

TOWN PLANNING BOARD

Minutes of 692nd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 1.4.2022

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr L.T. Kwok

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mrs Vivian K.W. Cheung

Mr Vincent K.Y. Ho

Mr K.L. Wong

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

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

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

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

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

Secretary

In Attendance

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

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

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

Opening and Welcoming Remarks

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.
2. The Chairman said that it was the first meeting of the Rural and New Town Planning Committee (RNTPC) for the 2022-24 term. He introduced the three new Members, Messrs Vincent K.Y. Ho and K.L. Wong and Mrs Vivian K.F. Cheung, as well as Prof. John C.Y. Ng who was a member of the Metro Planning Committee in the previous term, and extended a welcome to them. He was pleased to announce that Mr Stephen L.H. Liu had been re-appointed as Vice-chairman of the Committee.

Agenda Item 1

Confirmation of the Draft Minutes of the 691st RNTPC Meeting held on 18.3.2022

[Open Meeting]

3. The draft minutes of the 691st RNTPC meeting held on 18.3.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

4. The Secretary reported that in light of the situation of COVID-19, Members agreed before the meeting by circulation to adjourn the consideration of a s.12A application No. Y/SK-CWBN/5 under section 12A(20) of the Town Planning Ordinance. The respective applicant/agent of the applicant had been informed of the RNTPC's decision, and another meeting date would be fixed to consider the application.

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/ST/54 Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/35, To rezone the application site from “Green Belt” and “Government, Institution or Community” to “Residential (Group B)4” and amend the Notes of the zone applicable to the site, Lots 379 and 380 RP in D.D. 186, Tung Lo Wan Hill Road, Sha Tin
(RNTPC Paper No. Y/ST/54)

5. The Committee noted that the applicant’s representative requested on 21.3.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

6. 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/2B)

7. The Secretary reported that the application site was located in Kwu Tung North and Dr C.H. Hau had declared an interest on the item for owing a property in the area.

8. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Dr C.H. Hau had no direct view of the application site, the Committee agreed that he could stay in the meeting.

9. The Committee noted that the applicant’s representative requested on 24.3.2022 deferment of consideration of the application for three weeks (one meeting time) so as to allow more time to provide further information in response to the comments from government departments. 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.

10. 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 three weeks were allowed for preparation of the submission of further information. Since it was the third deferment and a total of about four and a half 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/FSS/18

Application for Amendment to the Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/25, To rezone the application site from "Village Type Development" to "Residential (Group A)12" and amend the Notes of the zone applicable to the site, Various Lots in D.D. 51 and Adjoining Government Land, Fanling
(RNTPC Paper No. Y/FSS/18B)

11. The Committee noted that the applicant requested on 23.3.2022 deferment of consideration of the application for one month so as to allow more time to provide further information in response to the comments from government departments. 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.

12. 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 one month was allowed for preparation of the submission of further information. Since it was the third deferment and a total of five months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Tuen Mun and Yuen Long West District

Agenda Item 6

Section 12A Application

[Open Meeting]

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

13. The Committee noted that the applicant’s representative requested on 8.3.2022 deferment of consideration of the application for two months so as to allow more time 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.

14. 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, it was the last deferment and no further deferment would be granted.

Agenda Item 7

Section 12A Application

[Open Meeting]

Y/TM/26 Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/35, To rezone the application site from “Green Belt” to “Government, Institution or Community”, Lots 1724 S.H RP and 2015 in D.D. 132, Hing Fu Street, Tuen Mun
(RNTPC Paper No. Y/TM/26A)

15. The Committee noted that the applicant’s representative requested on 8.3.2022 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

Sai Kung and Islands District

[Ms Jane W.L. Kwan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting]

A/I-CC/28 Proposed Temporary Holiday Camp (Private Tent Camping Ground)
for a Period of 6 Years in “Green Belt” Zone, Lot No. 256RP (Part) in
D.D. Cheung Chau, Cheung Chau
(RNTPC Paper No. A/I-CC/28)

17. The Committee noted that the applicant’s representative requested on 15.3.2022 deferment of consideration of the application for two months so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 9

Section 16 Application

[Open Meeting]

A/SK-HC/338 Proposed Recreational Use and Associated Filling and Excavation of Land Ancillary to the Residential Use in the Adjoining “Residential (Group C)1” Site in “Green Belt” Zone, Lots 877 RP, 878 RP, 879 RP, 1939 S.B ss.3, 1939 S.E, 1939 S.F, 1939 RP, 1940 (Part) and 1944 RP in D.D. 244, Nam Pin Wai, Sai Kung
(RNTPC Paper No. 3/22)

19. The Secretary reported that AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. Dr C.H. Hau had declared an interest on the item for having past business dealings with AECOM. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting.

20. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

21. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 10

Section 16 Application

[Open Meeting]

A/SK-PK/273 Proposed Public Utility Installation (Poles) and Excavation of Land in
“Conservation Area” Zone, Government Land in D.D. 219, Kei Pik
Shan, Sai Kung
(RNTPC Paper No. 3/22)

22. 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; and

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

23. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion.

24. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

25. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/74 Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Village Type Development” Zone, Lots 385 S.B RP, 385 S.B ss.1, 385 S.B ss.2, 385 S.C RP, 385 S.C ss.1, 385 S.D, 385 S.E, 385 S.F, and 385 RP in D.D. 257 and Adjoining Government Land, Tsam Chuk Wan, Sai Kung
(RNTPC Paper No. A/SK-TMT/74A)

Presentation and Question Sessions

26. With the aid of a Powerpoint presentation, Ms Jane W.L. Kwan, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

27. Some Members raised the following questions:

- (a) noting that there were public concerns on the excessive development bulk of the proposal, whether the proposed development was considered compatible with the surrounding environment and the details of landscaping treatment/provision of greening for the proposed residential care home for the elderly (RCHE);
- (b) the progress of discussions between the applicant and the affected parties in resolving the issue of the septic tank facilities located within the application site (the Site);
- (c) noting that the Site was situated in a remote location and far from any hospital, whether it was suitable for the development of a RCHE, and whether there were any guidelines/requirements governing the distance to hospital in the provision of RCHE; and

- (d) should the application be approved, whether the proposed development would be allowed to be converted for residential purpose in future.

28. In response, Ms Jane W.L. Kwan, STP/SKIs, made the following main points:

- (a) despite that the bulk of the 6-storey building for the proposed RCHE was relatively large in a rural context, it was considered not entirely incompatible with the landscape character of the surrounding area. According to the Visual Impact Assessment submitted by the applicant, the proposed development would not incur significant adverse impact in respect of visual openness and light penetration for the surrounding environment. Furthermore, various design measures including greening provision were proposed by the applicant to enhance the visual appearance of the proposed development. The Chief Town Planner/Urban Design and Landscape, PlanD considered that with the mitigation measures, the visual impact arising from the proposed RCHE would be minimised. As regards details of the greening/landscaping provisions, the applicant had proposed greenery areas on G/F, 1/F and 2/F of the proposed development whilst no details of vertical greening on the façade of the building had been provided;
- (b) Nos. 32 to 34 Tsam Chuk Wan adjacent to the Site shared the use of the same septic tank located within the Site. The applicant indicated that attempts were made to reach an agreement with the affected parties, and such land issue would be dealt with separately at a later stage;
- (c) the overall provision of hospitals in the territory was based on hospital clusters. The nearest hospital to the Site in Sai Kung area was Tseung Kwan O Hospital, which was located about 15 to 20 minutes away by car from the Site. There was currently no guidelines/requirement governing the distance between RCHE and the nearest hospital. Notwithstanding this, a loading/unloading space for emergency vehicle would be provided within the Site to facilitate the provision of emergency services; and
- (d) the Site was zoned “Village Type Development” (“V”) on the outline

zoning plan (OZP) and any development should comply with the requirements stipulated on the plan. Any residential use other than New Territories Exempted House would require planning permission from the Town Planning Board.

Deliberation Session

29. The Chairman recapitulated that whilst the proposed development was not entirely in line with the planning intention of the “V” zone, there was sufficient land in the concerned “V” zone of Tsam Chuk Wan to meet the Small House demand. Furthermore, the proposed RCHE could meet the on-going demand for residential care services for the elderly and the Social Welfare Department had no objection to the application. The potential visual impacts arising from the proposed development could be mitigated by various design measures, and the Site being abutting Tai Mong Tsai Road was only 15 to 20 minutes away by car from the nearest hospital. Should the application be approved by the Committee, the applicant would still need to submit land exchange application to the Lands Department and to resolve the outstanding land issues.

