use was generally not in conflict with the planning intention of the “Agriculture” (“AGR”) zone. The Director of Agriculture, Fisheries and Conservation had no strong view on the application. Temporary approval of the application would not frustrate the long-term planning intention of the “AGR” zone. The proposed use was considered not incompatible with the surrounding areas. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the relevant government departments, appropriate approval conditions were recommended. There were one previously approved application for the same use at the application site and 29 approved similar applications within the same “AGR” zone. Approval of the current application was in line with the Committee's previous decisions. As the previous application was revoked due to non-compliance with approval conditions, shorter compliance periods were proposed to closely monitor the compliance progress. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

87. Members had no question on the application.

Deliberation Session

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

temporary basis for a period of 3 years until 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (c) 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 30.7.2021;
- (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 30.10.2021;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a 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 30.7.2021;
- (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 30.10.2021;
- (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.”

89. 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-KTS/883 Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 703, 704 S.B RP and 705 S.B RP in D.D. 106, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/883)

90. The Committee noted that the application was for renewal of planning approval for temporary open storage for vehicles and vehicles parts with ancillary office for a period of three years. During the statutory publication period, two public comments from a Yuen Long District Council member and an individual objecting to the application were received. Major views were set out in paragraph 11 of the Paper.

91. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and 13F. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible

environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 23.5.2021 until 22.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) 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;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) all existing trees within the site shall be maintained in good condition at all times during the planning approval period;
- (g) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of the records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning

approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.8.2021;

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

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

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/884 Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/884)

Presentation and Question Sessions

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

- (a) background to the application;

- (b) the proposed temporary shop and services (real estate agency) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from a Yuen Long District Council member objecting to the application was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, there was no Small House application approved or under processing at the application site. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “V” zone. The proposed use was considered not incompatible with the surrounding areas. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were two previously approved applications at the application site and nine approved similar applications within the same and adjoining “V” zones. Approval of the application was in line with the Committee's previous decisions. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

95. Members had no question on the application.

Deliberation Session

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

temporary basis for a period of 3 years until 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road 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 30.10.2021;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.1.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.10.2021;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.1.2022;
- (h) if any of the above planning condition (a), (b) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have

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

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-PH/878 Temporary Open Storage of Construction Materials, Machinery, Second-Hand Vehicles, Vehicle Parts and Ancillary Office for a Period of 3 Years in “Agriculture” and “Residential (Group D)” Zones, Lots 2879 (Part), 2881 (Part), 2888 (Part), 2889 (Part), 2890 (Part) and 2900 (Part) in D.D. 111, Wing Ning Lei, Wang Toi Shan, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/878)

98. The Committee noted that the applicant requested on 23.4.2021 deferment of consideration of the application for one month so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/879 Proposed Temporary Shop and Services (Construction Materials and Metalware Retail Shop) with Ancillary Office and Staff Rest Room for a Period of 3 Years in “Agriculture” Zone, Lots 2874, 2875 (Part), 2894 (Part) and 2895 (Part) in D.D.111 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/879)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary shop and services (construction materials and metalware retail shop) with ancillary office and staff rest room for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from Kadoorie Farm and Botanic Garden Corporation and an individual objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The proposed use was not in line with the planning intention of the “Agriculture” zone and the Director of Agriculture, Fisheries and Conservation did not support the application as the application site possessed potential for agricultural rehabilitation. There was no strong

planning justification in the submission for a departure from the planning intention, even on a temporary basis. Although the applicant claimed that the proposed use was to serve nearby residents and businesses, there was no major residential settlement near the application site. The proposed use involving display of construction materials, metalware and tools in the open area was akin to an open storage which was considered not compatible with the rural character of the locality. Other concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

101. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed use is not compatible with the surrounding area which is mainly vacant/unused land with “Conservation Area” zone and Lam Tsuen Country Park in the vicinity.

