

TOWN PLANNING BOARD

Minutes of 686th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 24.12.2021

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

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Y.S. Wong

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

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

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

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

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

Secretary

Absent with Apologies

Mr K.K. Cheung

Dr Lawrence K.C. Li

Mr Ricky W.Y. Yu

In Attendance

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

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

Town Planner/Town Planning Board
Mr Gary T.L. Lam

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 685th RNTPC Meeting held on 10.12.2021

[Open Meeting]

2. The draft minutes of the 685th RNTPC meeting held on 10.12.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

3. The Secretary reported that there were no matters arising.
4. A Member noted that normally, the Committee would firstly consider section 12A applications, which were generally more complicated in nature, in the meeting and enquired whether it was possible for the Committee to consider simple applications first. The Chairman explained that as the applicants of section 12A applications would be invited to attend the meeting, it would be more desirable in respect of meeting arrangement if those applications could be considered first. Notwithstanding that, the Secretariat would review the sequence of agenda items as appropriate to facilitate Members' consideration.

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/ST/48 Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, To rezone the application site from “Residential (Group B)” and “Green Belt” to “Other Specified Uses” annotated “Religious Institution with Columbarium”, Lots 2 & 671 in D.D. 181 in Tai Wai, Sha Tin
(RNTPC Paper No. Y/ST/48)

5. The Secretary reported that the application was for columbarium use and Mr K.K. Cheung had declared an interest on the item for his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB). 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 14.12.2021 deferment of consideration of the application for two months in order to facilitate the Food and Environmental Hygiene Department to complete the verification of the niches and relevant departments to review the latest further information submitted. 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.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/KTN/2 Application for Amendment to the Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2, To rezone the application site from “Comprehensive Development Area” to “Residential (Group B) 1” and “Residential (Group C)1”, Lots 684 RP, 705 RP, 706 RP, 709 RP (Part), 711 RP (Part), 712, 713 RP, 714 RP, 715, 716, 717 PR (Part), 718 RP (Part), 719, 721 RP (Part) and 2158 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung North
(RNTPC Paper No. Y/KTN/2A)

8. The Secretary reported that the application was located in Kwu Tung North and ARK Associates Limited (ARK) was one of the consultants of the applicant. The following Members had declared interests on the item:

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

Dr C.H. Hau - owning a property in Kwu Tung North.

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 and Dr C.H. Hau had not yet joined the meeting.

10. The Committee noted that the applicant’s representative requested on 8.12.2021 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.

Agenda Item 5

Section 12A Application

[Open Meeting]

Y/YL-NTM/4 Application for Amendment to the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, To rezone the application site from “Comprehensive Development Area”, “Green Belt” to “Residential (Group A)”, “Government, Institution or Community” and “Comprehensive Development Area (1)”, Various Lots in D.D. 105 and adjoining Government land, Shek Wu Wai, Yuen Long
(RNTPC Paper No. Y/YL-NTM/4B)

12. The Secretary reported that the application was submitted by Bonus Plus Company Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). Llewelyn-Davies Hong Kong Limited (LD) and AECOM Asia Company Limited (AECOM) were two of the consultants of the applicant. The following Members had declared interests on the item:

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win) and SHK was one of the shareholders of KMB and Long Win;
- Dr Conrad T.C. Wong - having current business dealings with SHK;
- Mr K.K. Cheung - his firm having current business dealings with SHK and AECOM;
- Dr C.H. Hau - having past business dealings with AECOM;
- Mr Ricky W.Y. Yu - having past business dealings with LD; and
- Mr Peter K.T. Yuen - his relative being an independent non-executive director of SHK.

13. The Committee noted that the applicant had requested deferment of consideration of the application; and Messrs K.K. Cheung and Ricky W.Y. Yu had tendered apologies for being unable to attend the meeting and Dr Conrad T.C. Wong and Dr C.H. Hau had not yet joined the meeting. As the interest of Mr Peter K.T. Yuen was indirect, the Committee agreed that he could stay in the meeting. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the discussion of the item.

14. The Committee noted that the applicant's representative requested on 14.12.2021 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.

15. 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 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.

Sai Kung and Islands District

[Ms Caroline T.Y. Tang, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Mr Richard Y.L. Siu and Ms W.H. Ho, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Mr Matthew L.H. Tai, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-SHW/1 Proposed Residential, Commercial, Railway Station Concourse & Depot, Public Transport Interchange, Government, Institution or Community Facilities and Schools with Relaxation of Non-domestic Gross Floor Area for Commercial Use in "Other Specified Uses" annotated "Railway Depot and Public Transport Interchange with Commercial/ Residential Development" Zone, Siu Ho Wan Depot, Lot 143 in D.D.346L
(RNTPC Paper No. A/I-SHW/1)

16. The Secretary reported that the application was submitted by MTR Corporation Limited (MTRCL). LWK & Partners Architects (LWK), Ove Arup & Partners Hong Kong Limited (ARUP) and WSP (Asia) Limited (WSP) were three of the consultants of the applicant. The following Members had declared interests on the item:

- Dr Conrad T.C. Wong - having current business dealings with MTRCL;
- Mr K.K. Cheung - his firm having current business dealings with MTRCL, LWK, ARUP and WSP;
- Mr Ricky W.Y. Yu - having past business dealings with LWK; and
- Mr Peter K.T. Yuen - being a member of the Board of Governors of the Arts Centre, which had collaborated with the MTRCL.

17. The Committee noted that Messrs K.K. Cheung and Ricky W.Y. Yu had tendered apologies for being unable to attend the meeting and Dr Conrad T.C. Wong had not yet joined the meeting. As the interest of Mr Peter K.T. Yuen was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

18. With the aid of a Powerpoint presentation, Mr Richard Y.L. Siu, STP/SKIs, briefed Members on the background of the application, the proposed uses/development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

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

19. The Chairman and some Members raised the following questions:

- (a) the comparison between the indicative scheme at the plan-making stage and the scheme under the current application (the current scheme), particularly the provision of kindergartens;
- (b) whether the social welfare facilities to be provided within the podium of the

proposed development would have natural ventilation/lighting;

- (c) noting the higher development intensity of developments at the nearby Tung Chung Extension area (TCE), what the basis of the development intensity of the current scheme was and whether the development potential of the site had been maximised;
- (d) the details of cycle track network to be provided within the proposed development;
- (e) whether the current scheme had fulfilled the requirement of setback of depot from the waterfront as stated in Explanatory Statement (ES) of the Outline Zoning Plan (OZP); and
- (f) whether there was any pedestrian connection with the North Lantau Country Park to the south and the surrounding areas along the coast.