30. Members noted that whilst there was no similar application on the same OZP, a similar application (No. A/YL/263) for the development of a 6-storey RCHE in the “V” zone of the Yuen Long area was approved by the Committee in February 2021.

31. A Member noted that there were large number of public comments objecting to the application and asked how such comments had been taken into account when considering the application. The Chairman said that the planning assessments were mainly on the substance of the public comments such as issues on land use compatibility and technical feasibility, rather than the number received and relevant responses had been provided in the Paper accordingly.

32. Noting that the Site was located in an area predominated by a rural landscape character and the building bulk of the proposed RCHE was relatively massive, a Member, while having no in-principle objection to the application, expressed concerns on the potential visual impact and its compatibility with the surrounding rural environment. This Member opined that the applicant should make effort to reduce the building massing and improve the

treatment of the building façade facing Tai Mong Tsai Road to minimise the visual impact. In that regard, Members noted that whilst no approval condition related to landscape treatment was recommended for the proposed development, relevant landscaping clause would generally be imposed in the future land lease as appropriate.

33. To address the Member's concern on landscaping treatment for the proposed RCHE, the Chairman suggested and the Committee agreed that an additional approval condition on the submission and implementation of a landscape proposal should be imposed to ensure that the greenery measures would be implemented to help minimise the visual impact of the proposed development.

34. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 1.4.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the design and provision of proposed run-in/out and vehicular access, as well as any necessary modifications of existing public footpath and carriageway for connecting the proposed development and Tai Mong Tsai Road prior to commencement of the development, at the applicant's own cost, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the provision of fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB;
- (c) the submission of a water supply impact assessment and the implementation of the upgrading works identified therein to the satisfaction of the Director of Water Supplies or of the TPB;
- (d) the submission of a noise impact assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB; and

- (e) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB.”

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

[The Chairman thanked Ms Jane W.L. Kwan, STP/SKIs, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/747 Proposed Public Vehicle Park (Private Cars Only) in “Recreation” Zone, Lot 1604 S.G RP in D.D. 17, Lo Tsz Tin Village, Tai Po
(RNTPC Paper No. A/NE-TK/747)

Presentation and Question Sessions

36. With the aid of some plans, Mr Tony Y.C. Wu, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application on a temporary basis for a period of five years.

37. Members had no question on the application.

Deliberation Session

38. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 1.4.2027 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 car 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 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.7.2022;
- (d) in relation to (c) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.10.2022;
- (e) 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 1.7.2022;
- (f) in relation to (e) above, the implementation of the 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 1.10.2022;
- (g) 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

- (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.”

39. 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 (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

41. Members had no question on the application.

Deliberation Session

42. Members noted that applications for open storage (OS) and port back-up (PBU) uses under section 16 of the Town Planning Ordinance were considered with reference to the Town Planning Board Guidelines No. 13F (TPB PG-No. 13F) promulgated in March 2020. To provide proper guidance for the development of OS and PBU uses, all areas covered by rural statutory plans were classified into four categories, i.e. Category 1, 2, 3 and 4 areas. In general, Category 1 areas were areas considered suitable for OS and PBU uses and

favourable consideration would normally be given to applications within those areas subject to no major adverse departmental comments and local objections. Category 2 areas were mostly the areas within or close to clusters of OS, PBU or other types of brownfield sites and/or the subject of previous planning approvals, and subject to no adverse departmental comments and local objections, or that the concerns of the departments and local residents could be addressed through the implementation of approval conditions, and sympathetic consideration could generally be given to the applications. For the applications within Category 3 and 4 areas, they would normally not be favourably considered except under exceptional circumstances. The Chairman remarked that the application site fell within Category 1 area under TPB PG-No. 13F and thus, favourable consideration to the application could be given.

43. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 1.4.2025 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 1.10.2022;
- (b) in relation to (a) above, the provision of the 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 1.1.2023;
- (c) the submission 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 1.10.2022;
- (d) in relation to (c) above, the provision of the fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 1.1.2023;
- (e) the implementation of the traffic management measures within 9 months

from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 1.1.2023; and

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

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

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/755 Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/755A)

Presentation and Question Sessions

45. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the 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.