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-NSW/275 Proposed Comprehensive Residential Development in “Undetermined”
Zone, Various Lots in D.D. 103 and D.D. 115, Nam Sang Wai, Yuen
Long
(RNTPC Paper No. A/YL-NSW/275A)

103. The Secretary reported that Ove Arup & Partners Hong Kong Limited (ARUP), AGC Design Limited (AGC) and BMT Hong Kong Limited were three 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 ARUP, AGC and BMT.

104. The Committee noted that the applicants had requested deferment of consideration of the application and Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

105. The Committee noted that the applicants’ representative requested on 22.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicants had submitted further information to address departmental comments.

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/286 Proposed Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years in “Undetermined” Zone, Lots 719 RP (Part), 725 (Part), 726 (Part), 727 RP (Part), 728 (Part), 729, 730, 731 (Part), 758 (Part), 759 (Part), 760 (Part), 774 S.A (Part), 774 S.B and 775 (Part) in D.D. 115, Castle Peak Road-Yuen Long Section, Yuen Long
(RNTPC Paper No. A/YL-NSW/286)

Presentation and Question Sessions

107. Ms Irene W.S. Lai, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary shop and services (sales of private cars) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 15 public comments were received, including 11 objecting comments from the descendants of the founder of the Tung Shing Lane Village and individuals and four supporting comments from individuals. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. As the long term use of the “Undetermined” (“U”) zone was subject to further study, approval of the proposed temporary use for a period of three years would not jeopardise the long-term land use planning for the area. The proposed use was considered not incompatible with the surrounding

land uses. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were four approved similar applications within the same “U” zone. Approval of the application was in line with the Committee’s previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

108. Members had no question on the application.

Deliberation Session

109. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 30.4.2024 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 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 30.10.2021;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.1.2022;
- (d) in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire

Services or of the TPB by 30.10.2021;

- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.1.2022;
- (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.”

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/418 Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Open Storage” and “Village Type Development” Zones, Lots 830 and 831 in D.D. 102, Lots 397 (Part) and 401 (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/418)

Presentation and Question Sessions

111. Ms Irene W.S. Lai, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;

- (b) the temporary public vehicle park (private cars and light goods vehicles only) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, one public comment from an individual raising concerns on the application was received. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the applied use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, there was no Small House application approved or under processing within the application site. Approval of the application would not frustrate the long-term planning intention for the “V” zone and the vehicle park could provide parking spaces to serve the local residents. The applied use was considered not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were one previously approved application for the same use at the application site and two approved similar applications within the “V” zone. Approval of the application was in line with the Committee's previous decisions. As the previous application was revoked due to non-compliance with an approval condition, shorter compliance periods were proposed to closely monitor the compliance progress. Regarding the public comment received, the comments of government departments and planning assessments above were relevant.

112. Members had no question on the application.

Deliberation Session

113. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during 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) only private cars and light goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance are allowed to park on the site at any time during the planning approval period;
- (d) a notice should be posted at a prominent location of the site to indicate that only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to be parked on the site at any time during the planning approval period;
- (e) no car washing, vehicles repair, dismantling, paint spraying or other workshop activities is allowed on the site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reserve onto/from public road at any time during the planning approval period;
- (g) 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 30.7.2021;
- (h) in relation to (g) 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 30.10.2021;

- (i) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) 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 30.7.2021;
- (k) in relation to (j) 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 30.10.2021;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (g), (h), (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.”

