

## **TOWN PLANNING BOARD**

### **Minutes of 741<sup>st</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 10.5.2024**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Daniel K.S. Lau

Vice-chairman

Mr K.W. Leung

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories East,  
Transport Department  
Mr K.L. Wong

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

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Mr William H.K. Lung

Assistant Director/Regional 3,  
Lands Department  
Mr Lawrance S.C. Chan

Deputy Director of Planning/District  
Ms Donna Y.P. Tam

Secretary

**Absent with Apologies**

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

Mr Timothy K.W. Ma

Mr Ryan M.K. Ip

**In Attendance**

Assistant Director of Planning/Board  
Ms Caroline T.Y. Tang

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

Town Planner/Town Planning Board  
Ms Melissa C.H. Kwan

**Agenda Item 1**

Confirmation of the Draft Minutes of the 740<sup>th</sup> RNTPC Meeting held on 19.4.2024

[Open Meeting]

1. The draft minutes of the 740<sup>th</sup> RNTPC meeting held on 19.4.2024 were confirmed without amendment.

**Agenda Item 2**

Matters Arising

[Open Meeting]

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

## **Deferral Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

3. The Committee noted that there were 18 cases requesting the Town Planning Board to defer consideration of the applications. Details of those requests for deferral, Members' declaration of interests for a case and the Committee's views on the declared interests were in **Annex 1**.

#### Deliberation Session

4. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants pending submission of further information, as recommended in the Papers.

## **Renewal Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

5. The Committee noted that there were eight cases for renewal of temporary planning approval and the Planning Department had no objection to the applications or considered that the temporary uses could be tolerated for the further periods as applied for. Details of those planning applications, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 2**.

6. For Agenda Item 9 on application No. A/NE-TKL/751 for temporary container vehicle repair yard, a Member noted that the application site (the Site) involved unauthorised structures which might be subject to land control and lease enforcement action by the Lands Department (LandsD) and enquired whether such land issues should be resolved before the Rural and New Town Planning Committee considered the current application. In response, the Chairman said that the current application was for renewal of planning permission. The applicant was required to rectify the unauthorised structures and settle the land issues with LandsD separately under the land administration regime. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD supplemented that before considering the applications for Short Term Waiver and Short Term Tenancy for the Site, the lot owner might be required to remove structures which involved breaches of lease conditions and/or cease unauthorised occupation of government land.

#### Deliberation Session

7. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied renewal periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

### **Cases for Streamlining Arrangement**

#### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

8. The Committee noted that there were 12 cases selected for streamlining arrangement including 11 applications for temporary uses and one application for permanent use. The Planning Department (PlanD) had no objection to the applications for temporary uses or considered that the uses could be tolerated on a temporary basis for the

applied/recommended periods. Details of those planning applications, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 3**.

### Deliberation Session

9. For Agenda Item 3 on application No. A/ST/1026 for shop and services (fast food shop) with ancillary store room at the application premises (the Premises), a Member, while having no objection to the application, observed that the Premises was located on the lower ground floor of an existing industrial building, and according to the Town Planning Board Guidelines for 'Use/Development within "Industrial" Zone' (TPB PG-No. 25D), the location of aggregate commercial floor areas in an existing industrial building seemed to refer to a single ground floor instead of multiple ground floors, and the size of such commercial floor areas was also restricted. The Member enquired about how such restriction as specified in the TPB PG-No. 25D should be interpreted. In response, the Chairman said that fire safety was one of the major considerations in assessing planning applications for commercial uses in an industrial building within the "Industrial" zone, and the provision of fire service installations and direct access fronting on street level would be taken into account. In that regard, the Director of Fire Services had no in-principle objection to the application. Should the application be approved, the applicant would be required to comply with a time-limited condition for the provision of fire service installations and equipment. The Secretary supplemented with clarifications on the TPB PG-No. 25D that the limits on aggregate commercial floor area for not exceeding 460m<sup>2</sup> and 230m<sup>2</sup> were determined based on whether sprinkler systems were provided or not. Such limits did not apply to fast food counter sited at street level without seating accommodation, and therefore the limits were not applicable to the current application which was intended for a fast food shop.

10. For Agenda Item 28 on application No. A/YL-MP/356 for a proposed temporary public vehicle park, a Member, while having no objection to the application, noted that there was an existing vacant structure within the same lot of the application site (the Site) but did not form part of the Site. The Member enquired if the use of the structure would affect the assessment of the application. In response, the Secretary explained that the existing vacant structure was owned by the applicant (i.e. the current land owner) and fell outside the Site. According to the information provided by the applicant, which had been incorporated in the

RNTPC Paper, the applicant had no plan to redevelop the existing structure. Whether the structure was an unauthorised structure under lease was outside the planning regime, and the use of the structure should not constitute a major consideration in assessing the proposed temporary public vehicle park at the Site.

11. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods or the period as recommended by PlanD on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

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

[Messers Kevin K.W. Lau and Tim T.Y. Fung, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Ms Sandy K.S. Wu, Town Planner/Shan Tin, Tai Po and North (TP/STN), were invited to the meeting at this point.]

### **Agenda Item 5**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/694	Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD) in “Government, Institution or Community” Zone and Proposed Social Welfare Facility (RCHD) in “Green Belt” Zone, Government Land at Former Fish Marketing Organization Tai Po Primary School, Wong Yi Au, Tai Po (RNTPC Paper No. A/TP/694)
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12. The Secretary reported that the application site (the Site) was located in Tai Po. The following Members had declared interests on the item:

Mr Daniel K.S. Lau - co-owning a property with spouse in Tai Po; and

Dr Venus Y.H. Lun - co-owning a property with spouse in Tai Po.

13. The Committee noted that Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting. As the property co-owned by Mr Daniel K.S. Lau had no direct view of the Site, the Committee agreed that he could stay in the meeting.

#### Presentation and Question Sessions

14. With the aid of a PowerPoint presentation, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

15. Two Members raised the following questions:

- (a) regarding a public comment from the Customer Service Office of Chateau Royale (a residential development to the west and south of the Site) objecting to the application on the ground, among others, that the proposed development would cause visual disturbance to nearby residents as the trees currently serving as the visual buffer to the permitted burial ground to the east of the Site were removed, resulting in direct sightline from the residences to the burial ground, whether any evidence was provided to substantiate such claim;
- (b) noting from Drawing A-8 of the Paper that a landscaped deck would be provided at the southern strip of the Site which fell within the “Green Belt” (“GB”) zone, whether the landscaped deck would be situated at grade or on a structure, and whether there would be any potential visual impact on the domestic dwellings to the immediate west of the Site; and

- (c) noting that the proposed development was to relocate an RCHD, namely Home of Loving Faithfulness (HOLF), which was currently located in Kwu Tung and would be affected by the Remaining Phase Development of Kwu Tung North New Development Area (KTN NDA), whether the development of KTN NDA would be affected if HOLF could not be relocated.

16. In response, Mr Kevin K.W. Lau, STP/STN, with the aid of some PowerPoint slides and plans, made the following main points:

- (a) other than the letter in Appendix III of the Paper, the Customer Service Office of Chateau Royale did not provide details to substantiate their objection. Regarding the visual aspect, it was anticipated that the proposed development with building heights (BHs) ranging from about 37.4mPD to 43.4mPD would in fact obstruct the direct sightline to the permitted burial ground from Chateau Royal, which had BHs of about 32mPD to 34mPD at its northern portion. Periphery planting along the southern and western edges of the Site was proposed to enhance the visual quality of the proposed development. According to the applicant, significant adverse visual impact was not anticipated. Besides, road works involving removal of some of the trees between the Site and the burial ground for construction of a new access to the north of the Site were being undertaken by the Civil Engineering and Development Department. Proper mitigation measures and landscape treatments would be provided during the construction and upon completion of the road works;
- (b) the southern strip of the Site within the “GB” zone forming part of the vacant school premises at the Site had already been hard paved. According to the Landscape Master Plan submitted by the applicant, a sensory garden would be provided at that southern strip with the existing level of about 30.1mPD maintained. With the proposed periphery planting, including trees, shrub and groundcover, to be provided along the western edge of the Site, the visual quality of the locality for the domestic dwellings to the immediate west was expected to be improved; and

- (c) the current premises of HOLF fell within an area partly zoned “Other Specified Uses” annotated “Mixed Use” and partly shown as ‘Road’ on the approved Kwu Tung North Outline Zoning Plan No. S/KTN/4. It formed part of the Remaining Development of KTN NDA for which the construction works were planned to commence in mid-2024 for completion by 2031 in phases. If HOLF could not be relocated but remained in-situ, implementation of some planned developments and roads for KTN NDA would be affected.

### Deliberation Session

17. The Chairman recapitulated that the application was to facilitate the relocation of HOLF which would be affected by the implementation of KTN NDA. The Site was currently a vacant school premises mainly zoned “Government, Institution or Community” (“G/IC”) with a minor portion zoned “GB”. Given the maximum BH restriction for the “G/IC” zone and the minor encroachment onto the “GB” zone, the application sought planning permission for minor relaxation of the BH restriction from one storey to three storeys for the “G/IC” portion and the ‘social welfare facility’ use within the “GB” zone. With regard to the Members’ queries on the visual impact of the proposed development and the permitted burial ground to the east of the Site, it was anticipated that the proposed development with the relaxed BHs and provision of landscape treatments would create a screening effect for the permitted burial ground and enhance the visual quality of the locality for the surrounding developments which were mostly low-rise. Relevant government departments had no adverse comment on the application.

18. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 10.5.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

**Agenda Item 8**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/201      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 334 S.G in D.D. 37, Man Uk Pin Village, Sha  
Tau Kok  
(RNTPC Paper No. A/NE-MUP/201)

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**Presentation and Question Sessions**

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

20.            Two Members raised the following questions:

- (a)    noting that the applicant of the current application was one of the applicants in the last previous application (No. A/NE-MUP/119), any information on the status of another applicant in that previous application;
- (b)    whether the last previous application approved by the Committee in 2015 had lapsed; and
- (c)    whether favourable consideration could be given only when there was previous planning approval obtained by the same applicant, and if the application was submitted by a different applicant, whether the PlanD would support the application under the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories (the Interim Criteria).

21.            In response, Mr Tim T.Y. Fung, STP/STN, with the aid of some plans, made the following main points:

- (a) there were two applicants (including the one for the current application) for the last previous application (No. A/NE-MUP/119) which covered a larger application site (the last application site). The applicant claimed that as the other applicant had passed away in 2022, planning permission being sought was for the Small House development at the western portion of the last application site;
- (b) the approval for the last previous application in 2015 had already lapsed; and
- (c) the current application was assessed based on mainly assessment criterion (d) under the Interim Criteria. Although there was sufficient land available within the “Village Type Development” zone to meet the outstanding Small House applications in Man Uk Pin, sympathetic consideration might be given to the application as the application site was the subject of a previously approved application submitted by the same applicant and the processing of the Small House grant was at an advance stage as advised by the Lands Department (LandsD). After the formal adoption of a more cautious approach by the Town Planning Board in considering application for Small House developments since August 2015, there were 10 similar applications approved by the Committee mainly on consideration that the sites were the subject of previously approved applications submitted by the same applicants. As such, approval of the current application was in line with the Committee’s previous decisions.

22. Noting that the last previous application had already lapsed and the proposed Small House at the Site was yet to be implemented, a Member asked if the applicant had provided any reason for the delay in commencing the development and if any condition should be imposed to request the applicant to commence the proposed development within the planning approval period should the application be approved. In response, Mr Tim T.Y. Fung, STP/STN, said that the applicant had endeavoured to take forward the proposed Small House under the last previous planning approval (No. A/NE-MUP/119). The approval conditions related to the submission of drainage proposal and landscape proposal had been complied with. Nonetheless, the applicant was yet to obtain the Small House grant from

LandsD. As advised by LandsD, there was local objection to the application for Small House grant for the Site, which might take a long time for processing. The current application was to facilitate the on-going processing of the Small House grant for the Site.

### Deliberation Session

23. The Chairman remarked that Small House development, apart from obtaining planning permission, normally involved a long processing time for the land administrative procedures. In response to a Member's observation on PlanD's recommendation of rejecting another application for Small House development in Hang Tau, Sheung Shui under Agenda Item 12, the Chairman explained that the assessment for the current application was mainly based on assessment criterion (d) of the Interim Criteria that application for Small House with previous planning permission lapsed would be considered on its own merits, and sympathetic consideration might be given to the subject application as the relevant Small House grant for the Site was being processed by LandsD. The planning circumstances of the application in Hang Tau were different from those of the current application, including whether the applicant was the same as the previous planning approval, which would be elaborated under Agenda Item 12. Another Member opined that the Committee might take the reasons of delay in commencing the Small House development, such as prolonged administrative procedures and personal issues, into account when considering applications with previous planning permissions lapsed. The Chairman remarked that there was an established mechanism for the applicant to apply for extension of time for commencement of development, and each application would be considered on a case-by-case basis in consultation with relevant government departments. For those developments that could not commence even with the extension granted, just like the current application, a fresh application was required.

24. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 10.5.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

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

[Mr K.W. Ng, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), and Ms Lucille L.S. Leung and Mr C.K. Fung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

### **Agenda Item 11**

[Open Meeting]

Proposed Amendment to the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/20

(RNTPC Paper No. 3/24)

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### **Presentation and Question Sessions**

25. With the aid of a PowerPoint presentation, Ms Lucille L.S. Leung, STP/FSYLE, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were mainly to reflect two agreed section 12A (s.12A) applications, including:

- (a) Amendment Item A – rezoning a site to the south of Kam Hang Road and east of Hang Tau Road from “Recreation” (“REC”) and “Agriculture” to “Residential (Group B)” subject to a maximum plot ratio of 2.4 and a maximum building height (BH) of 72mPD; and
- (b) Amendment Item B – rezoning a site to the north of Kam Hang Road from “REC” to “Government, Institution or Community (1)” subject to a maximum BH of 8 storey.

