

## **TOWN PLANNING BOARD**

### **Minutes of 708<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 25.11.2022**

#### **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 Venus Y.H. Lun

Mr K.L. 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**

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

**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  
Ms Cherry C.H. Yuen

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 707<sup>th</sup> RNTPC Meeting held on 11.11.2022**

[Open Meeting]

1. The draft minutes of the 707<sup>th</sup> RNTPC meeting held on 11.11.2022 were confirmed without amendments.

**Agenda Item 2**

**Matter Arising**

[Open Meeting]

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

**Sai Kung and Islands District**

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

**Agenda Item 3**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/TKO/127                      Proposed Minor Relaxation of Building Height Restriction for Permitted Hospital and Government Use in “Government, Institution or Community (8)” Zone, Government Land at Area 78, Pak Shing Kok, Tseung Kwan O  
  
(RNTPC Paper No. A/TKO/127)

---

**Presentation and Question Sessions**

3.                      The Secretary reported that the application was for minor relaxation of building height restriction (BHR) for the Chinese Medicine Hospital (CMH) and Government Chinese Medicines Testing Institution (GCMTI) in Tseung Kwan O. The following Members had declared interests on the item:

Ms Winnie W.M. Ng                      -                      being a non-official director of the Hong Kong Baptist University Chinese Medicine Hospital Company Limited; and

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

4.                      As the interest of Miss Winnie W.M. Ng 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, the Committee agreed that he could stay in the meeting.

[Ms Winnie W.M. Ng left the meeting temporarily at this point.]

[Dr C.H. Hau joined the meeting at this point.]

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

6. A Member enquired about the basis for a BHR of 106mPD for the application site (the Site) as stipulated on the Outline Zoning Plan (OZP). In response, Mr W.H. Ho, STP/SKIs, said that the Site was rezoned from “Residential (Group C) 4” to “Government, Institution or Community (8)” in 2012 for a proposed hospital use. At that time, without the benefit of a detailed design, a building height (BH) of about 36m (equivalent to 106mPD) for a hospital development was assumed and the BHR of 106mPD was thus stipulated for the Site.

#### Deliberation Session

7. The Chairman remarked that the BHR of 106mPD was stipulated based on the advice of the then Secretary for Food and Health for a proposed hospital of approximately 36m in height (on a site level of about 70mPD). The overall BH of the proposed hospital had been adjusted subsequent to the formulation of detailed design. While the proposed BHs for CMH and GCMTI met the BHR at main roof, the heights of the roof-top structures for both developments exceeded 10% of the BH or 15m (whichever was the less) and should be counted towards the height of the buildings under Joint Practice Note (JPN) No. 5, resulting in the overall BHs exceeding BHR of 106mPD as stipulated on the OZP.

8. A Member indicated support to the application as there was a need for increases in the BH of the proposed hospital and testing institution and the impact of such increases on the surrounding was insignificant.

9. 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 25.11.2026, 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.

10. 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 W.H. Ho, STP/SKIs, for her attendance to answer Members' enquiries. She left the meeting at this point.]

### **Sha Tin, Tai Po and North District**

[Mr Tim T.Y. Fung, Mr Harris K.C. Liu, Mr Kevin K.W. Lau, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Mr Derek C.K. Wong, Town Planner/Shan Tin, Tai Po and North (TP/STN), were invited to the meeting at this point.]

#### **Agenda Item 4**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/699      Temporary Training Centre for Construction Industry with Ancillary Office for a Period of 3 Years in "Agriculture" Zone, Lot 220 in D.D. 84, Ping Che, Ta Kwu Ling  
(RNTPC Paper No. A/NE-TKL/699A)

---

11. 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. The Committee noted that Dr Conrad T.C. Wong had tendered an apology for being unable to attend the meeting.

##### **Presentation and Question Sessions**

12. 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.

13. Members had no question on the application.

#### Deliberation Session

14. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation from 5:00 p.m. to 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Saturdays, Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
- (c) the 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 25.5.2023;
- (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 25.8.2023;
- (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 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 25.5.2023;
- (g) in relation to (f) above, the implementation of proposals for 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 25.8.2023;

- (h) the implementation of traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 25.8.2023;
- (i) 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;
- (j) if any of the above planning condition (c), (d), (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; 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.”

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

### **Agenda Item 5**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1006                      Shop and Services in “Industrial” Zone, Workshop 8, Level 1, Wah Yiu Industrial Centre, Nos. 30-32 Au Pui Wan Street, Sha Tin  
(RNTPC Paper No. A/ST/1006A)

---

16. The Secretary reported that the application site (the Site) was located in Sha Tin. The following Members had declared interests on the item:



Professor John C.Y. Ng - owning a flat in Sha Tin; and

Mr Vincent K.Y. Ho - co-owning with spouse a flat in Sha Tin.

17. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for not being able to attend the meeting. As the flat owned by Professor John C.Y. Ng had no direct view of the Site, the Committee agreed that he could stay in the meeting.

#### Presentation and Question Sessions

18. With the aid of some plans, Mr Derek C.K. Wong, TP/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.

19. Members had no question on the application.

#### Deliberation Session

20. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.11.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission and implementation of fire safety measures within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2023; and
- (b) if the above planning condition is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 6**

**Section 16 Application**

[Open Meeting]

A/ST/1008            Proposed Public Vehicle Park (excluding container vehicle) cum Social Welfare Facility (Residential Care Home for Elderly) Development, and proposed minor relaxation of Building Height Restriction in “Village Type Development” Zone, Lot 479 S.X in D.D. 189 and Adjoining Government Land, South of Hin Keng Street, Tai Wai  
(RNTPC Paper No. A/ST/1008)

---

22.            The Secretary reported that the application site (the Site) was located in Sha Tin. The following Members had declared interests on the item:

Professor John C.Y. Ng    -    owning a flat in Sha Tin; and

Mr Vincent K.Y. Ho        -    co-owning with spouse a flat in Sha Tin.

23.            The Committee noted that the applicant had requested deferment of consideration of the application and Mr Vincent K.Y. Ho had tendered an apology for not being able to attend the meeting. As the flat owned by Professor John C.Y. Ng had no direct view of the Site, the Committee agreed that he could stay in the meeting.

24.            The Committee noted that the applicant’s representative requested on 16.11.2022 deferment of consideration of the application for one month 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.

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

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

### **Agenda Item 7**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1009                      Proposed Shop and Services (Retail Shop) in "Industrial" Zone,  
Workshop 1 (Part), G/F, Wah Wai Centre, 38-40 Au Pui Wan Street,  
Sha Tin  
(RNTPC Paper No. A/ST/1009)

---

26.            The Secretary reported that the application site (the Site) was located in Sha Tin. The following Members had declared interests on the item:

Professor John C.Y. Ng    -    owning a flat in Sha Tin; and

Mr Vincent K.Y. Ho        -    co-owning with spouse a flat in Sha Tin.

27.            The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for not being able to attend the meeting. As the flat owned by Professor John C.Y. Ng had no direct view of the Site, the Committee agreed that he could stay in the meeting.

#### **Presentation and Question Sessions**

28.            With the aid of some plans, Mr Derek C.K. Wong, TP/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.

29.            Members had no question on the application.

## Deliberation Session

30. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.11.2027 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission and implementation of fire safety measures to the satisfaction of the Director of Fire Services or of the TPB before operation of the use; and
- (b) if the above planning condition is not complied with before the operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

## **Agenda Item 8**

### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/614 Proposed Public Utility Installation (Solar Photovoltaic System) in “Village Type Development” and “Agriculture” Zones, Lot 822 in D.D. 7, Wai Tau Village, Tai Po  
(RNTPC Paper No. A/NE-KLH/614A)

---

### Presentation and Question Sessions

32. With the aid of some plans, Mr Harris K.C. Liu, 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.

33. Two Members raised the following questions:

- (a) the number of Small Houses (SHs) that could be developed within the Site;  
and
- (b) the use underneath the proposed solar photovoltaic system.

34. In response, Mr Harris K.C. Liu, STP/STN, made the following main points:

- (a) based on PlanD's estimation, about two SHs could be developed within the Site, and the land available within the "Village Type Development" ("V") zone of Wai Tau Tsuen could accommodate about 113 SHs. The proposed use, if allowed, would not have significant impact on the land availability for SH developments in Wai Tau Tsuen; and
- (b) according to the applicant, the solar panels would be installed on a 3m-high aluminium rack and no information was provided on the use underneath the proposed solar photovoltaic system. For any use underneath the proposed solar photovoltaic system, it should conform to the provisions of the OZP.

#### Deliberation Session

35. The Chairman remarked that the application was in line with the latest Assessment Criteria for Considering Applications for Solar Photovoltaic System.