114. 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, Ms Ivy C.W. Wong and Ms Irene W.S. Lai, STPs/FSYLE, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Ms Janet K.K. Cheung, Ms Bonnie K.C. Lee 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 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/541 Proposed Columbarium in “Government, Institution or Community”
Zone, G/F, Lot 1197 (Part) in D.D.131, Tsing Shan Tsuen, Tuen Mun
(RNTPC Paper No. A/TM/541C)

115. The Secretary reported that the application was for columbarium development. Mr K.K. Cheung had declared an interest on the item as his firm was the legal advisor of the Private Columbaria Licensing Board (PCLB). The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

116. With the aid of a PowerPoint presentation, Ms Janet K.K. Cheung, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed columbarium;
- (c) departmental comments were set out in paragraph 10 of the Paper;
- (d) during the statutory publication periods, a total of 2,673 public comments were received, including 2,534 supporting comments from individuals, 134 objecting comments from the Chairperson of Tuen Mun District Council (TMDC), a TMDC member, a village representative of Tsing Shan Tsuen, a

village representative of Yeung Siu Hang Tsuen, the Incorporated Owners of the Richie Houses, villagers of Tsing Shan Tsuen, Hong Chi Morninghill School/teachers of the School, a former DC member and individuals, and five comments without indicating support or objection from individuals. Major views were set out in paragraph 11 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper. The columbarium use was considered not incompatible with religious uses and government, institution or community facilities in the surrounding areas. With the traffic impact assessment conducted and the traffic and crowd management measures proposed which would be administered through the licensing mechanism, the Commissioner for Transport and Commissioner of Police had no objection to the application, and the Director of Food and Environmental Hygiene confirmed that the administrative measures could be enforced under the licensing mechanism. Other concerned government departments had no objection to or no adverse comment on the application. As there were a number of approved similar applications within the same “Government, Institution or Community” zone, approval of the current application was in line with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

117. A Member asked about the reasons for rejecting the previous application for the same use at the application site and the implementability of the proposed traffic and crowd management measures under the current application. In response, Ms Janet K.K. Cheung, STP/TMYLW, said that the previous application (No. A/TM/465) was rejected on the grounds that the applicant failed to demonstrate that the potential pedestrian safety issue and traffic impacts associated with the proposed columbarium could be satisfactorily addressed. Under the current application, the applicant had proposed traffic and crowd management measures, including closure of Lin Chi Ching Yuen and the proposed columbarium during Ching Ming and Chung Yeung festivals and their shadow periods and adoption of ‘visit-by-appointment’ arrangement, which were accepted by the concerned government departments. The proposed measures would be included and administered in the licensing

conditions under the Private Columbaria Ordinance.

Deliberation Session

118. Members noted that as compared with the previously rejected application at the application site, the current application had slightly reduced the number of niches with traffic and crowd management measures proposed including closure of Lin Chi Ching Yuen and the proposed columbarium during Ching Ming and Chung Yeung festivals and their shadow periods and adoption of 'visit-by-appointment' arrangement.

119. Members noted that the objecting comments from District Council members and the general public were mainly on traffic and environmental grounds, and that there were sufficient columbaria in Tuen Mun to meet the demand for niches. Such concerns had been addressed by the applicant. Relevant government departments including the Transport Department, Environmental Protection Department and Food and Environmental Hygiene Department had no adverse comment on the application, and the proposed traffic measures and use of eco-furnace could be enforced under the licensing mechanism of PCLB. Members generally considered that the proposed columbarium under the current application was acceptable.

120. 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 30.4.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the maximum number of niches within the premises shall not exceed 1,210;
- (b) the submission and implementation of a water supply for firefighting and fire services installations proposal to the satisfaction of the Director of Fire Services or of the TPB;
- (c) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB; and

- (d) the submission and implementation of a sewerage connection proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/559 Shop and Services in “Other Specified Uses” annotated “Business”
Zone, Workshop Unit 1A, G/F, Hang Wai Industrial Centre, 6 Kin Tai
Street, Tuen Mun
(RNTPC Paper No. A/TM/559A)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the shop and services;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) no public comment was received during the statutory publication period;
and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The applied use at the premises was considered generally in line with the planning intention of the “Other Specified Uses” annotated “Business”

(“OU(B)”) zone. The applied use was considered not incompatible with other uses within the same building and the surrounding industrial developments. The application complied with the Town Planning Board Guidelines No. 22D. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were one previously approved application at the same application premises and two approved similar applications within the same building after it was zoned “OU(B)”. Approval of the application was in line with the Committee’s previous decisions.