26. As the presentation by the Planning Department (PlanD)'s representative had been completed, the Chairman invited questions from Members.

27. Two Members raised the following questions:

- (a) noting from paragraph 4.3 of the Paper that the Rural and New Town Planning Committee (the Committee)'s concern on tree preservation raised in the consideration of s.12A application No. Y/NE-KTS/17 was reflected in the Explanatory Statement (ES) of the OZP, how such concern had been reflected in the ES;
- (b) noting from Plans 3 and 4a of the Paper that the site of Amendment Item A (Item A Site) was mainly covered by trees and vegetation, why only a particular large tree, but not other trees within Item A Site, was proposed to be preserved; and
- (c) noting from paragraph 5.1(a) of the Paper that the shortfall of kindergarten/nursery in the Kwu Tung South (KTS) area could be met by the existing/planned facilities in the adjoining area of Kwu Tung North New Development Area (KTN NDA), how the people living in KTS area could access those facilities in KTN NDA given that the two areas were physically separated by Fanling Highway.

28. In response, Mr K.W. Ng, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) the Committee's concern raised in consideration of s.12A application No. Y/NE-KTS/17 (i.e. Amendment Item A) on preserving an existing tree group including a large *Ficus microcarpa* (細葉榕) in the southern portion of Item A Site was reflected in paragraph 9.2.2 of the ES (Attachment IV of the Paper) to remind the future developer that efforts should be made to preserve the tree group as far as possible. PlanD would follow up with relevant government departments to incorporate a tree preservation clause

in the future land document as appropriate;

- (b) a landscape proposal with assessment on the health condition of the existing trees at Item A Site was submitted under s.12A application No. Y/NE-KTS/17. The assessment indicated that many of the trees, in particular those in the northern portion of the Item A Site, including a *Aquilaria sinensis* (土沉香) and a *Ficus elastic* (印度橡樹), were neither in good health conditions nor feasible to be transplanted, whereas most of the trees in the southern portion, including a large *Ficus microcarpa* (細葉榕), were recommended to be retained. Relevant government departments consulted, including the Chief Town Planner/Urban Design and Landscape, PlanD, had no adverse comment on the s.12A application and Amendment Item A from landscape planning perspective; and
- (c) KTS area was mainly rural in character and most of the developments were concentrated in the northern part which was in proximity to KTN NDA. As such, the planned provision of government, institution and community (GIC) facilities (including kindergarten and nursery) in KTN NDA could also serve the residents in KTS area, given that the new road infrastructures across Fanling Highway and via Kwu Tung Road being implemented by the Government could enhance the accessibility and connectivity between KTS area and KTN NDA upon completion.

29. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/20 as shown on the draft Kwu Tung South OZP No. S/NE-KTS/20A at Attachment II of the Paper (to be renumbered as S/NE-KTS/21 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Kwu Tung South OZP No. S/NE-KTS/20A (to be

renumbered as S/NE-KTS/21) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

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

### **Agenda Item 12**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/534 Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 496 S.F in D.D. 94, Hang Tau, Sheung Shui (RNTPC Paper No. A/NE-KTS/534)

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

31. With the aid of some plans, Ms Lucille L.S. Leung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

32. Two Members raised the following questions:

- (a) noting from paragraph 7.3 of the Paper that there were three similar planning applications approved by the Rural and New Town Planning Committee (the Committee) after the formal adoption of the more cautious approach by the Town Planning Board (the Board) in 2015, whether the site of application No. A/NE-KTS/479 was the subject of a previously approved planning application submitted by the same applicant for the same use; and
- (b) noting that there was sufficient land available to meet the Small House

demand within the “Village Type Development” (“V”) zone of Hang Tau, how the land availability was derived and whether there was any information on the situation that the applicant was unable to purchase a piece of land within the “V” zone as the land owners were unwilling to sell their land as claimed by the applicant.

33. In response, Ms Lucille L.S. Leung, STP/FSYLE, said that there was no previously approved application for the site of application No. A/NE-KTS/479. Mr K.W. Ng, DPO/FSYLE, with the aid of some plans, added that according to the assessment criteria set out in the Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in the New Territories (the Interim Criteria), sympathetic consideration might be given to applications where there was a general shortage of land within the concerned “V” zone to meet the Small House demand. After the Board’s formal adoption of a more cautious approach in 2015, in considering whether there was a general shortage of land in meeting Small House demand, more weighting would be put on the number of outstanding Small House applications. It was considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services. Expansion of Small House developments outside “V” zone was not encouraged. With reference to Plan A-2b of the Paper, Ms Lucille L.S. Leung, STP/FSYLE, supplemented that the land available for Small House development within the “V” zone was estimated by deducting mainly the land occupied by existing village houses, sites with approved Small House grant, roads, slopes and tree groups. Land status was not a relevant consideration in estimating the land availability for Small House development within the “V” zone.