36. 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 25.11.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
- (b) the implementation of mitigation measures identified in the accepted risk assessment on contamination of Water Gathering Grounds to the

satisfaction of the Director of Water Supplies or of the TPB; and

- (c) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

### **Agenda Item 9**

#### **Section 16 Application**

[Open Meeting]

A/NE-SSH/145 Proposed Public Utility Installation (Underground Cables) with Filling and Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 207, Tai Tung Wo Liu, Shap Sz Heung, Sai Kung North (RNTPC Paper No. A/NE-SSH/145)

---

38. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP), which was a subsidiary of CLP Holdings Limited (CLP). Dr Conrad T.C. Wong had declared an interest on the item as his firm having current business dealings with CLP. The Committee noted that the applicant had requested deferment of consideration of the application and Dr Conrad T.C. Wong had tendered an apology for not being able to attend the meeting.

39. The Committee noted that the applicant’s representative requested on 21.11.2022 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.

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

could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

### **Agenda Item 10**

#### **Section 16 Application**

[Open Meeting]

A/NE-TK/764 Temporary Eating Place (Extension and Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in "Village Type Development" Zone, Lot 327 S.B (Part) in D.D. 28 and Adjoining Government Land, Lung Mei, Tai Po  
(RNTPC Paper No. A/NE-TK/764)

---

41. The Committee noted that the applicant's representative requested on 9.11.2022 deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental and public comments. It was the first time that the applicant requested deferment of the application.

42. 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 11**

**Section 16 Application**

[Open Meeting]

A/TP/685                      Proposed Minor Relaxation of Building Height Restriction for Permitted Bus Depot in “Other Specified Uses” annotated “Bus Depot” Zone, Government Land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po  
  
(RNTPC Paper No. A/TP/685)

---

43.                      The Committee noted that the applicant requested on 14.11.2022 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.

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

**Agenda Items 12 to 17**

**Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/740                      Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 573 S.H and 574 S.K in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po



- A/NE-LT/741 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 573 S.J in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/742 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 573 S.L in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/743 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 573 S.M in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/744 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 574 S.J in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po
- A/NE-LT/745 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 574 S.L ss.1 and 574 S.L RP in D.D. 8, Sha Pa Village, Lam Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/740 to 745)
- 

#### Presentation and Question Sessions

45. The Committee agreed that as the six s.16 applications for proposed house (New Territories Exempted House (NTEH) - Small House) were similar in nature and the application sites (the Sites) were located in close proximity to one another within the same “Agriculture” zone, they could be considered together.

46. With the aid of some plans, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the applications.

47. Some Members raised the following questions:

- (a) the reason for recommending approval for the applications although there

were adverse comments from the Director of Agriculture, Fisheries and Conservation (DAFC);

- (b) noting that the Sites were in close proximity to Lam Tsuen River that was of ecological value, in which the Sites and Lam Tsuen River were both within the Water Gathering Grounds, and the area between the Sites and Lam Tsuen River was heavily vegetated, whether there were any means (e.g. imposition of approval conditions) to prevent the applicants from landfilling or dumping of construction materials into Lam Tsuen River and the vegetated area; and
- (c) land available for Small House (SH) developments in the area.

48. In response, Mr Kevin K.W. Lau, STP/STN, made the following main points:

- (a) DAFC did not support the applications from agricultural development point of view as the Sites possessed potential for agricultural rehabilitation with active agricultural activities in the vicinity and there was presence of agricultural infrastructure (e.g. water source). However, the applications were considered generally in compliance with the Interim Criteria for Consideration of Application for NTEH/SH in the New Territories in that the proposed developments could be connected to the public sewerage system; the amount of land available within the “Village Type Development” (“V”) zone was insufficient to meet the outstanding SH applications; and the Sites were part of the subject of previously approved applications. Hence, sympathetic considerations could be given to the applications;
- (b) in relation to the impact on Lam Tsuen River and the surrounding environment due to the proposed developments, there were no adverse comments or setback requirements from relevant government departments, including the Water Supplies Department and the Environmental Protection Department. Under normal circumstances, approval conditions imposed should be related to the development or the application site for which

planning permission was granted. For the subject case, effluent discharge/landfilling/dumping activities outside the Sites should be subject to control under the respective legislation, regulation or enforcement actions by relevant government departments; and

- (c) based on PlanD's estimation, land available within the "Village Type Development" ("V") zone of Shui Wo Village and Sha Pa Village could accommodate about 36 SHs.