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

- (a) an indicative scheme was submitted to facilitate the consideration of the proposed “Other Specified Uses” annotated “Railway Depot and Public Transport Interchange with Commercial/Residential Development” zone for the Siu Ho Wan depot site in 2017. A comparison between the indicative scheme and the current scheme was illustrated in Appendix IV of the Paper and the major changes included: (i) the development area was reduced from 30ha to 25 ha, whereas the remaining 5 ha would be reserved for future expansion as Phase 4; (ii) the domestic gross floor area (GFA) remained unchanged while the non-domestic GFA for commercial use was proposed to be relaxed from 30,000m² to 34,500m² to accommodate the GFA for four kindergartens under commercial operation; (iii) the number of blocks was reduced from 108 to 56 due to the increase in building height of the residential towers, adjustments in building footprint, and refinements in building design for better air ventilation; (iv) the number of flats was increased from about 14,000 to 15,000 with additional population of about

2,700; (v) the building height of the residential towers was increased, which ranged from 112mPD to 168mPD, taking into account the new Airport Height Restrictions; (vi) the number of storeys for podium was increased from three to four with refinements of podium design; (vii) the provision of open space was increased by 5,400m² due to increase in population; (viii) the provision of kindergartens was increased from 24 classrooms to 29 classrooms; (ix) the provision of 14 social welfare facilities with a total GFA of 16,435m² (agreed by the Social Welfare Department (SWD)) as compared to the minimum requirement of a total GFA of 4,000m² as specified in the ES of the OZP; and (x) other adjustments to the provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines;

- (b) according to the current scheme, the majority of the social welfare facilities would be provided on Podium Level 1 of the development at the central part of the podium and away from the southern façade facing the North Lantau Highway to avoid excessive noise impact, thus some social welfare facilities might have no direct natural ventilation/lighting;
- (c) given the constraint posed by the integration of the railway facilities and depot with the proposed development while maintaining the uninterrupted railway and maintenance services during construction and taking into account the infrastructural capacity as demonstrated in the relevant technical assessments, the current scheme had optimised the development potential of the site. Although some sites in the TCE were subject to a maximum plot ratio (PR) of 6.5 for public housing development, given that the depot and substantial amount of ancillary facilities, including car parking spaces and 14 social welfare facilities, were exempted from GFA calculation, the current scheme was considered comparable in terms of the amount of floor space to be generated. Also, part of the site would be reserved for future expansion as Phase 4 which was expected to provide an addition of about 6,200 public housing units, subject to further technical assessments;

- (d) a cycle track network would be provided on Podium Deck Level and the Waterfront Podium Walkway of the development. The Waterfront Podium Walkway, including area reserved for cycle track of not less than 3.5m wide, was proposed along the northern periphery of the podium. Communal bicycle parks would be provided near the railway station entrance and bicycle parking spaces would be provided at the residential blocks to encourage the residents to commute and access to public transport by bicycles. A total of 865 bicycle parking spaces would be provided within the development;
- (e) the ES of the OZP stated that further setback of depot from the waterfront with local recess in some parts at ground level should be explored to create more space for cycle track, tree planting and landscape design for public enjoyment and amenity. The applicant had explained that compliance with such requirement was found to be technically not feasible. As an alternative, a terraced podium was proposed with podium levels stepping down towards the waterfront, and buffer plantings and vertical greening would be incorporated to soften the edges of the podium; and
- (f) although no pedestrian connection was proposed for direct access to the North Lantau Country Park to the south, the proposed public transport interchange could offer different options of public transport for the residents to access to different parts of the Lantau Island. Whilst the applicant was required to further liaise with relevant departments on the proposed traffic measures, there might be opportunities for the applicant to explore the possibility to provide pedestrian connection to the North Lantau Country Park at the detailed design stage. A bridge for pedestrians and cyclists would be provided by the applicant to connect the proposed development with the TCE Waterfront Promenade, which would allow access to surrounding areas along the coast. Possible connections of the proposed development with the proposed Road P1 which might be running along the coast would also be further studied.

21. On a Member's enquiry on whether the development potential of the depot site

had been maximised, the Chairman supplemented that the maximum development intensity of the site was determined based on an indicative scheme prepared by the MTRCL, and supported by technical assessments, for the site at the plan-making stage. Given the technical constraints of the proposed development which was to be constructed on top of a railway depot not originally designed for residential uses, the current scheme had optimised the development potential of the 25 ha development area of the site, taking into account the infrastructural capacity as demonstrated in the relevant technical assessments. Due to the limitation of infrastructural capacity, the current scheme could only provide about 15,000 flats in Phases 1 to 3. The remaining 5 ha of the site would be reserved for future expansion as Phase 4 subject to the availability of supporting infrastructure and further technical assessments. In general, new towns would allow a maximum PR of 5.0 for housing development, which could be relaxed by 30% to a PR of 6.5 for public housing development where infrastructural capacity permitted. While the development intensity for the TCE was formulated based on a comprehensive study, and given the unique nature of the proposed development on top of a depot, the development intensity of the current scheme could not be directly compared to developments in the TCE.

Deliberation Session

22. The Chairman recapitulated that concerned government departments had no objection to or no adverse comment on the proposed development with about 15,000 units for Phases 1 to 3, while Phase 4 was reserved to provide about 6,200 flats subject to the availability of supporting infrastructure and further technical assessments.

23. A Member considered that it would be more desirable if the social welfare facilities to be provided within the podium could have natural lighting, and suggested that the layout of the facilities could be enhanced at the detailed design stage. The Chairman supplemented for Members' information that an approval condition requiring the applicant to further liaise with the SWD on the design and provision of social welfare facilities had been recommended.

24. A Member had no objection to the application but considered that the connectivity of the proposed development for pedestrians and cyclists with the surrounding areas could be further enhanced to promote sustainable low carbon transport. The Chairman

said that the proposed Road P1, which was subject to further study on its alignment and design, and the future cycle tracks along the coast would connect the proposed development with other areas in North Lantau. While an approval condition requiring the applicant to further liaise with the Transport Department on the design and provision of vehicular accesses, cycling circulation systems, pedestrian circulation systems and public accesses had been recommended, PlanD and other relevant government departments would be reminded to monitor the design and implementation of future connections with the proposed Road P1 at the detailed design stage as appropriate.