34. The Chairman remarked that land ownership was not a material planning consideration in assessing the application.

#### Deliberation Session

35. A Member observed from Plan A-2a of the Paper that a number of Small House grant applications being processed were located in the vicinity of the application site (the Site) and enquired whether the Site would become an infill site which warranted a sympathetic consideration on the application. In response, the Secretary clarified that ‘the existing

NTEHs/Small Houses' stated in assessment criterion (d) of the Interim Criteria generally referred to the NTEHs/Small Houses which were physically in existence. A site surrounded by existing NTEHs/Small Houses could be considered an infill site. With reference to Plan A-3 of the Paper, while the site of the similar application No. A/NE-KTS/479 was surrounded by existing NTEHs/Small Houses, as the area to the south of the Site was still vacant with vegetation cover, the Site could not be considered an infill site. The Chairman remarked that PlanD did not support the application as detailed in the Paper. Small House development should be concentrated within the "V" zone and scattering of Small Houses along the fringe of the village 'environs' outside the "V" zone should not be encouraged as this might pave the way for expansion of Small House development outside "V" zone. The same Member concurred with the Chairman's remark.

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Hang Tau which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

**Agenda Item 13**

**Further Consideration of Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/886      Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land in “Agriculture” Zone, Lot 1471 S.B (Part) in D.D. 107, Shui Mei Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-KTN/886C)

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**Presentation and Question Sessions**

37.            With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, the Rural and New Town Planning Committee (the Committee)’s previous views on the application, further information submitted by the applicant, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

38.            Two Members raised the following questions:

- (a) noting from paragraph 1.4 of the Paper that the number of Solar Photovoltaic System (SPV) panels seemed to be the same as previously proposed, what clarification on the exact number of SPV panels was provided by the applicant in the submission of further information;
- (b) whether details on the reference projects of agrivoltaic farms with similar geographical and climatic characteristics, as mentioned in paragraph 2(c) of the Paper, were provided by the applicant;
- (c) whether the planting proposals in the reference projects as mentioned by the applicant were feasible for the current application, noting that the proposed heights and tilt angle of SPV panels under the current application would be lower and smaller; and
- (d) whether there would be a condition to require the applicant to implement

the planting proposal accordingly so as to ensure that the plantation would be maintained in good condition.

39. In response, Mr C.K. Fung, STP/FSYLE, with the aid of some plans, made the following main points:

- (a) the applicant had provided an exact number of SPV panels to be installed at the application site (the Site), i.e. 272 rather than not more than 300 as stated in the original submission, with an illustration on the proposed separation widths of 1m between rows of SPV panels;
- (b) the applicant had provided information on the reference projects of agrivoltaic farms in Taiwan and Guizhou to demonstrate the feasibility of plantation and crop farming underneath SPV panels. These projects had adopted SPV panels of similar dimensions and technical specifications as those proposed under the current application;
- (c) the height of the proposed SPV panels at Site B of the Site was about 1.5m mainly for maintenance purpose. Instead of crop and livestock farming which might require relevant clear heights as in the reference projects, the applicant proposed groundcover mainly to help stabilise erodible soil and serve as water and air channels in the soil. According to the revised planting proposal submitted in the further information, *Nephrolepis auriculata* (腎蕨), which was a native and shade-tolerant species requiring minimum and indirect sunlight, was proposed to be planted underneath the SPV panels at Site B of the Site. This species was also one of the species recommended in the Government's Greening Master Plan which was considered suitable to be planted at roadsides and covered areas. Relevant government departments consulted, including the Chief Town Planner/Urban Design and Landscape, PlanD, had no adverse comment on the further information; and
- (d) the planning permission if granted would be scheme-based, and the applicant would be required to take forward the proposed use in accordance

with the parameters, layout and planting proposal as submitted. Land administrative matters and building plan submission for approval by relevant authorities would be dealt with separately. PlanD would liaise with the Lands Department (LandsD) for incorporating appropriate clause under the relevant land document, as appropriate, to ensure that the proposal under the current application would be implemented properly.

### Deliberation Session

40. The Chairman recapitulated that to address the Committee's concerns raised in the previous consideration of the application, the applicant had submitted supplementary information for the Committee's further consideration. During the previous consideration of the application, Members generally had no in-principle objection to the application, whilst some Members raised concerns about the practicability of the applicant's planting proposal. Relevant government departments had no adverse comment on the revised planting proposal submitted by the applicant.