### Deliberation Session

49. A Member, noting that there was a public comment regarding suspected villa-type development at the Sites and that the Sites were the subject of two previous planning applications approved in 2002 and 2012 (No. A/NE-LT/263 and 439) for the development of seven and 20 SHs respectively, enquired about the background of the previous applications and how applications for clusters of SH developments were generally considered. The Committee noted that the two previous applications were submitted by the same applicants of the current applications. Whilst the SH grant applications for the SHs under the approved planning applications were being processed by the Lands Department (LandsD), the planning permissions had already lapsed as the applicants had forgotten to submit applications for extension of time for commencement of development. With regard to applications for clusters of SH developments, Ms Jane K.C. Choi, Assistant Director/Regional 3 of LandsD, at the Chairman's invitation, said that there were occasions that SH applications were submitted by the same agent(s) on behalf of different applicants in an organised manner, and there was an established mechanism in processing SH applications under which each applicant was required to submit a declaration certifying that he was an indigenous villager and had never entered into or made any arrangements to sell or dispose his SH rights. A Member opined that the current mechanism adopted by the Government might not be effective in tackling the issue related to selling of SH rights for villa-type housing development and the Government should explore other ways to deal with such issue, and indicated objection to the applications. Other Members generally had no objection to the applications.

50. After deliberation, the TPB decided to approve the applications, on the terms of

the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 25.11.2026, 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. Each of the permissions was subject to the following condition :

“the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

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

[The Chairman thanked Mr Tim T.Y. Fung, Mr Harris K.C. Liu, Mr Kevin K.W. Lau, STPs/STN, and Mr Derek C.K. Wong, TP/STN, for their attendance to answer Members' enquiries. They left the meeting at this point.]

### **Fanling, Sheung Shui and Yuen Long East District**

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

### **Agenda Item 18**

#### **Section 16 Application**

[Open Meeting]

A/FLN/31                      Renewal of Planning Approval for Temporary Shop and Services (Fast Food Shop) for a Period of 3 Years in “Government, Institution or Community” and “Open Space” Zones, Lots 541 (Part) and 542 (Part) in D.D. 51, Sheung Shui  
(RNTPC Paper No. A/FLN/31)

---

#### **Presentation and Question Sessions**

52. 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 assessments set out in the Paper.

#### Deliberation Session

53. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 14.12.2022 until 13.12.2025 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 6:30 a.m., as proposed by the applicant, is allowed on the sites during the planning approval period;
- (b) the existing drainage facilities on-site should be maintained at all times during the planning approval period;
- (c) the existing fire service installations implemented on the sites 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.”

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

**Agenda Item 19**

**Section 16 Application**

[Open Meeting]

A/YL-SK/336                      Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 225 S.D (Part) in D.D. 112, Kam Sheung Road, Yuen Long  
(RNTPC Paper No. A/YL-SK/336)

---

55.            The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

**Deliberation Session**

56.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the implementation of the drainage proposal, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.5.2023;
- (b)    the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c)    the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2023;
- (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 25.8.2023;
- (e)    if the above planning condition (b) is not complied with during the planning

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

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

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

### **Agenda Items 20 to 22**

#### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/94 Temporary Open Storage of Vehicle Parts for a Period of 3 Years in “Residential (Group A) 2” Zone, Lot 334 S.B (Part) in D.D. 95, Kwu Tung North  
(RNTPC Paper No. A/KTN/94)

A/KTN/95 Temporary Open Storage of Construction Machinery for a Period of 3 Years in “Residential (Group A) 2” and “Open Space” Zones, Lots 334 S.B (Part), 334 S.C (Part), 334 S.E (Part) and 334 S.F (Part) in D.D. 95, Kwu Tung North  
(RNTPC Paper No. A/KTN/95)

A/KTN/96 Temporary Open Storage of Recyclable Materials for a Period of 3 Years in “Open Space” and “Residential (Group A) 2” Zones, Lots 334 S.D (Part), 334 S.E (Part) and 334 S.F (Part) in D.D. 95, Kwu Tung North  
(RNTPC Paper No. A/KTN/96)

---

58. The Secretary reported that the application sites were located in Kwu Tung North and Dr C.H. Hau had declared an interest on the item for owing a property in the area. As the property owned by Dr C.H. Hau had no direct view of the application sites, the

Committee agreed that he could stay in the meeting.

59. The Committee agreed that as the three s.16 applications for temporary open storage use (vehicle parts/construction machinery/recyclable materials) for a period of 3 years were similar in nature and the application sites (the Sites) were located in close proximity to one another within the same “Residential (Group A)2” and/or “Open Space” zone(s), they could be considered together.

#### Presentation and Question Sessions

60. With the aid of some plans, Mr Louis H.W. Cheung, STP/FSYLE, briefed Members on the background of the applications, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department considered that the temporary uses could be tolerated for a period of three years.