46. Members had no question on the application.

Deliberation Session

47. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 1.4.2027 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 car 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) a notice should be posted at a prominent location of the site to indicate that only private car as defined in the Road Traffic Ordinance is allowed to be parked on or enter/exit the site at any time during the planning approval period;
- (d) no vehicle dismantling, inspection, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the site 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) the implementation of the accepted 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 1.10.2022;
- (g) the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 1.10.2022;
- (h) if any of the above planning condition (a), (b), (c), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (f) or (g) is not complied with by the

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

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

Agenda Item 15

Section 16 Application

[Open Meeting]

A/NE-LYT/761 Temporary Site Office for a Period of 3 Years in “Residential (Group C)” Zone, Lots 888 S.E (Part) and 889 S.C (Part) in D.D. 83, Lung Yeuk Tau, Fanling
(RNTPC Paper No. 3/22)

49. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

50. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/696 Renewal of Planning Approval for Temporary Public Utility Installation (Telephone Exchange) for a Period of 5 Years in “Agriculture” Zone and area shown as ‘Road’, Government Land in D.D. 82, Ping Che Road, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/696)

51. 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 five years based on the assessments set out in the Paper.

Deliberation Session

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years and be renewed from 8.4.2022 until 7.4.2027 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 record of 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 8.7.2022;

- (b) the implementation of the proposals for fire service installations and water supplies for fire-fighting within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 8.10.2022; 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.”

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

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

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 17

Section 16 Application

[Open Meeting]

A/YL-SK/324 Proposed Temporary Holiday Camp and Ancillary Teaching Centre and Office for a Period of 3 Years in "Agriculture" Zone, Lots 999 S.A, 1000 S.B and 1009 in D.D. 106 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. 3/22)

54. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

55. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 18

Section 16 Application

[Open Meeting]

A/YL-SK/325 Renewal of Planning Approval for Temporary Camping Ground for Meditation Use for a Period of 3 Years in “Conservation Area” Zone, Lots 1556 (Part) and 1558 in D.D.114, Shek Kong, Yuen Long
(RNTPC Paper No. 3/22)

56. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

57. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 19

Section 16 Application

[Open Meeting]

A/NE-KTS/507 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 495 S.A ss.5 and 495 S.A ss.6 in D.D.92, Kam Tsin, Kwu Tung South, Sheung Shui
(RNTPC Paper No. 3/22)

58. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments

were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

59. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 20

Section 16 Application

[Open Meeting]

A/YL-KTN/793 Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 225 RP (Part) and 226 (Part) in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/793A)

60. The Committee noted that the applicant requested on 24.3.2022 deferment of consideration of the application for two months so as to allow more time to provide further information to address outstanding 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.

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

further deferment would be granted unless under very special circumstances and supported with strong justifications.

Agenda Item 21

Section 16 Application

[Open Meeting]

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

62. The Committee noted that the applicant requested on 23.3.2022 deferment of consideration of the application for two months so as to allow more time to seek advice from relevant lot owners on the application. 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.

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

Agenda Item 22

Section 16 Application

[Open Meeting]

A/YL-KTN/823 Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lots 1374 (Part), 1382 (Part) and 1384 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. 3/22)

64. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

65. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 23

Section 16 Application

[Open Meeting]

A/YL-KTN/824 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long
(RNTPC Paper No. 3/22)

66. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background

information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

67. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-KTN/825 Temporary Open Storage of Construction Materials with Ancillary Office and Metal Scaffold Display for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Various Lots in D.D. 107 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long
(RNTPC Paper No. 3/22)

68. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

69. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 25

Section 16 Application

[Open Meeting]

A/YL-KTN/826 Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Lots 1164 S.A (Part), 1164 RP, 1165 (Part), 1168 (Part) and 1169 in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. 3/22)

70. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

71. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 26

Section 16 Application

[Open Meeting]

A/YL-KTS/918 Proposed Temporary Vehicle Repair Workshop for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lot 1918 RP in D.D. 106, Kam Tin South, Yuen Long
(RNTPC Paper No. 3/22)

72. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background

information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

73. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 27

Section 16 Application

[Open Meeting]

A/YL-KTS/919 Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 1185 S.E RP in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long
(RNTPC Paper No. 3/22)

74. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

75. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-PH/900 Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in “Open Storage” Zone, Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long
(RNTPC Paper No. 3/22)

76. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

77. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-PH/908 Proposed Temporary Storage of Construction Materials with Ancillary Office for a Period of 3 Years and Land Filling in “Residential (Group D)” Zone, Lots 22 (Part) and 24 (Part) in D.D. 111, Pat Heung, Yuen Long
(RNTPC Paper No. 3/22)

78. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background

information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

79. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-PH/909 Renewal of Planning Approval for Temporary Open Storage of Excavators and Loaders for a Period of 3 Years in “Residential (Group D)” Zone, Lots 159 (Part), 160 (Part), 162 (Part), 163 (Part) and 164 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung, Yuen Long
(RNTPC Paper No. 3/22)

80. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

81. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-PH/910 Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Residential (Group D)” Zone, Lots 2902 (Part), 2905 (Part), 2909 (Part), 2910 (Part) and 2911 (Part) in D.D. 111, Wing Ning Lei, Wang Toi Shan, Pat Heung, Yuen Long
(RNTPC Paper No. 3/22)

82. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

83. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-MP/326 Proposed Public Utility Installation and associated Filling and Excavation of Land in “Conservation Area” and “Village Type Development” Zones, Government Land in D.D. 101 and D.D. 105, Tam Kon Chau Road, Mai Po, Yuen Long
(RNTPC Paper No. 3/22)

84. The Secretary reported that the application site was located in Mai Po and 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 ; and
- Mr K.W. Leung - owning a property in Mai Po.

85. As the interests of Dr Jeanne C.Y. Ng and Dr Conrad T.C. Wong were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion. As 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.

86. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

87. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-ST/615 Proposed Temporary Eating Place for a Period of 3 Years in “Village Type Development” Zone, Lots 156 RP, 156 S.A, 156 S.B, 156 S.C, 194 S.A (Part), 194 S.B (Part), 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. 3/22)

88. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

89. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Tuen Mun and Yuen Long West District

[Mr Steven Y.H. Siu, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

91. Members had no question on the application.

Deliberation Session

92. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 1.4.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 7:00 p.m. and 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 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 1.10.2022;

- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.1.2023;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 1.10.2022;
- (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 1.1.2023;
- (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.”

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

Agenda Item 35

Section 16 Application

[Open Meeting]

A/HSK/362 Proposed Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Open Storage of Export Vehicle and Vehicle Parts for a Period of 3 Years in “Residential (Group A)3” Zone, Lot 3323 S.B ss.1 in D.D. 129, Ha Tsuen, Yuen Long
(RNTPC Paper No. 3/22)

94. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

95. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 36

Section 16 Application

[Open Meeting]

A/HSK/363 Renewal of Planning Approval for Temporary Eating Place for a Period of 3 Years in “Village Type Development” Zone, Lots 924 RP (Part) and 1007 RP (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. 3/22)

96. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background

information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

97. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 37

Section 16 Application

[Open Meeting]

A/HSK/364 Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 977 RP (Part) in D.D.125, Sik Kong Tsuen, Ha Tsuen, Yuen Long
(RNTPC Paper No. 3/22)

98. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

99. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/424 Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lots 3839 RP (Part) and 3840 RP (Part) in D.D. 124, Shun Tat Street, Tuen Mun (RNTPC Paper No. A/TM-LTY Y/424)

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

Deliberation Session

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 18.5.2022 to 17.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

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

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

set out at Appendix V of the Paper.

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-PS/656 Proposed Filling and Excavation of Land for Permitted Houses (New Territories Exempted Houses) in “Village Type Development” Zone, Lots 318 S.B RP and 318 S.B ss.1 in D.D.122, Ping Shan, Yuen Long
(RNTPC Paper No. 3/22)

103. The Secretary reported that given the situation of COVID-19, all fieldwork had been suspended during the special work arrangement and some relevant background information of the application site and comments from relevant government departments were not yet available. The Planning Department (PlanD) thus requested deferment of consideration of the application until such information became available.

104. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

[The Chairman thanked Mr Steven Y.H. Siu, STP/TMYLW, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

Agenda Item 40

Any Other Business

105. There being no other business, the meeting was closed at 3:25 p.m..