41. A Member was concerned about the layout of SPV panels and the practicability of the planting proposal, and opined that the proposed height of SPV panels could barely allow space for maintenance. In that regard, the Committee noted that the applicant would need to apply for a Short Term Waiver or relevant land document from LandsD to implement the proposed use. PlanD would liaise with LandsD in the later stage for incorporating relevant clause in the land document where appropriate to ensure that the proposal would be implemented properly. Some Members expressed appreciation for the applicant's effort in utilising the abandoned land for promoting renewable energy in Hong Kong. Members generally supported the application and agreed that better utilisation of abandoned land for beneficial use should be encouraged.

42. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 10.5.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

## **Agenda Item 23**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/980            Proposed Public Utility Installation (Telecommunications Radio Base Station) and Filling of Land in “Residential (Group D)” Zone, Lot 2901 (Part) in D.D.111, Wang Toi Shan Wing Ning Lei, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/980A)

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### **Presentation and Question Sessions**

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

44.            Members had no question on the application.

### **Deliberation Session**

45.            After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 10.5.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

## Agenda Items 25 and 27

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1000 Proposed Temporary Place of Recreation, Sports or Culture (including Barbecue and Picnic Sites with Ancillary Facilities) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 2894 (Part) and 2895 (Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/1000)

A/YL-PH/1002 Proposed Temporary War Game Centre with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 2873 S.B (Part), 2874 (Part), 2875 (Part), 2891 (Part) and 2892 (Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/1002)

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46. The Committee agreed that as the two applications submitted by the same applicant were similar in nature and the application sites (the Sites) were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

### Presentation and Question Sessions

47. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the applications, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department considered that the proposed temporary uses could be tolerated for a period of three years.

48. Noting that the operation hours of the proposed temporary place of recreation, sports or culture (including barbecue and picnic sites with ancillary facilities) under application No. A/YL-PH/1000 (i.e. from 11:00 a.m. to 11:00 p.m.) would be longer than that of the proposed temporary war game centre with ancillary facilities under application No. A/YL-PH/1002 (i.e. from 10:00 a.m. to 7:00 p.m.), a Member asked whether there were residential dwellings in the vicinity of the Sites which might be affected by the potential

nuisances arising from the proposed uses. In response, Mr C.K. Fung, STP/FSYLE, said that according to the applicant, the Sites might be rented out to different operators, so the operation hours might vary depending on the nature of the uses. Regarding the compatibility of the proposed uses with the surrounding environment, there was no major residential cluster in the vicinity of the Sites. Relevant government departments consulted had no adverse comments on the applications, and the proposed operation hours were in line with the recommended measures regarding noisy operations under the Revised Code of Practice on Handling the Environment Aspects of Temporary Uses and Open Storage Sites promulgated by the Environmental Protection Department. Environmental nuisance to the surrounding area was not anticipated.

### Deliberation Session

49. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 10.5.2027, each on the terms of the applications as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Papers.

[The Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

### **Tuen Mun and Yuen Long West District**

[Mr Alexander W.Y. Mak, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), Ms Jessie M.H. Kwok and Mr Edwin W.S. Yeung, Town Planners/Tuen Mun and Yuen Long West (TPs/TMYLW), and Mr C.T. Lau, Planning Coordinator Tuen Mun and Yuen Long West (PC/TMYLW) were invited to the meeting at this point.]

**Agenda Item 39**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TSW/81                      Proposed Place of Recreation, Sports or Culture (Gymnasium) in  
“Residential (Group B)” Zone, G/F, Chestwood Court, Kingswood  
Villas Phase 3, No. 8 Tin Shui Road, Tin Shui Wai, Yuen Long  
(RNTPC Paper No. A/TSW/81)

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**Presentation and Question Sessions**

50.                      With the aid of some plans, Ms Jessie M.H. Kwok, TP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

51.                      The Vice-chairman and a Member raised the following questions:

- (a)                      noting that the application premises (the Premises) was currently vacant and previously used as a kindergarten, whether the applicant had assessed if there was a demand for kindergarten in Tin Shui Wai New Town in the long term; and
- (b)                      regarding some public comments stating that there were similar facilities in the vicinity, any information on the type and location of such facilities.

52.                      In response, Mr Alexander W.Y. Mak, STP/TMYLW, with the aid of some plans, made the following points:

- (a)                      according to PlanD’s record, there was a surplus of 55 kindergarten/nursery classrooms in Tin Shui Wai New Town according to the Hong Kong Planning Standards and Guidelines, which should be sufficient to meet the local demand. The operator of the previous kindergarten at the Premises was operating another kindergarten in Sherwood Court of Kingswood Villas, within the same district. The proposed conversion of the Premises

from kindergarten use to gymnasium use was a business decision probably due to the low birth rate in recent years; and

- (b) there were several private fitness centres and fitness rooms in the sports centres managed by the Leisure and Cultural Services Department in the area. The proposed gymnasium could serve the residents of the public and private residential developments within a radius of 400m.