61. Some Members raised the following questions:

- (a) noting that the District Lands Officer/North, Lands Department (DLO/N, LandsD) had reservation on the applications as there were unauthorised building works (UBWs) within the Sites, what those UBWs were and whether they would have any bearing on approving the applications;
- (b) noting that the area between applications No. A/KTN/95 and No. A/KTN/96 was occupied by open storage use, whether there was unauthorised workshop use within the approved open storage use in the vicinity of the Sites; and
- (c) the basis for recommending approval for the applications although there were adverse comments from the Director of Environmental Protection (DEP).

62. In response, Mr Louis H.W. Cheung, STP/FSYLE, made the following main points:

- (a) as shown on Plans A-2 of the Papers, the existing temporary structures



within the Sites were UBWs subject to lease enforcement actions. Although DLO/N, LandsD had reservation on the applications, the applicant indicated that he would rectify/regularise the lease breaches as demanded by LandsD;

- (b) as the Sites and the surrounding area were zoned “Open Storage” before rezoning mainly to the current “Residential (Group A)2” zone for the development of Kwu Tung North New Development Area (KTN NDA) in 2013, the area had generally been occupied by open storage uses. Apart from the Sites which were subject to planning enforcement action against unauthorised workshop use, there was no other site with workshop use in the vicinity which was subject to planning enforcement action; and
- (c) DEP did not support the applications. To address the environmental concerns and to mitigate any potential environmental impacts, approval conditions prohibiting workshop activity and restricting operation hours on the Sites and relevant advisory clauses were recommended, and any workshop activity on the Sites would result in revocation of the planning permissions, if granted. Besides, no environmental complaint related to the sites of applications No. A/KTN/94 and 95 was received. As for the environmental complaints on noise nuisance generated from workshop use related to the site of application No. A/KTN/96 received in the past 3 years, the applicant had confirmed that no workshop use would be operated at the site in future if the planning application was approved. Given that the Sites fell within the Remaining Phase of KTN NDA which was tentatively scheduled for commencement in 2024, temporary open storage use at the Sites could be tolerated for better utilisation of land resources.

### Deliberation Session

63. Noting that the Sites had been used for unauthorised workshop activities despite the approvals for storage use previously granted, a Member raised concerns on the possible repeated workshop use at the Sites and asked whether there were different considerations for applications involving unauthorised development. The Chairman said that planning application would be considered by the Committee based on individual merits while planning

enforcement would be dealt with separately by the Planning Authority. The Chairman recapitulated that approval conditions prohibiting workshop use at the Sites were recommended to be imposed and any non-compliance with approval conditions would result in revocation of the planning permissions. The same Member expressed reservation on approving the current applications as the Sites might again be used for workshop purpose even with planning permission granted for storage use and be subject to enforcement action.

64. In response to two Members' enquiries regarding the three-year validity period of the planning permissions until 2025 against the tentative land resumption programme for KTN NDA in 2024, the Chairman remarked that the approval of the applications could allow for better utilisation of land resources before commencement of the Remaining Phase of KTN NDA, and an advisory clause was recommended to remind the applicants that during the planning approval period, the Sites might be resumed by the Government at any time for the implementation of KTN NDA.

65. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the applications 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 workshop activity is allowed on the site at any time, as proposed by the applicant, during the planning approval period;
- (d) 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 6.1.2023;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire

Services or of the TPB by 25.5.2023;

- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.8.2023;
- (g) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.5.2023;
- (h) in relation to (g) above, the implementation of the drainage proposal with 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.8.2023;
- (i) in relation to (h) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (j) if any of the above planning condition (a), (b), (c) or (i) is not complied with during the planning approval period, the approved hereby given shall cease to have effect and shall be revoked without further notice; and
- (k) 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.”

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

[Miss Winnie W.M. Ng rejoined the meeting during the deliberation session.]

**Agenda Item 23**

**Section 16 Application**

[Open Meeting]

A/YL-KTS/934      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lot 299 RP in D.D. 113, Kam Tin South, Yuen Long  
  
(RNTPC Paper No. A/YL-KTS/934A)

---

67.            The Committee noted that the applicant’s representative requested on 16.11.2022 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 second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

68.            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 24**

**Section 16 Application**

[Open Meeting]

A/YL-PH/924            Temporary Recyclable Materials Recycling Centre (Recycling Waste Paper, Waste Metalware and Plastic) with Ancillary Office for a Period of 5 Years in “Residential (Group D)” Zone, Lots 91 (Part), 98, 99, 100 and 101 in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/924A)

---

69.            The Committee noted that the applicant’s representative requested on 21.11.2022 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 second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