123. In response to a Member’s enquiry about the staircase next to the application premises, Ms Janet K.K. Cheung, STP/TMYLW, said that the staircase served to connect the G/F with 1/F of the building, which fell totally outside the application premises. In terms of fire safety, the Director of Fire Services had no adverse comment on the application.

Deliberation Session

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

- “(a) the submission and implementation of a fire service installations and equipment proposal for the application premises within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.10.2021; and
- (b) if the above planning condition is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 37

Section 16 Application

[Open Meeting]

A/TM-LTYYY/402 Temporary Storage of Vehicle Parts and Accessories for a Period of 3 Years in “Green Belt” Zone, Lot 2407 S.B in D.D. 130, Tsoi Yuen Tsuen, Tat Fuk Road, Nai Wai, Tuen Mun
(RNTPC Paper No. A/TM-LTYYY/402B)

126. The Committee noted that the applicant requested on 7.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

Agenda Item 38

Section 16 Application

[Open Meeting]

A/YL-PS/622 Proposed Temporary Transitional Housing and Ancillary Use for a Period of 3 Years in “Other Specified Uses” annotated “Heritage and Cultural Tourism Related Uses” and “Village Type Development” Zones, Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and adjoining Government land, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/622A)

128. The Secretary reported that the application was submitted by Light Be (Tin Shui Wai Social Housing) Company Limited (Light Be) and LWK & Partners (Hong Kong) Limited (LWK) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Ricky W.Y. Yu - being the shareholder, director and chief executive officer of Light Be and his firm having current business dealings with LWK; and

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

129. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Ricky W.Y. Yu, whose interest was direct, and Mr K.K. Cheung had tendered apologies for being unable to attend the meeting.

130. The Committee noted that the applicant’s representative requested on 23.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

131. 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 39

Section 16 Application

[Open Meeting]

A/YL-PS/623 Proposed Temporary Residential Institution (Transitional Housing) for a Period of 7 Years in "Village Type Development" Zone, Lots 360 and 377 in D.D. 122 and adjoining Government land, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/623A)

132. The Secretary reported that the application was submitted by Light Be (Tin Shui Wai Social Housing) Company Limited (Light Be) and LWK & Partners (Hong Kong) Limited (LWK) was one of the consultants of the applicant. The following Members had declared interests on the item:

- | | | |
|------------------|---|---|
| Mr Ricky W.Y. Yu | - | being the shareholder, director and chief executive officer of Light Be and his firm having current business dealings with LWK; and |
| Mr K.K. Cheung | - | his firm having current business dealings with LWK. |

133. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Ricky W.Y. Yu, whose interest was direct, and Mr K.K. Cheung had tendered apologies for being unable to attend the meeting.

134. The Committee noted that the applicant's representative requested on 23.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

135. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. 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 40

Section 16 Application

[Open Meeting]

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

136. The Secretary reported that the application was submitted by the Architectural Services Department (ArchSD). The following Members had declared interests on the item:

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

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

137. The Committee noted that the applicant had requested deferment of consideration of the application and Mr K.K. Cheung had tendered an apology for being unable to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion.

138. The Committee noted that the applicant's representative requested on 15.4.2021 deferment of consideration of the application for one month so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/390 Temporary Public Vehicle Park for Private Cars for a Period of 3 Years
in “Village Type Development” Zone, Lots 2816 (Part) and 2876 RP
(Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai,
Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/390)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the temporary public vehicle park (private cars) for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals were received, with one raising objection and the other raising concerns on the application. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the applied use was not entirely in line with the planning intention of the “Village Type Development” (“V”) zone, the applied use could serve the local villagers/residents for meeting their car parking needs and there was no Small House application approved or under processing within the application site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone. The applied use was considered not incompatible with the

surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. There were one previously approved application for the same use at the application site and six approved similar applications within the same “V” zone, approval of the application was in line with the Committee’s previous decisions. As the previous application was revoked due to non-compliance with approval conditions, shorter compliance periods were proposed to closely monitor the compliance progress. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