25. 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 24.12.2025, 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 submission and implementation of a revised Layout Plan taking into account the approval conditions (b) to (i) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the submission of comprehensive traffic reviews on the accepted Traffic and Transport Impact Assessment before population intake for Phases 1 to 3 of the development, and implementation of all necessary traffic improvement measures to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the design and provision of a public transport interchange, vehicular accesses, pedestrian circulation systems, cycling circulation systems, public accesses, car-parking, loading/unloading and lay-by facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission of a revised Noise Impact Assessment and the

implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB;

- (f) the design and provision of social welfare facilities to the satisfaction of the Director of Social Welfare or of the TPB;
- (g) the design and provision of schools to the satisfaction of the Secretary for Education or of the TPB;
- (h) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB; and
- (i) the submission and implementation of a revised development programme indicating the timing and phasing of the development to take account of approval conditions (b) to (h) above to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 7

Section 16 Application

[Open Meeting]

A/SK-HC/329 Proposed Temporary Tent Camping Ground and Barbecue Site for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 74 and 75 in D.D. 244, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/329A)

27. The Committee noted that the applicant’s representative requested on 7.12.2021 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.

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

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/333 Proposed Public Utility Installation (Package Substation) in
"Agriculture" Zone, Government Land in D.D. 244, Ho Chung, Sai
Kung
(RNTPC Paper No. A/SK-HC/333)

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

- Dr Jeanne C.Y. Ng - being the Director of the CLP Research Institute of CLP Holdings Limited;
- Dr Conrad T.C. Wong - having current business dealings with CLP;

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

Mr Ricky W.Y. Yu - being a member of CLP Customer Consultative Group.

30. The Committee noted that Messrs K.K. Cheung and Ricky W.Y. Yu had tendered apologies 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 should be invited to leave the meeting temporarily for the item.

[Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

31. With the aid of some plans, Mr Matthew L.H. Tai, TP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

32. Members had no question on the application.

Deliberation Session

33. 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 24.12.2025, 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 design and provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

set out at Appendix II of the Paper.

[Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong rejoined the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TKO/125 Proposed Underground Public Vehicle Park (excluding Container Vehicle) cum Permitted Town Park in “Open Space” Zone, Government Land in Area 66, Tseung Kwan O
(RNTPC Paper No. A/TKO/125A)

35. The Secretary reported that the application site was located in Tseung Kwan O and the application was submitted by the Transport Department (TD). The following Members had declared interests on the item:

Mr L.T. Kwok - being an employee of the Christian Family Service Centre which had 14 social service units in Tseung Kwan O;

Ms Carrie K.Y. Leung - being the representative of TD; and
(as Chief Traffic Engineer/New Territories West, TD)

Ms Jane K.C. Choi - co-owning properties with her spouse in
(as Assistant Director/Regional 3, Lands Department)

36. As the interest of Ms Carrie K.Y. Leung was direct, the Committee agreed that she should be invited to leave the meeting temporarily for the item. As the interest of Mr L.T. Kwok was indirect and the properties co-owned by Ms Jane K.C. Choi and her spouse

had no direct view of the application site, the Committee agreed that they could stay in the meeting.

[Ms Carrie K.Y. Leung left the meeting temporarily at this point.]

37. The Secretary reported that four petition letters were received from 西貢監察議會連線, 將軍澳發展關注會, tenants of the Parkside Mall and an individual supporting the application. Three of the four parties had submitted public comments conveying similar views during the statutory publication period, which were covered in the Paper. All petition letters were submitted after expiry of the statutory publication period and should be treated as not having been made under section 16(2F) of the Town Planning Ordinance.

Presentation and Question Sessions

38. With the aid of a Powerpoint presentation, Ms W.H. Ho, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

39. Having noted that there was a Government policy to promote the use of electric vehicles (EVs), a Member enquired whether EV charging facilities would be provided for all parking spaces in the proposed public vehicle park (PVP) and whether there was any relevant standard in the Hong Kong Planning Standards and Guidelines (HKPSG). In response, Ms W.H. Ho, STP/SKIs, said that EV charging facilities would be provided in the proposed PVP, but no detailed information such as the number of charging bay was provided by the applicant. The Chairman supplemented that there was relevant standard in the HKPSG on the provision of charging facilities. Detailed provision of EV charging facilities would be explored by TD and other relevant government departments in the detailed design stage.

Deliberation Session

40. The Chairman, in reference to the concern made by a Member on the need to provide EV charging facilities, said that an advisory clause could be added to remind the

applicant to explore the provision of EV charging facilities for all parking spaces in the proposed PVP. Members agreed.

41. 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 24.12.2025, 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 the Director of Fire Services or of the TPB;
- (b) the submission of a Noise Impact Assessment and provision of noise mitigation measures identified therein to meet the requirements of Hong Kong Planning Standards and Guidelines to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (c) the design and provision of the underground public vehicle park including vehicular access to the satisfaction of the Commissioner for Transport or of the TPB.”

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

“to explore the provision of electric vehicle charging facilities for all parking spaces in the proposed public vehicle park.”

[The Chairman thanked Ms Caroline T.Y. Tang, DPO/SKIs, Mr Richard Y.L. Siu and Ms W.H. Ho, STPs/SKIs, and Mr Matthew L.H. Tai, TP/SKIs, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

[Ms Carrie K.Y. Leung rejoined the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Item 10

Section 16 Application

[Open Meeting]

A/ST/995 Proposed Grave (Ossuarium) and Columbarium in “Other Specified Uses” annotated “Cemetery” Zone, Part of Sha Tin Town Lot 349, Tao Fong Shan Christian Cemetery
(RNTPC Paper No. A/ST/995C)

43. The Secretary reported that the application was for columbarium use and submitted by Areopagos Norge. The following Members had declared interests on the item:

- Mr K.K. Cheung - his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB); and

- Mr Y.S. Wong - being the Vice-chairman of Tao Fong Shan Christian Centre, which was the mission partner of Areopagos Norge.

44. 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 Mr Y.S. Wong was direct, he could stay in the meeting but should refrain from participating in the discussion of the item.

45. The Committee noted that the applicant’s representative requested on 13.12.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the comments of the Transport Department (TD). It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information, including responses to comments

and revised transport impact assessment to address TD's comments.