70.            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 25**

**Section 16 Application**

[Open Meeting]

A/YL-PH/927            Proposed Temporary Shop and Services (Bicycle Goods Shop and Convenience Store) for a Period of 3 Years in “Village Type Development” Zone, Lots 749 S.C, 750 S.B RP (Part) and 749 RP (Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/927)

---

71.            The Committee noted that the applicant’s representative requested on 16.11.2022 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 second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

72.            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 26**

**Section 16 Application**

[Open Meeting]

A/NE-KTS/516      Temporary Public Vehicle Park (for Private Cars only) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 344A RP(Part) and 402 S.B RP(Part) in D.D 94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui

(RNTPC Paper No. A/NE-KTS/516)

---

73.            The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

**Deliberation Session**

74.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
  
- (b)    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;
  
- (c)    a notice should be posted at a prominent location of the site to indicate that only private cars 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;
  
- (d)    the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage

Services or of the TPB by 25.5.2023;

- (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 25.5.2023;
- (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 25.8.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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



**Agenda Item 27**

**Section 16 Application**

[Open Meeting]

A/YL-MP/333            Proposed Temporary Warehouse and Shop and Services for a Period of 3 Years in “Open Storage” Zone, Lot 2383 S.B RP (Part) in D.D. 104 and Adjoining Government Land, Castle Peak Road - Tam Mi, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/333)

---

76.            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 area. 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.

77.            The Committee noted that the applicant’s representative requested on 17.11.2022 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.

78.            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 28**

**Section 16 Application**

[Open Meeting]

A/YL-NSW/293      Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facilities in “Undetermined” Zone, Various Lots in D.D. 103 and D.D. 115, Nam Sang Wai, Yuen Long  
(RNTPC Paper No. A/YL-NSW/293)

---

79.            The Committee noted that the applicant’s representative requested on 21.11.2022 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.

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

**Agenda Item 29**

**Section 16 Application**

[Open Meeting]

A/YL-NSW/304      Proposed Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Car) for a Period of 3 Years in “Undetermined” Zone, Lots 1510 and Extension RP (Part) in D.D. 115 and Adjoining Government Land, Yuen Long  
(RNTPC Paper No. A/YL-NSW/304)

---

81. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

#### Deliberation Session

82. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) only private cars, 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) 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 25.5.2023;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months to the satisfaction of the Director of Fire Services or of the TPB by 25.8.2023;
- (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 25.5.2023;

- (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 25.8.2023;
- (h) in relation to (g) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) if any of the above planning condition (a), (b), (c) and (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 any of the above planning condition (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

### **Agenda Item 30**

#### **Section 16 Application**

[Open Meeting]

A/YL-NTM/445 Proposed Temporary Eating Place for a Period of 5 Years in “Village Type Development” Zone, Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/445)

---

84. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the proposed temporary use based on the assessments set out in the Paper.

#### **Deliberation Session**

85. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no operation between 6:00 p.m. and 9:00 a.m. daily, as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 25.5.2023;
- (c) in relation to (b) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 25.8.2023;
- (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 25.5.2023;
- (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 Service or of the TPB by 25.8.2023;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (a) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 31**

Section 16 Application

[Open Meeting]

A/YL-ST/629      Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lot 218 in D.D. 96 and Lots 305, 309, 310 S.C, 310 S.D, 310 RP, 311 RP (Part), 312 in D.D. 99 and Adjoining Government Land, Pun Uk Tsuen, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/629)

---

87. The Committee noted that the applicant’s representative requested on 10.11.2022 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.

88. 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-ST/630            Proposed Temporary Shop and Services (Retail of Construction Materials) for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 5 and 6 (Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/630)

---

### **Presentation and Question Sessions**

89.            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.

90.            Members had no question on the application.

### **Deliberation Session**

91.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 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 vehicle is allowed to queue back to or reverse onto/from the site to the public road at any time 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 25.5.2023;

- (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 25.8.2023;
- (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 25.5.2023;
- (g) in relation to (f) above, the implementation of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.8.2023;
- (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.”

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

[The Chairman thanked Ms Christine C.M. Cheung and Mr Louis H.W. Cheung, STPs/FSYLE, for their attendance to answer Members’ enquiries. They left the meeting at this point.]