141. Members had no question on the application.

Deliberation Session

142. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 11:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) only private cars as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked on or enter/exit the site at any time during the planning approval period;
- (c) a notice shall be posted at a prominent location of the site at all times to indicate that only private cars as defined in the Road Traffic Ordinance are allowed to be parked on or enter/exit the site at any time during the planning approval period;
- (d) 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;

- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) no car beauty, repairing, spraying, dismantling or other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (g) the existing fencing of the site shall be maintained at all times during the planning approval period;
- (h) 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 30.7.2021;
- (i) in relation to (h) 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 30.10.2021;
- (j) in relation to (i) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (k) 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 30.10.2021;
- (l) the submission of a revised tree preservation and landscape proposal within 3 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.7.2021;
- (m) in relation to (l) above, the implementation of the tree preservation and landscape proposal within 6 months from the date of the planning approval

to the satisfaction of the Director of Planning or of the TPB by 30.10.2021;

- (n) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (j) 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
- (o) if any of the above planning condition (h), (i), (k), (l) or (m) 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.”

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

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/391 Proposed Filling and Excavation of Land for Permitted Agricultural Use in “Coastal Protection Area” Zone, Lots 174 and 181 in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/391)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed filling and excavation of land for permitted agricultural use;
- (c) departmental comments were set out in paragraph 9 of the Paper;

- (d) during the statutory publication period, four public comments from Designing Hong Kong Limited, World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden Corporation and an individual objecting to the application were received. Major views were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. Whilst agricultural use (other than plant nursery) was always permitted within the “Coastal Protection Area” (“CPA”) zone, filling and excavation of land within the zone required planning permission as it might cause adverse drainage impact on the adjacent areas and adverse impact on the natural environment. Although the proposal was to fill the western portion of the application site for cultivation purpose and excavate and fill the eastern portion for fish farming and cultivation purposes, the Director of Agriculture, Fisheries and Conservation did not support the application and there was no strong planning justification in the submission for a departure from the planning intention of the “CPA” zone. The Chief Town Planner/ Urban Design and Landscape, PlanD had reservation on the application as the proposed filling and excavation of land would unavoidably change the natural coastline of Deep Bay and sensitive coastal natural environment. Other concerned government departments had no objection to or no adverse comment on the application. There were two rejected similar applications within the same “CPA” zone. Rejection of the application was in line with the Committee's previous decisions. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

145. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed filling and excavation of land is not in line with the planning intention of the “Coastal Protection Area” (“CPA”) zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the applicant fails to demonstrate that the proposed filling and excavation of land would not have significant adverse landscape impacts on the surrounding areas; and
- (c) approval of the application would set an undesirable precedent for similar applications for filling and excavation of land within the “CPA” zone and the cumulative effect of approving such similar applications would result in a general degradation of the natural environment of the area.”

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/65 Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Fishing Ground) for a Period of 3 Years in “Agriculture” Zone, Lots 80 (Part) and 81 (Part) in D.D.135 and Adjoining Government Land, Ha Pak Nai, Yuen Long
(RNTPC Paper No. A/YL-PN/65)

147. The Committee noted that the application was for renewal of planning approval for temporary place of recreation, sports or culture (fishing ground) for a period of three years. No public comment was received during the statutory publication period.

148. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments

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

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

- “(a) no operation between 9:00 p.m. and 7:00 a.m. is allowed on the site, as proposed by the applicant, during the planning approval period;
- (b) the existing trees within the site shall be maintained in good condition at all times during the planning approval period;
- (c) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 21.10.2021;
- (e) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.1.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.4.2022;

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

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

Agenda Item 44

Section 16 Application

[Open Meeting]

A/YL-TT/510 Proposed Houses in “Residential (Group D)” Zone, Lots 4989 RP, 4990 and 4991 in D.D. 116, Shung Ching San Tsuen, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/510A)

151. The Committee noted that the applicant’s representative requested on 14.4.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

152. 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 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1063 Proposed Temporary Shop and Services for Period of 3 Years in
“Residential (Group D)” Zone, Lot 2734 (Part) in D.D. 124, Tan Kwai
Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1063A)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the proposed temporary shop and services for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, two public comments from individuals were received, with one raising objection and the other raising concerns on the application. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not entirely in line with the planning intention of the “Residential (Group D)” zone and the application site also fell within an area earmarked for public housing development, the proposed

shop and services use could serve any such need in the area and the Project Team Leader/Housing, Civil Engineering and Development Department had no objection to the application for temporary use. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the area. The proposed use was not incompatible with the surrounding land uses. Concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended. Whilst two previous applications were revoked due to non-compliance with approval conditions, the applicant had submitted all those proposals under the current application which were accepted by relevant government departments. As such, sympathetic consideration could be given to the current application but shorter compliance periods were proposed to closely monitor the compliance progress. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

154. Members had no question on the application.

Deliberation Session

155. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) no medium or heavy goods vehicles, including container tractors/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;

- (d) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the implementation of the accepted landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.10.2021;
- (g) the implementation of the accepted fire services 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 30.10.2021;
- (h) 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
- (i) if any the above planning condition (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.”

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

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1074 Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for Permitted Public Housing Development in “Residential (Group A) 1” Zone, Various Lots in D.D. 120, D.D. 121 and D.D. 122 and Adjoining Government Land, Long Bin, Yuen Long
(RNTPC Paper No. A/YL-TYST/1074A)

157. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD) for a public housing development by the Hong Kong Housing Authority (HKHA). Ove Arup & Partners Hong Kong Limited (ARUP) was the consultant of the applicant. The following Members had declared interests on the item:

- | | | |
|--|---|---|
| Mr Gavin C.T. Tse
<i>(as Chief Engineer
(Works), Home Affairs
Department)</i> | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Mr K.K. Cheung | - | his firm having current business dealings with HKHA and ARUP; |
| Mr Y.S. Wong | - | being a member of Funds Management Sub-committee of Finance Committee of HKHA; |
| Dr Conrad T.C. Wong | - | having current business dealings with HKHA; |
| Dr C.H. Hau | - | currently conducting contract research projects with CEDD; and |

Mr L.T. Kwok - his employing organisation was operating social service teams supported by HKHA and openly bid funding from HKHA.

158. The Committee noted that Messrs K.K. Cheung and L.T. Kwok had tendered apologies for being unable to attend the meeting. As the interests of Mr Gavin C.T. Tse, Mr Y.S. Wong, Dr Conrad T.C. Wong and Dr C.H. Hau were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

[Mr Gavin C.T. Tse, Dr C.H. Hau and Dr Conrad T.C. Wong left the meeting temporarily and Mr Y.S. Wong left the meeting at this point.]

Presentation and Question Sessions

159. With the aid of a PowerPoint presentation, Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed minor relaxation of building height (BH) and plot ratio (PR) restrictions for permitted public housing development;
- (c) departmental comments were set out in paragraph 8 of the Paper;
- (d) during the statutory publication period, 414 public comments were received, including 409 objecting/adverse comments from the Housing, Town Planning and Development Committee and members of the Yuen Long District Council, Ping Shan Rural Committee, the Incorporated Owners of Park Royale and Green Lodge, Property Management Office of the Emerald Green, residents of Park Royale and Scenic Gardens and individuals, two supporting comments from individuals, and three comments from Hong Kong and China Gas Company Limited and individuals providing views. Major views were set out in paragraph 9 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed minor relaxation of PR restriction was in line with the planning intention of the “Residential (Group A)” zone for high-density residential development and government policy of enhancing the development intensity for public housing sites. The proposed minor relaxation of BH restriction was considered acceptable in scale and would not create major changes in BHs as compared with the OZP-conforming scheme. Various planning and design merits were proposed. Relevant technical assessments had been conducted to demonstrate that the proposal was acceptable with no significant adverse impacts. Concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