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

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/679	Temporary Eating Place (Extension of a Restaurant) for a Period of 3 Years in "Village Type Development" Zone, Government Land adjoining Lot 2060 in D.D. 6, No. 105 Kam Shek New Village, Tai Po (RNTPC Paper No. A/TP/679)
----------	--

Presentation and Question Sessions

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

48. Members had no question on the application.

Deliberation Session

49. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 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 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 24.6.2022;
- (b) in relation to (a) above, the implementation of fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022; and
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/676 Temporary Warehouse for Storage of Metals for a Period of 3 Years in
“Open Storage” and “Agriculture” Zones, Lots 2102 and 2103 (Part) in
D.D. 76, Ping Che
(RNTPC Paper No. A/NE-TKL/676A)

51. The Secretary reported that the application site was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a piece of land in Ta Kwu Ling area. As the piece of land owned by Dr Conrad T.C. Wong’s firm had no direct view of the application site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

53. Members had no question on the application.

Deliberation Session

54. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (d) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (e) in relation to (d) above, the implementation of proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;

- (f) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 24.9.2022;
- (g) if any of the above planning condition (a) or (b) is not complied 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 (c), (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.”

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

Agenda Item 13

Section 16 Application

[Open Meeting]

A/NE-TKL/681 Proposed Temporary Concrete Batching Plant for a Period of 5 Years in “Industrial (Group D)” Zone, Lot 153 (Part) in D.D. 77, Ping Che (RNTPC Paper No. A/NE-TKL/681A)

56. The Secretary reported that AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

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

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

57. 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 Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting.

58. The Committee noted that the applicant's representative requested on 10.12.2021 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.

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

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/687 Proposed Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office for a Period of 3 Years with Filling of Land in "Agriculture" Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/687)

Presentation and Question Sessions

60. With the aid of a Powerpoint presentation, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

61. Members had no question on the application.

Deliberation Session

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 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 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 24.6.2022;
- (b) in relation to (a) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (c) 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 24.6.2022;
- (d) in relation to (c) 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 24.9.2022;
- (e) the implementation of proposals for fire service installations and water supplies for firefighting, as proposed by the applicant, within 9 months

from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;

- (f) the implementation of environmental mitigation measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 24.9.2022;
- (g) if any of the above planning condition (a), (b), (c), (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; and
- (h) 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.”

63. 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]

A/NE-TKL/688 Proposed Temporary Wholesale Trade with Ancillary Warehouse for a Period of 5 Years in “Open Storage” Zone, Lots 1255 RP (Part), 1256 (Part) and 1257 RP (Part) in D.D. 79, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/688)

64. The Committee noted that the applicant’s representative requested on 7.12.2021 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.

65. After deliberation, the Committee decided to defer a decision on the application

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

Agenda Item 16

Section 16 Application

[Open Meeting]

A/NE-FTA/207 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years in "Agriculture" Zone, Lots 360AB (Part), 360C S.A (Part), 360C RP (Part), 360D S.A (Part), 360D RP (Part), 360E (Part) in D.D. 87, Kong Nga Po, Sheung Shui
(RNTPC Paper No. A/NE-FTA/207)

66. The Committee noted that the applicant's representative requested on 8.12.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address the comments of the Transport Department. It was the first time that the applicant requested deferment of the application.

67. 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 17

Section 16 Application

[Open Meeting]

A/NE-HT/18 Proposed Temporary Hobby Farm, Barbecue Spot, Caravan Holiday Camp and Tent Camping Ground with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1091 RP, 1134 S.A, 1134 RP, 1135 (Part), 1136 (Part), 1137, 1138 and 1157 (Part) in D.D. 76, Hok Tau, Fanling
(RNTPC Paper No. A/NE-HT/18)

68. The Committee noted that the applicant’s representative requested on 8.12.2021 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.

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

[Dr C.H. Hau and Miss Winnie W.M. Ng left the meeting at this point.]

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/601 Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 69 RP, D.D. 7, Kau Lung Hang, Tai Po
(RNTPC Paper No. A/NE-KLH/601)

Presentation and Question Sessions

70. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

71. Members had no question on the application.

Deliberation Session

72. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) only private cars 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;
- (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 24.6.2022;

- (d) in relation to (c) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (e) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (f) in relation to (e) above, the provision of water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (g) the submission of a risk assessment report on contamination of Water Gathering Grounds within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 24.6.2022;
- (h) in relation to condition (g) above, the implementation of mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 24.9.2022;
- (i) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning conditions (c), (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

set out at Appendix III of the Paper.

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/712 Temporary Barbecue Site and Car Park for a Period of 3 Years in “Agriculture” Zone and area shown as ‘Road’, Lots 396 RP (Part) and 398 (Part) in D.D. 17, Lots 323 S.C (Part), 1015 RP, 1016 RP, 1030 (Part), 1031, 1032, 1034, 1035, 1037 S.A, 1037 S.B, 1038, 1039 (Part), 1040 (Part), 1045 (Part), 1046, 1047, 1048 S.B (Part), 1049 (Part), 1050 (Part) and 1056 in D.D. 29, Ting Kok Road, Tai Po
(RNTPC Paper No. A/NE-TK/712A)

Presentation and Question Sessions

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

75. Members had no question on the application.

Deliberation Session

76. A Member raised concern on possible operation of the barbecue site without proper licence. Members noted that the Director of Food and Environmental Hygiene had been consulted and his comments on the application, i.e. proper licence issued by the Food and Environmental Hygiene Department would be required if any food business/catering service was involved in the applied use and all relevant licensing requirements would need to be fulfilled, had been included in the advisory clauses which would be conveyed to the applicant.

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

temporary basis for a period of 3 years until 24.12.2024 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 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 24.3.2022;
- (b) in relation to (a) above, the implementation of drainage facilities within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (c) the submission of a proposal for fire service installations and water supplies for fire-fighting within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2022;
- (d) in relation to (c) above, the implementation of fire service installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (e) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) 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 20

Section 16 Application

[Open Meeting]

A/NE-TK/734 Proposed Filling and Excavation of Land for New Territories Exempted Houses (Small Houses) in “Village Type Development” and “Green Belt” Zones, Government Land in D.D. 29, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/734)

79. The Secretary reported that the application was withdrawn by the applicant.

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

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 21

Section 16 Application

[Open Meeting]

A/KTN/76 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential Development in “Residential (Group B)” Zone, Lots 6 (Part), 7, 8 (Part), 9 (Part), 10 S.A., 10RP (Part) and 12 (Part) in D.D. 95 and Adjoining Government Land, Kwu Tung North
(RNTPC Paper No. A/KTN/76B)

80. The Secretary reported that the application was located in Kwu Tung North and Archiplus International (HK) Limited (Archiplus) was one of the consultants of the applicant.