**Tuen Mun and Yuen Long West District**

[Mr Eric C.Y. Chiu, Senior Town Planners/Tuen Mun and Yuen Long West (STP/TMYLW) and Ms Ophelia C.M. Wong, Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

**Agenda Item 33**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/414                      Temporary Vehicle Repair Workshop for a Period of 3 Years in  
“Commercial (4)” Zone, Lots 3255 (Part), 3256 RP (Part) and 3257 RP  
(Part) in D.D. 129 and Adjoining Government Land, Fung Kong Tsuen  
Road, Yuen Long  
(RNTPC Paper No. A/HSK/414)

---

93.            The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

**Deliberation Session**

94.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 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 revised drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.5.2023;
  
- (b)    in relation to (a) 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 25.8.2023;

- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the 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 25.5.2023;
- (e) in relation to (d) 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 25.8.2023;
- (f) if the above planning condition (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
- (g) if any of the above planning condition (a), (b), (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.”

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

### **Agenda Item 34**

#### **Section 16 Application**

[Open Meeting]

A/HSK/415                      Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years in “Open Space” and “Residential (Group A) 2” Zones, Lot 269 in D.D. 125, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/415)

---

96. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the proposed temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

97. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 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 the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.5.2023;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.8.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the 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 25.5.2023;
- (e) in relation to (d) 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 25.8.2023;
- (f) if the above planning condition (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
- (g) if any of the above planning condition (a), (b), (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.”

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

### **Agenda Item 35**

#### **Section 16 Application**

[Open Meeting]

A/HSK/416 Temporary Shop and Services with Ancillary Office for a Period of 5 Years in “Village Type Development” Zone, Lot 2049 RP in D.D. 124, Tin Sam Tsuen, Hung Shui Kiu, Yuen Long  
(RNTPC Paper No. A/HSK/416)

---

99. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

#### **Deliberation Session**

100. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 25.11.2027 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 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 25.5.2023;
- (b) in relation to (a) 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 25.8.2023;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the 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 25.5.2023;

- (e) in relation to (d) 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 25.8.2023;
- (f) if the above planning condition (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
- (g) if any of the above planning condition (a), (b), (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.”

101. 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]

A/HSK/417                      Temporary Open Storage of Recyclable Materials (Including Metal and Plastics) for a Period of 3 Years in “Open Space” Zone and Area Shown as ‘Road’, Lots 280 (Part), 282 (Part) and 285 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/417)

---

102. The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

Deliberation Session

103. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 25.2.2023;
- (c) 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 6.1.2023;
- (d) 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 25.5.2023;
- (e) in relation to (d) 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 25.8.2023;
- (f) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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 37**

Section 16 Application

[Open Meeting]

A/TM-SKW/117 Filling of Land for Permitted Agricultural Use in “Green Belt” Zone, Lots 1379 (Part), 1380(Part) and 1381(Part) in D.D. 375, So Kwun Wat, Tuen Mun  
(RNTPC Paper No. A/TM-SKW/117)

---

105. The Committee noted that the applicant requested on 11.11.2022 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.

106. 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 38**

**Section 16 Application**

[Open Meeting]

A/YL-LFS/445            Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 1979 S.A, 1979 RP, 1980 (Part), 1981 (Part) and 1982 (Part) in D.D. 129, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/445)

---

107.            The Committee noted that the application was selected for streamlining arrangement and the Planning Department considered that the proposed temporary use could be tolerated for a period of three years based on the assessments set out in the Paper.

**Deliberation Session**

108.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    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;
  
- (b)    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 25.5.2023;
  
- (c)    in relation to (b) 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 25.8.2023;
  
- (d)    in relation to (c) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;



- (e) the submission of a proposal for water supplies for firefighting 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 25.5.2023;
- (f) in relation to condition (e) 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 25.8.2023;
- (g) the implementation of the accepted landscape proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Planning or of the TPB by 25.8.2023;
- (h) if any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (b), (c), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

**Agenda Item 39**

**Section 16 Application**

[Open Meeting]

A/YL-PS/666 Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in “Village Type Development” Zone, Lots 477 S.A (Part), 477 S.B (Part), 477 S.C, 477 S.D (Part), 483 S.B (Part), 483 S.C (Part) and 483 S.D (Part) in D.D. 123, Tai Tseng Wai, Yuen Long  
(RNTPC Paper No. A/YL-PS/666)

---

110. The Committee noted that the application was selected for streamlining arrangement and the Planning Department had no objection to the temporary use based on the assessments set out in the Paper.