160. A Member enquired about the distribution of domestic and non-domestic PR, and why the number of flats was not increased by the same percentage as that for the proposed minor relaxation in PR. Mr Steven Y.H. Siu, STP/TMYLW, with reference to Appendix II of the Paper, said that the proposed domestic PR was increased from 6.0 to 6.5 and the non-domestic PR was 0.44, resulting in an increase in total PR from 6.5 to 6.94. While the proposed increase in total PR was about 6.8%, the number of flats would only increase by about 2% due to a reduction in the developable site area upon setting out of site boundary as compared with the conceptual design at the early planning stage.

Deliberation Session

161. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 30.4.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed.

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

set out at Appendix V of the Paper.

[Mr Gavin C.T. Tse returned to join the meeting, and Dr C.H. Hau and Dr Conrad T.C. Wong rejoined the meeting at this point.]

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1084 Proposed Temporary Driving School for a Period of 3 Years in “Open Storage” Zone, Lot 2620 RP (Part) in D.D. 120, Shan Ha Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1084A)

Presentation and Question Sessions

163. With the aid of a PowerPoint presentation, Mr Steven Y.H. Siu, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary driving school for a period of three years;
- (c) departmental comments were set out in paragraph 9 of the Paper;
- (d) during the statutory publication period, 2,950 public comments were received, including 1,049 objecting/adverse comments from members of the Yuen Long District Council, Vice-chairman of the Yuen Long Town Area Committee, village representatives and villagers of Lam Hau Tsuen and Shan Ha, Property Management Offices of Parkside Villa, Park Royale and Emerald Green, the Incorporated Owners of Covent Garden and Villa Art Deco, residents of Emerald Green, Park Royale and Scenic Gardens, representative of Gertrude Simon Lutheran College and individuals, 1,900 supporting comments from individuals, and the remaining one from an

individual indicating no comment. Major views were set out in paragraph 10 of the Paper; and

- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. Although the proposed use was not in line with the planning intention of the “Open Storage” zone on the Outline Zoning Plan and the application site fell mainly within an area zoned “Other Specified Uses (Mixed Use)” and partly within an area shown as ‘Road’ on the Revised Recommended Outline Development Plan of Yuen Long South Study, the proposed driving school could help meet the acute demand for government designated driving school (DDS) in Hong Kong. The Secretary for Transport and Housing gave policy support to the proposal and the Commissioner for Transport (C for T) welcomed the introduction of government DDS with a view to shortening the waiting time of driving tests. Approval of the application on a temporary basis for three years would not frustrate the long term planning intention for the area. Both the Project Manager (West), Civil Engineering and Development Department and the Chief Engineer/Cross-Boundary Infrastructure and Development, PlanD had no objection to the application. The proposed use was generally not incompatible with the surrounding uses. Other concerned government departments had no objection to or no adverse comment on the application. Regarding the public comments received, the comments of government departments and planning assessments above were relevant.

164. The Vice-chairman enquired whether the current application would replace the existing government DDS in Nam Sang Wai which was currently covered by temporary planning approval, or there would be two government DDSs in Yuen Long should the application be approved. In response, Mr Steven Y.H. Siu, STP/TMYLW, said that the current application was submitted by a different applicant/operator from the one in Nam Sang Wai. Should the current application be approved, there would be two government DDSs in Yuen Long. The Transport Department advised that they welcomed all applications from any interested party who could provide a site on their own and meet all prerequisites for

designation as a government DDS with a view to shortening the waiting time of driving tests. There was no prescribed limit on the maximum number of government DDSs to be provided under the prevailing policy.