The following Members had declared interests on the item:

- Mr K.K. Cheung - his firm having current business dealings with Archiplus; and
- Dr C.H. Hau - owning a property in Kwu Tung North.

81. 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 and Dr C.H. Hau had already left the meeting.

82. The Committee noted that the applicant's representative requested on 15.12.2021 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.

83. 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 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/319 Proposed Temporary Shop and Services Use for a Period of 5 Years and Land Filling in “Village Type Development” Zone, Lot 1370 RP (Part) in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/319)

Presentation and Question Sessions

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

85. Members had no question on the application.

Deliberation Session

86. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.12.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) the 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 24.6.2022;

- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (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.”

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/320 Proposed Temporary Shop and Services (Shop for Selling Vehicle Spare Parts) for a Period of 3 Years in “Residential (Group D)” Zone, Lot 878 (Part) in D.D. 114 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-SK/320)

Presentation and Question Sessions

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

89. Members had no question on the application.

Deliberation Session

90. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 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 medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) 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 proposals for fire service installations and water supplies for fire-fighting within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2022;
- (e) in relation to (d) above, the implementation of proposals for fire service installations and water supplies for fire-fighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (f) the submission of a condition record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2022;
- (g) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked without further notice; and
- (i) if any of the above planning conditions (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.”

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

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/321 Proposed House (New Territories Exempted House - Small House) in
“Village Type Development” and “Agriculture” Zones, Lot 1281 S.B
ss.2 in D.D. 114, Sheung Tsuen, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-SK/321)

92. The Secretary reported that Ken Chiu & Co., Solicitors (KCC) was one of the consultants of the applicant. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with KCC.

93. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

94. With the aid of some plans, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

95. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the

submission for a departure from the planning intention; and

- (b) land is still available within the adjacent “Village Type Development” (“V”) zones of Sheung Tsuen which are primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/789 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/789)

Presentation and Question Sessions

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

98. Members had no question on the application.

Deliberation Session

99. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.12.2026 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 for overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all dogs shall be kept in cages and placed inside the enclosed structures, as proposed by the applicant, 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) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2022;
- (f) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if any of the above planning condition (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon expiry of the planning permission, the reinstatement of the site to amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/796 Proposed Temporary Shop and Services (Motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 537 RP (Part) in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/796)

Presentation and Question Sessions

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

102. Members had no question on the application.

Deliberation Session

103. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.12.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m. for the proposed motor vehicle showroom, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including

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

- (c) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (d) for the public vehicle park, no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site at any time during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;

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

104. 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/797 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1347 S.W and 1347 S.AD in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/797)

Presentation and Question Sessions

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

106. A Member raised question on the relevant standards and requirements of an animal boarding establishment and whether dogs would be kept in the dog kennel overnight. In response, Mr Wallace W.K. Tang, STP/FSYLE, said that the applicant would need to apply for a Boarding Establishment Licence from the Agriculture, Fisheries and Conservation Department and would need to observe the relevant requirements. The operation hours of

the animal boarding establishment would be from 9:00a.m. to 7:00p.m., and all dogs would leave the site after the operation hours.

Deliberation Session

107. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 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 dogs shall be kept inside the enclosed animal boarding establishment structure 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) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of water supplies for firefighting and fire service installations proposals within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by

24.6.2022;

- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/798 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1376 RP (Part) in D.D.109, Yuen Long
(RNTPC Paper No. A/YL-KTN/798)

Presentation and Question Sessions

109. With the aid of some plans, Mr Wallace W.K. Tang, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public

comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

110. Having noting that a previous application for similar use submitted by the same applicant was approved by the Committee in February 2021, a Member enquired on the reason for submitting the subject planning application. In response, Mr Wallace W.K. Tang, STP/FSYLE, explained that upon granting planning permission for an application under section 16 of the Town Planning Ordinance (the Ordinance), amendments to the approved development proposals could be made by the applicant. The amendments could be classified as Class A or Class B amendments as specified in Town Planning Board Guidelines No. 36B. Minor changes falling within Class A amendments did not require further application to the Town Planning Board, while other changes falling within Class B amendments were subject to the approval of the Town Planning Board under section 16A of the Ordinance. As the current application included amendments outside the scope of Class B amendments, a fresh planning application under section 16 of the Ordinance was required.

Deliberation Session

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.12.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) all animals shall be kept inside the enclosed structures on the site after the operation hours, as proposed by the applicant, during the planning approval period;
- (c) no public announcement system, portable loud speaker, any form of audio amplification system or whistle blowing is allowed to be used on the site at any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the submission of a 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 24.6.2022;
- (f) in relation to (e) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (j) if any of the above planning condition (a), (b), (c), (d) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (e), (f), (h), or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-KTN/799 Proposed Temporary Animal Boarding Establishment with Ancillary Canteen for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 920 RP in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/799)

113. The Committee noted that the applicant’s representative requested on 8.12.2021 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.

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-KTS/912 Proposed Temporary Open Storage of Vehicles for Sale (including New and Used Vehicles) for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/912)

115. The Committee noted that the applicant’s representative requested on 9.12.2021 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.

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

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-PH/898 Proposed Temporary Open Storage of Construction Material and Machinery for a Period of 3 Years and Land Filling in “Agriculture” Zone, Lot 1697 RP in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/898)

117. The Committee noted that the applicant requested on 16.12.2021 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.

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/899 Renewal of Planning Approval for Temporary Private Car Park (excluding container vehicle) for a Period of 3 Years in “Village Type Development” Zone, Lots 2053 RP (Part), 2053 S.A ss.1, 2053 S.A ss.2, 2053 S.A ss.3, 2053 S.A RP and 2054 (Part) in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/899)

119. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34D and concerned government departments had no objection to or no adverse comment on the application.

Deliberation Session

120. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 19.1.2022 until 18.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 9:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;

- (c) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be

parked/stored on the site at any time during the planning approval period;

- (d) a notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at all times during the planning approval period;
- (e) 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;
- (f) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 19.4.2022;
- (h) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if the above planning condition (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

set out at Appendix V of the Paper.

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-MP/308 Proposed Temporary Car Testing Centre for a Period of 3 Years in “Commercial/Residential” and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zones, Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/308B)

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

123. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

124. The Committee noted that the applicant requested on 9.12.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments on the environmental aspect. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information on traffic analysis and vehicle performance assessment and an updated site layout plan to address departmental comments.