**Deliberation Session**

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) only private cars as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site at all times during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period;
- (c) the implementation of the accepted 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 25.8.2023;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (e) the implementation of the accepted 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 25.8.2023;

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

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 40**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/668            Proposed Filling of Land for Permitted Place of Recreation, Sports or Culture (Mountain Bike Training Ground) with Ancillary Shop and Services in “Recreation” Zone, Lots 64 and 66 in D.D. 122, Lots 137, 138, 139, 140 (Part), 141 (Part), 142 (Part), 150 (Part), 153 and 156 in D.D. 126, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/668)

---

##### **Presentation and Question Sessions**

113. With the aid of some plans, Mr Eric C.Y. Chiu, 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.

114. Members had no question on the application.

Deliberation Session

115. Regarding a Member's enquiry on whether approval condition on reinstatement of the application site (the Site) upon termination of the proposed development should be imposed, the Committee noted that such condition would generally be imposed on planning permission for temporary use in environmentally-sensitive area, and this was not applicable to the application as the Site was located in a "Recreation" zone (i.e. development zone) and the application was for permanent filling of land in support of the permitted use at the Site. On drainage arrangement upon the proposed land filling of the Site enquired by a Member, the Committee noted that there were existing public drainage facilities in the vicinity of the Site and the nearby Tin Shui Wai New Town and the Director of Drainage Services (DDS) had no objection to the application from drainage point of view. Approval conditions requiring the submission and implementation of drainage proposal to the satisfaction of the DDS would be imposed. The Chairman remarked that the Member's concern on drainage could be addressed with the relevant approval conditions.

116. 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 25.11.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

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

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

**Agenda Item 41**

**Section 16 Application**

[Open Meeting]

A/YL-TT/573            Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone, Lots 673 S.A, 673 S.B, 673 S.C, 673 S.D and 673 RP in D.D. 118, Yuen Long  
(RNTPC Paper No. A/YL-TT/573)

---

118. The Committee noted that the applicant’s representative requested on 15.11.2022 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.

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

**Agenda Item 42**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/574            Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 1443 S.A in D.D. 118, Tai Shu Ha Road West, Yuen Long  
(RNTPC Paper No. A/YL-TT/574)

---

**Presentation and Question Sessions**

120.            With the aid of some plans, Ms Ophelia C.M. Wong, TP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comment, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

121.            In response to a Member’s enquiry about the operation of the proposed animal boarding establishment, Ms Ophelia C.M. Wong, TP/TMYLW, said it would be akin to dog daycare services where the dogs would be looked after at the application site during the operation hours (i.e. 9:00a.m. to 6:00p.m.) and delivered back to their owners afterwards.

**Deliberation Session**

122.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.11.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the animals shall be kept inside enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning systems, as proposed by the applicant, during the planning approval period;
- (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used at the site, as proposed by the applicant, at any time 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 25.5.2023;
- (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 25.8.2023;
- (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 25.5.2023;
- (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 25.8.2023;
- (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;
- (i) if any of the above planning condition (c), (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.”

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

**Agenda Item 43**

**Section 16 Application**

[Open Meeting]

A/YL-TYST/1187      Renewal of Planning Approval for Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years in “Undetermined” and “Other Specified Uses” annotated “Sewage Treatment Works” Zones, Various Lots in D.D. 117 and Adjoining Government Land, Kung Um Road, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1187)

---

124.            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 the Paper.

**Deliberation Session**

125.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 4.1.2023 to 3.1.2026 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
  
- (b)    the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.4.2023;
  
- (c)    the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
  
- (d)    if any of the above planning condition (a) or (c) is not complied with during



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

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

126. 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 Eric C.Y. Chiu, STP/TMYLW, and Ms Ophelia C.M. Wong, TP/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

#### **Agenda Item 44**

##### Any Other Business

##### Section 16A Application

[Open Meeting]

A/YL-KTN/746-5 Application for Extension of Time for Compliance with Planning Conditions, Lot 1353 in D.D. 109, Yuen Long  
(RNTPC Paper No. A/YL-KTN/746-5)

---

127. The Secretary reported that application No. A/YL-KTN/746 was approved with conditions by the Committee on 28.5.2021 for a period of three years. An application for extension of time (EOT) for compliance with approval conditions (c), (d), (f) and (g) until 28.2.2023 was received by the Town Planning Board on 16.11.2022, which was only nine working days before the expiry of the specified time limit for those approval conditions. It was recommended not to consider the EOT application as there was insufficient time to obtain departmental comments before the expiry of the specified time limit for compliance with conditions (c), (d), (f) and (g), which were essential for the consideration of the application.

128. After deliberation, the Committee agreed not to consider the section 16A application as there was insufficient time to obtain departmental comments before the expiry of the specified time limit for compliance with the approval conditions, which were essential for the consideration of the application.

129. There being no other business, the meeting was closed at 3:45 p.m..