### Deliberation Session

53. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 10.5.2028, 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 approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

### **Agenda Item 44**

#### Section 16 Application

[Open Meeting]

A/YL-PS/711      Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group A) 6” and “Village Type Development” Zones, Lots 114 (Part), 115 RP (Part), 116 RP, 201 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long

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54. The Secretary reported that consideration of the application had been rescheduled.

**Agenda Item 45**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1242 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”, “Residential (Group B) 1” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1242B)

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**Presentation and Question Sessions**

55. With the aid of some plans, Mr Edwin W.S. Yeung, TP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

56. A Member raised the following questions:

- (a) noting that there was a previous application for temporary warehouse for storage of construction material rejected by the Committee, whether the proposed storage of miscellaneous goods, instead of construction material, under the current application could be tolerated, and the items to be stored would be accommodated in an enclosed structure with fencing; and
- (b) whether there was any measure to control the type of items stored in the proposed temporary warehouse.

57. In response, Mr Alexander W.Y. Mak, STP/TMYLW, with the aid of some plans, made the following points:

- (a) the previous application No. A/YL-TYST/701 was rejected in 2014 with one of the grounds that the Director of Environmental Protection (DEP)

considered that there was potential environmental impact on the surrounding area as some residential dwellings were found in the immediate south of the application site (the Site). For the current application, DEP had no adverse comment from environmental perspective as the proposed temporary warehouse would be fully enclosed (which was different from the semi-enclosed structure under the previous application) with provision of vertical greening and planting strip along its boundary minimising potential nuisance and visual impact; and

- (b) as the planning approval for the proposed temporary warehouse was scheme-based, the applicant would only be allowed to store the specific type of items as proposed in the planning application. Should any change in the type of stored items be observed, the applicant would be reminded to adhere to the provisions of the planning approval, otherwise, enforcement action might be taken by the Planning Authority.

#### Deliberation Session

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.5.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

## **Agenda Items 50 and 53**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/627            Proposed Temporary Warehouse for a Period of 3 Years in “Village Type Development” Zone, Lots 580 S.C (Part), 580 S.D (Part), 580 S.E (Part), 580 S.F (Part), 580 S.G (Part), 580 S.H (Part), 580 S.I (Part), 580 S.J (Part), 580 S.K (Part), 580 S.L (Part) and 580 RP (Part) in D.D. 117, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/627A)

A/YL-TT/631            Proposed Temporary Warehouse for a Period of 3 Years in “Village Type Development” Zone, Lot 1758 in D.D. 119, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/631A)

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59.            The Committee agreed that as the two applications for proposed temporary warehouse submitted by the same applicant were similar in nature and the application sites (the Sites) were located within the same “Village Type Development” zone, they could be considered together.

### **Presentation and Question Sessions**

60.            With the aid of some plans, Mr C.T. Lau, PC/TMYLW, briefed Members on the background of the applications, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department did not support the application.

61.            Members had no question on the applications.

### **Deliberation Session**

62.            The Committee noted that the applicant of the two applications was not the current land owner, and the current land owners of the Sites had submitted Small House applications to the Lands Department. Some of the Small House applications were

approved while some were under processing.

63. After deliberation, the Committee decided to reject the applications. The reasons for each application were:

- “(a) the proposed use is not in line with the planning intention of the “Village Type Development” zone which is primarily for development of Small Houses by indigenous villagers. No strong planning justifications have been given in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed use is not compatible with the surrounding residential character.”

## **Agenda Item 52**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/629            Proposed Temporary Warehouse and Open Storage for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1750, 1751 and 1845 in D.D. 119, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/629A)

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### **Presentation and Question Sessions**

64. With the aid of some plans, Mr C.T. Lau, PC/TMYLW, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

65. A Member enquired whether the existing temporary structures at the application site (the Site) were covered by valid planning permission. In response, Mr C.T. Lau, PC/TMYLW, said that there was no previous application concerning the Site and unauthorised building works within the Site would be subject to enforcement actions under

relevant ordinances and/or the lease concerned. The Chairman remarked that the Site was the subject of a planning enforcement case against the unauthorised development. Enforcement actions were being undertaken by the Planning Authority.

### Deliberation Session

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

- “(a) the applied uses and associated filling of land are not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applied uses and associated filling of land are not compatible with the surrounding rural character.”