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

information. 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 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/319 Temporary Shop and Services with Ancillary Office for a Period of 5
Years in “Open Space” Zone, Lot 2874 and 2876 (Part) in D.D. 104,
Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/319)

Presentation and Question Sessions

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

127. Members had no question on the application.

Deliberation Session

128. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.12.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

- (b) no workshop activities and no storage of paints and dangerous goods, as proposed by the applicant, are allowed on the site during the planning approval period;

- (c) only private car and light goods vehicles not exceeding 5.5 tones as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to access the site at all times during the planning approval period;
- (d) no trucks or heavy vehicles, as proposed by the applicant, shall access/parked at the site at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (g) in relation to (f) 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 24.9.2022;
- (h) in relation to (g) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (k) if any of the above planning condition (a), (b), (c), (d), (e) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

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

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

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/320 Proposed Temporary Shop and Services for a Period of 5 Years in
“Village Type Development” Zone, Lot 1281 (Part) in D.D. 105, Mai
Po, Yuen Long
(RNTPC Paper No. A/YL-MP/320)

Presentation and Question Sessions

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

131. Members had no question on the application.

Deliberation Session

132. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.12.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no dismantling, assembly repairing or workshop activities, as proposed by the applicant, are allowed on the site during the planning approval period;
- (c) only private car and light goods vehicles not exceeding 5.5 tones as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to access the site at all times during the planning approval period;
- (d) no medium and heavy vehicles, including container tractor/trailer, as proposed by the applicant, shall access/parked at the site at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (g) in relation to (f) 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 24.9.2022;
- (h) in relation to (g) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (j) in relation to (i) above, the implementation of the fire service installations

proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;

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

133. 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/YL-MP/321 Temporary Shop and Services with Ancillary Office for a Period of 5 years in “Open Space” Zone, Lot 28 RP in D.D. 101, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/32)

134. The Secretary reported that the application was submitted by Penta Circle Construction Company Limited (PCCL). Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with PCCL.

135. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

136. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed

Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

137. Members had no question on the application.

Deliberation Session

138. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.12.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle other than light goods vehicle is allowed to access the site at all times during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of as-built drainage plans and photographic records of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.3.2022;
- (f) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (g) if any of the above planning condition (a), (b), (c) or (d) is not complied

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

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

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

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/294 Proposed Temporary Agricultural Use (Farming with Ancillary Store Rooms and Staff Rest Rooms) for a Period of 3 Years in “Undetermined” Zone, Lots 614 RP, 615 RP, 616 RP, 617 RP, 618 (Part), 619 and 620 RP (Part) and adjoining Government Land in D.D. 115, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/294)

Presentation and Question Sessions

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

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 24.12.2024 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 run-in/out proposal for the development within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 24.6.2022;
- (c) in relation to (b) above, the provision of the run-in/out for the development within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 24.9.2022;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (h) in relation to (g) above, the implementation of the fire service installations

proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;

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

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

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/430 Proposed Temporary Open Storage of Chemical Products/Dangerous Goods (LPG Cylinders) for a Period of 3 Years in “Open Storage” Zone, Lot 116 in D.D. 105, Mai Po Lung Road, Ngau Tam Mei, Yuen Long

(RNTPC Paper No. A/YL-NTM/430)

144. The Secretary reported that Wai King Fire Engineering Co. (WKC) was one of the consultants of the applicant. Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with WKC.

145. The Committee noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

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

147. In response to the Chairman's enquiry on licensing requirements of the proposed use, Ms Christine C.M. Cheung, STP/FSYLE, said that the applicant would be required to submit an application to the Electrical and Mechanical Services Department for approval prior to the construction and use of the gas installation, and would need to fulfil all relevant licensing requirements.

Deliberation Session

148. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 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 vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (d) the provision of boundary fencing/wall, as proposed by the applicant, within 6 months to the satisfaction of the Director of Planning or of the TPB by 24.6.2022;
- (e) the submission of a drainage proposal within 6 months to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;

- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (g) the submission of a fire service installations proposal within 6 months to the satisfaction of Director of Fire Services or of the TPB by 24.6.2022;
- (h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months to the satisfaction of Director of Fire Services or of the TPB by 24.9.2022;
- (i) 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
- (j) if any of the above planning condition (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[Mr Peter K.T. Yuen left the meeting at this point.]

Agenda Item 39

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/593 Proposed Temporary Shop and Services for a Period of 3 Years in
“Village Type Development” Zone, Lots 199 (Part) and 200 in D.D.
96, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/593B)

Presentation and Question Sessions

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

151. Members had no question on the application.

Deliberation Session

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

“the proposed development is not in line with the planning intention of the “Village Type Development” (“V”) zone, which is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within “V” zone is primarily intended for development of Small Houses by indigenous villagers. The scale of the proposed commercial development is considered excessive in serving the local needs and is not compatible with the developments in the surrounding areas. No strong planning justification has been given in the submission to justify the proposed scale and operation of the commercial development in the “V” zone and a departure from the planning intention, even on a temporary basis.”

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/600 Proposed Temporary Shop and Services and associated Filling and Excavation of Land for a Period of 3 Years in “Other Specified Uses” annotated “Service Stations” Zone, Lots 733 S.F (Part), 737 RP (Part), 738 RP, 741 (Part), 742 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/600)

Presentation and Question Sessions

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

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 24.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no 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 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 24.6.2022;

- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (c), (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.”

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 41

Section 16 Application

[Open Meeting]

A/YL-ST/603 Proposed Public Utility Installation (Telecom Ducting Laying) and Associated Filling and Excavation of Land in “Conservation Area”, “Government, Institution or Community”, “Green Belt” and “Undetermined” Zones, Government Land in D.D. 96 & D.D. 99, Lok Ma Chau Road, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/603)

157. The Secretary reported that the application was submitted by China Telecom Global Limited (CTGL). Mr K.K. Cheung had declared an interest on the item for his firm having current business dealings with CTGL.

158. 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.

159. The Committee noted that the applicant’s representative requested on 14.12.2021 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.

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

Agenda Item 42

Section 16 Application

[Open Meeting]

A/YL-ST/604 Proposed Temporary Eating Place for a Period of 5 Years in “Village Type Development” Zone, Lots 153 (Part) and 154 S.A. (Part) in D.D. 102, Wing Ping Tsuen, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/604)

161. The Committee noted that the applicant’s representative requested on 8.12.2021 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.