165. Another Member asked whether the driving routes arising from the current application would be in conflict with those operated by the driving school in Nam Sang Wai. In response, Mr Steven Y.H. Siu, STP/TMYLW, with the aid of a PowerPoint Slide, explained that the driving route of the currently proposed temporary driving school would not overlap with those operated by the Hong Kong School of Motoring Yuen Long Driving School in Nam Sang Wai. In terms of on-street driving training period, Mr Siu pointed out that the proposed driving school under the current application allowed less learning vehicles on road and with shorter time period as compared with the one in Nam Sang Wai.

166. In response to a Member's question on the use of electric vehicles (EVs) at the proposed driving school, Mr Steven Y.H. Siu, STP/TMYLW, said that according to the applicant's submission, EVs would be used exclusively at the proposed driving school. The Member welcomed the use of EVs as proposed by the applicant.

Deliberation Session

167. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 30.4.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 30.10.2021;
- (b) in relation to (a) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 30.1.2022;
- (c) the submission of a quantitative risk assessment within 6 months from the date of planning approval to the satisfaction of the Director of Electrical

and Mechanical Services or of the TPB by 30.10.2021;

- (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 30.10.2021;
- (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 30.1.2022;
- (f) in relation to (e) above, the implemented drainage facilities 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 30.10.2021;
- (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 30.1.2022;
- (i) if any of the above planning condition (a), (b), (c), (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
- (j) if the above planning condition (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.”

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

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1087 Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1286 (Part), 1287 (Part), 1290 (Part), 1314 (Part) and 1316 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1087)

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

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

171. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 4.7.2021 to 3.7.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 5:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing trees on the site shall be maintained at all times during the approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (g) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.10.2021;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

172. 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/YL-TYST/1088 Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years in “Undetermined” Zone, Lots 989 (Part) and 990 (Part) in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TYST/1088)

173. The Committee noted that the application was for renewal of planning approval for temporary warehouse for storage of machinery, spare parts and construction material for a period of three years. During the statutory publication period, two public comments from individuals, with one raising objection and the other raising concerns on the application, were received. Major views were set out in paragraph 11 of the Paper.

174. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34C and concerned government departments had no objection to or no adverse comment on the application. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

175. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 5.5.2021 to 4.5.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 10:00 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) no cleansing, repairing, dismantling, spraying or any other workshop activities, as proposed by the applicant, are allowed on the site at any time during the planning approval period;
- (d) no open storage activities are allowed at any time during the planning approval period;
- (e) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing trees on the site shall be maintained at all times during the planning approval period;
- (h) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (i) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (k) 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 5.8.2021;
- (l) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), (i)

or (j) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (m) if the above planning condition (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.”

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

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

Agenda Item 50

Any Other Business

[Open Meeting]

Electronic Distribution of TPB/PC Papers

177. A Member suggested that to facilitate Members’ easy viewing of the soft copy of the Town Planning Board/Planning Committee (TPB/PC) papers and the related appendices, the Secretariat could consider separating each appendix in a file, especially for cases involving voluminous appendices, for upload to the electronic distribution system. The Secretary said that the Secretariat would follow up accordingly.

178. The Vice-chairman enquired why sometimes hard copy of supplementary information of application for the TPB/PC papers was distributed to the Members. The Secretary explained that the hard copy of the relevant supplementary information which was submitted without soft copy by the applicants would still be distributed to those Members who opted to receive such. For the sake of environmental protection, the Town Planning Board had already enhanced the electronic submission arrangement for planning applications.

Whilst applicants were encouraged to submit soft copy of the applications, it was not a mandatory requirement at the moment. That said, the Secretariat would continue to explore ways to encourage applicants to submit soft copy of the applications.

179. There being no other business, the meeting was closed at 4:40 p.m.