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

Tuen Mun and Yuen Long West District

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

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/570 Proposed Two Houses (New Territories Exempted Houses) in
 “Government, Institution or Community” Zone, Lot 590 in D.D.131,
 Tsing Shan Tsuen, Tuen Mun
 (RNTPC Paper No. A/TM/570)

Presentation and Question Sessions

163. With the aid of some plans, Ms Janet K.K. Cheung, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

164. A Member noted that PlanD had no objection to the application on the consideration that the development was small in scale and the site had building status under lease, and enquired whether there were sites with similar circumstance in the same “Government, Institution or Community” (“G/IC”) zone as the approval of the current application might set a precedent. In response, Ms Janet K.K. Cheung, STP/TMYLW, said that she had no such information but PlanD would provide planning assessment based on individual merits and circumstances of each application received.

Deliberation Session

165. The Chairman remarked that while the subject “G/IC” zone included various type of developments and there might be similar applications in the future, the Committee would

consider each application based on its individual merits and circumstances.

166. 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 24.12.2025, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following condition :

“the provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the TPB.”

167. 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 (Presentation and Question Sessions Only)]

A/YL/284 Proposed Temporary Shop and Services for a Period of 6 Years in
“Village Type Development” Zone, Lots 1865 S.C and 1865 RP in
D.D. 120, and Adjoining Government Land, Tai Shu Ha Road East,
Yuen Long
(RNTPC Paper No. A/YL/284)

Presentation and Question Sessions

168. With the aid of some plans, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

169. Members had no question on the application.

Deliberation Session

170. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 24.12.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) the submission of a run-in/out proposal for the development within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 24.6.2022;
- (d) in relation to (c) above, the provision of the run-in/run-out for the development within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the TPB by 24.9.2022;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (j) if any of the above planning condition (a), (b) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (c), (d), (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/642 Proposed Residential Development (Houses) in “Comprehensive Development Area” Zone, Various Lots in D.D. 122 and Adjoining Government Land, Yung Yuen Road, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/642A)

Presentation and Question Sessions

172. With the aid of a Powerpoint presentation, Mr Alexander W.Y. Mak, STP/TMYLW, briefed Members on the background of the application, the proposed

development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

173. Members had no question on the application.

Deliberation Session

174. The Chairman recapitulated that although the proposed development was generally in line with the planning intention of “Comprehensive Development Area” (“CDA”) zone and implementation of phased development for the site could be allowed, the proposed development was not in line with the Town Planning Board Guidelines No. 17A in that the applicant failed to demonstrate with evidence that due effort had been made to acquire the remaining portion of the site, and the development potential and implementation of the unacquired lots would not be adversely affected. The applicant also failed to demonstrate that the proposed development would not generate adverse traffic, environmental, sewerage, drainage and landscape impacts on the surrounding areas.

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

- “(a) the proposed development is not in line with Town Planning Board Guidelines No. 17A in that the applicant fails to demonstrate with evidence that due effort has been made to acquire the remaining portion of the site; the comprehensiveness of the proposed development will not be adversely affected; the resultant development in different phases would be self-contained in terms of layout design and provision of open space; and the development potential of the unacquired lots would not be absorbed in other sites of the development and individual lot owner’s land interest should not be adversely affected; and
- (b) the applicant fails to demonstrate that the proposed development would not generate adverse traffic, environmental, sewerage, drainage and landscape impacts on the surrounding areas.”

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/649 Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Green Belt” and “Village Type Development” Zones, Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/649)

176. The Secretary reported that the application site was located in Ping Shan. Mr Ricky W.Y. Yu had declared an interest on the item for his firm having a project in Ping Shan area. Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting.

177. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34D and concerned government departments had no objection to or no adverse comment on the application.

Deliberation Session

178. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 5.1.2022 until 4.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at all times during the planning approval period;
- (c) 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;
- (d) no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (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 drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (h) the submission of fire service installations proposal within 6 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.7.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.10.2022;
- (j) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

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

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

Agenda Item 47

Section 16 Application

[Open Meeting]

A/YL-HTF/1126 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 365 RP in D.D.128 and adjoining Government Land, Ngau Hom Shek, Yuen Long
(RNTPC Paper No. A/YL-HTF/1126)

180. The Committee noted that the applicant’s representative requested on 14.12.2021 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.

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

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

Agenda Item 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/412 Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 and 319 (Part) in D.D.129 and adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/412)

Presentation and Question Sessions

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

183. The Chairman enquired on the applicant’s rationale for identifying the current site for a tree care training centre and whether there were temporary structures on the site. In response, Ms Bonnie K.C. Lee, STP/TMYLW, said that the applicant had submitted that there were trees suitable for tree climbing and tree care training at the site. Although the site was not owned by the applicant, i.e. Tree Climbing Hong Kong Limited (TCHK), two of the five lots involved were owned by one of the founders of the TCHK. Regarding the current situation of the site, it was noted that some of the vegetation was removed and part of the site was occupied by structures according to aerial photos taken in 2019. The applicant also advised that the site was being used as a training ground of TCHK since 2018 and the applicant noted that some of the vegetation had already been removed when they first occupied the site. The applicant subsequently paved part of the site with temporary structures for tree care training centre. The applicant explained that they had submitted the current application with the intention to regularise the use once they realised that the use

required planning permission from the Town Planning Board.

[Mr Y.S. Wong left the meeting at this point.]

Deliberation Session

184. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (c) no additional land filling, as proposed by the applicant, is allowed on the site during the planning approval period;
- (d) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the submission of water supplies for firefighting and fire service

installations proposals within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;

- (h) in relation to (g) above, the provision of water supplies for firefighting and fire service installations within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (i) if any of the above planning condition (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if any of the above planning condition (d), (e), (g) or (h) is not complied with by the above 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.”

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

Agenda Item 49

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/413 Proposed House (New Territories Exempted House - Small House) and Filling and Excavation of Land in “Village Type Development” and “Green Belt” Zones, Lots 1135 S.C ss.1 (Part), 1135 S.C RP, 1135 S.D (Part) and 1135 RP (Part) in D.D.129, Mong Tseng Wai, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/413)

Presentation and Question Sessions

186. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

187. Members had no question on the application.

Deliberation Session

188. 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 24.12.2025, 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 septic tank, as proposed by the applicants, at a location to the satisfaction of the Director of Lands or of the TPB;

- (b) the submission of a drainage proposal before commencement of land filling and excavation works on the site and the issue of any certificate of exemption by the Lands Department to the satisfaction of the Director of Drainage Services or of the TPB;

- (c) in relation to (b) above, the implementation of the drainage proposal upon completion of the land filling and excavation works on the site to the satisfaction of the Director of Drainage Services or of the TPB; and
- (d) if any of the above planning condition (b) or (c) is not complied with before commencement or upon completion of the land filling and excavation works respectively, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

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

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/414 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lots 860 RP and 878 RP (Part) in D.D.129 and adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/414)

Presentation and Question Sessions

190. With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

191. Members had no question on the application.

Deliberation Session

192. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 5:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the removal of the existing hard-paving on the site before operation of the applied use;
- (c) no public announcement system, any form of audio amplifier and loudspeaker is allowed to be used on the site at any time during the planning approval period;
- (d) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of a revised run-in/out proposal within 3 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 24.3.2022;
- (g) in relation to (f) above, the implementation of the revised 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 24.6.2022;
- (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 24.3.2022;

- (i) in relation to (h) 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 24.6.2022;
- (j) in relation to (i) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (k) the submission of a fire service installations proposal within 3 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2022;
- (l) in relation to (k) above, the implementation of the fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (m) if any of the above planning condition (a), (b), (c), (d), (e) 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;
- (n) if any of the above planning condition (f), (g), (h), (i), (k) or (l) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (o) 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.”

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

Agenda Item 51

Section 16 Application

[Open Meeting]

A/YL-LFS/415 Proposed Temporary Plant Nursery for a Period of 3 Years, and Filling of Land and Pond for Permitted Agricultural Use in “Coastal Protection Area” Zone, Lots 53, 55 RP, 63, 64, 69 (Part), 71 (Part), 72 (Part), 73 S.A (Part), 73 RP (Part) and 74 RP (Part) in D.D.129 and adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/415)

194. The Secretary reported that the application was withdrawn by the applicant.

Agenda Items 52 and 53

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/530 Proposed Temporary Warehouse for Storage of Hardware Materials for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1028 (Part) in D.D. 117, Tai Tong, Yuen Long

A/YL-TT/531 Proposed Temporary Warehouse for Storage of Hardware Materials for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1030 (Part) in D.D. 117, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/530 and 531)

195. The Committee agreed that as the two applications were similar in nature (temporary warehouse for storage of hardware materials for a period of 3 years) and the application sites were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

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

197. Members had no question on the applications.

Deliberation Session

198. After deliberation, the Committee decided to reject the applications. The reason for each of the applications was :

“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. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis, as well as for the associated filling of land.”

Agenda Item 54

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1125 Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years in “Undetermined” Zone, Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1125)

Presentation and Question Sessions

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

200. Members had no question on the application.

Deliberation Session

201. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (d) in relation to (c) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from

the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;

- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;
- (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.”

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

Agenda Item 55

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1126 Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Construction Materials with Ancillary Workshop and Office for a Period of 3 Years in “Residential (Group A) 3” Zone and area shown as ‘Road’, Lots 2428 RP (Part), 2429 S.D (Part), 2704 S.A & S.B (Part), 2705 (Part), 2712 S.A (Part), 2712 S.B (Part), 2713 (Part), 2714 (Part), 2716 RP (Part), 2717 RP (Part) and 2718 RP (Part) in D.D. 120 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1126)

203. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a

further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34D and concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers in the vicinity of the site. Nevertheless, there was no environmental complaint related to the site in the past three years.

Deliberation Session

204. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 19.1.2022 to 18.1.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 11:00 p.m. and 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 heavy goods vehicle, including container tractor/trailer, as defined in the Road Traffic Ordinance, is allowed to enter/exit the site, as proposed by the applicant, at any time during the planning approval period;
- (d) all existing trees and landscape plantings within the site shall be maintained at all times during the planning approval period;
- (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 19.4.2022;

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

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

Agenda Item 56

Section 16 Application

[Open Meeting]

A/HSK/338 Temporary Logistics Centre for a Period of 3 Years in “Open Space”, “Residential (Group B) 2”, “Government, Institution or Community” Zones and area shown as ‘Road’, Various Lots in D.D. 128 and D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/HSK/338)

206. The Committee noted that the applicant’s representative requested on 16.12.2021 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.

207. 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 57

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/339 Renewal of Planning Approval for Temporary Open Storage of Private Car and Ancillary Inspection Centre for a Period of 3 Years in "Village Type Development" and "Open Space" Zones, Lots 2420 RP (Part), 2422 RP (Part), 2442 (Part) and 2443 RP (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/339)

208. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34D and concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers in the vicinity of the site. Nevertheless, there was no environmental complaint related to the site in the past three years.

Deliberation Session

209. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.2.2022 to 1.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) no vehicle stripping, cutting, cleansing, melting, dismantling works or other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (f) all existing trees and landscape plants on the site shall be maintained in good condition at all times during the planning approval period;
- (g) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 2.5.2022;

- (i) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.3.2022;
- (j) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.8.2022;
- (k) in relation to (k) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.11.2022;
- (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.”

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

Agenda Item 58

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/340 Renewal of Planning Approval for Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years in “Residential (Group A) 4”, “Government, Institution or Community” and “Open Space” Zones, Lots 1922 RP (Part), 1923 (Part), 1925 (Part), 1926 (Part), 1928 (Part), 1929 (Part), 1930 (Part), 1931 RP (Part), 1932 (Part) and 1933 (Part) in D.D.125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/340)

211. The Committee noted that the application was for renewal of a planning approval and the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34D and concerned government departments had no objection to or no adverse comment on the application.

Deliberation Session

212. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 2.2.2022 to 1.2.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

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

- (c) no workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;

- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time 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) all existing trees and landscape plants on 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 a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 2.5.2022;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.3.2022;
- (j) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.8.2022;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.11.2022;
- (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.”

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

Agenda Item 59

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/341 Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years in “Other Specified Uses” annotated “Logistics Facility” and “Open Space” Zones, Various Lots in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/341)

Presentation and Question Sessions

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

215. Members had no question on the application.

Deliberation Session

216. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.12.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 8:00 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 repairing, dismantling, assembling and other workshop activity, as proposed by the applicant, is allowed on the site at any time during the planning approval period;
- (d) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.6.2022;
- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.9.2022;
- (f) in relation to (e) above, the implemented drainage facilities on the site should be maintained at all times during the planning approval period;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.2.2022;
- (h) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.6.2022;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022;

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

217. 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 Carol K.L. Kan, Mr Alexander W.Y. Mak, Ms Bonnie K.C. Lee, Mr Steven Y.H. Siu and Mr Simon P.H. Chan, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 60

Any Other Business

218. There being no other business, the meeting was closed at 5:55 p.m..