[The Chairman thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

### Agenda Item 55

#### Any Other Business

[Open Meeting]

67. There being no other business, the meeting was closed at 4:50 p.m..

**Minutes of 741<sup>st</sup> Rural and New Town Planning Committee  
(held on 10.5.2024)**

**Deferral Cases**

(a) Request for Deferment by Applicant for Two Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
4	A/ST/1027	1 <sup>st</sup>
6	A/NE-FTA/243	1 <sup>st</sup>
10	A/NE-TKL/752	1 <sup>st</sup>
14	A/YL-KTN/979	2 <sup>nd</sup> <sup>^</sup>
17	A/YL-KTN/1004	1 <sup>st</sup>
18	A/YL-KTN/1005	1 <sup>st</sup>
19	A/YL-KTN/1006	1 <sup>st</sup>
20	A/YL-KTS/983	2 <sup>nd</sup> <sup>^</sup>
24	A/YL-PH/985	2 <sup>nd</sup> <sup>^</sup>
29	A/YL-NSW/323	1 <sup>st</sup>
30	A/YL-NSW/324	1 <sup>st</sup>
31	A/YI-NSW/325	1 <sup>st</sup>
37	A/YL/314	2 <sup>nd</sup> <sup>^</sup>
38	A/YL/319	1 <sup>st</sup>
42	A/YL-PN/77	1 <sup>st</sup>
46	A/YL-TYST/1262	1 <sup>st</sup>
49	A/YL-TT/626	2 <sup>nd</sup> <sup>^</sup>
51	A/YL-TT/628	2 <sup>nd</sup> <sup>^</sup>

**Note:**  
<sup>^</sup> *The 2<sup>nd</sup> Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.*

**Declaration of Interests**

The Committee noted the following declaration of interests:

<b>Item No.</b>	<b>Members' Declared Interests</b>	
4	The application site was located in Fo Tan, Sha Tin.	<ul style="list-style-type: none"> <li>- Mr Daniel K.W. Chung for owning a property and a parking space in Fo Tan, Sha Tin</li> <li>- Mr Vincent K.Y. Ho for co-owning a property with spouse in Fo Tan, Sha Tin</li> <li>- Mr Lawrance S.C. Chan for owning a joint property in Fo Tan, Sha Tin</li> </ul>

As the properties owned by Messrs Daniel K.W. Chung and Lawrance S.C. Chan and co-owned by Mr Vincent K.Y. Ho had no direct view of the application site, the Committee agreed that they

could stay in the meeting.

*\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/741\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/741_rnt_agenda.html) for details of the planning applications.*

**Minutes of 741<sup>st</sup> Rural and New Town Planning Committee  
(held on 10.5.2024)**

**Renewal Cases**

Applications for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
9	A/NE-TKL/751	Temporary Container Vehicle Repair Yard in “Open Storage” Zone, Lot 2159 (Part) in D.D. 76 and Adjoining Government Land, Wang Leng, Ping Che	19.5.2024 to 18.5.2027
16	A/YL-KTN/1003	Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts in “Residential (Group D)” Zone, Lots 629 S.T, 629 S.U, 630 S.B ss.16 and 630 S.B ss.17 in D.D. 110, Shek Kong San Tsuen, Kam Tin Main Road, Kam Tin North, Yuen Long	6.6.2024 to 5.6.2027
22	A/YL-KTS/999	Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office in “Residential (Group D)” Zone, Lots 703, 704 S.B RP and 705 S.B RP in D.D. 106, Kam Tin, Yuen Long	23.5.2024 to 22.5.2027
26	A/YL-PH/1001	Temporary Open Storage of Construction Material and Vehicle Parts in “Residential (Group D)” Zone, Lots 2901 (Part), 2902 (Part), 2904 (Part), 2905 (Part), 2909 (Part) and 2911 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long	20.6.2024 to 19.6.2027
33	A/YL-NTM/473	Temporary Fish Farming in “Comprehensive Development Area” Zone, Lots 963 and 956 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long	19.5.2024 to 18.5.2027
34	A/STT/1	Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau - Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk) in “Other Specified Uses” annotated “Innovation And Technology”, “Government, Institution or Community” Zones and area shown as ‘Road’, Lot 372 S.D RP (Part) in D.D. 99 and Adjoining Government Land in San Tin, Yuen Long	23.5.2024 to 22.5.2027
36	A/HSK/512	Temporary Open Storage of Construction Materials with Ancillary Office in “Residential (Group A) 3” Zone and area shown as ‘Road’, Lots 844 RP (Part), 845 (Part) and 850 S.B RP (Part) in D.D. 125, Ha Tsuen, Yuen Long	26.6.2024 to 25.6.2027
43	A/YL-PN/78	Temporary Place of Recreation, Sports or Culture (Fishing Ground) in “Agriculture” Zone, Lots 80 (Part) and 81 (Part) in D.D.135 and Adjoining Government Land, Ha Pak Nai, Yuen Long	21.7.2024 to 20.7.2027

**Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member's Declared Interest</b>	
36	The application site was located in Hung Shui Kiu (HSK).	- Mr Timothy K.W. Ma for being a consultant of a company which was planning and building a residential care home for the elderly in HSK

The Committee noted that Mr Timothy K.W. Ma had tendered an apology for being unable to attend the meeting.

**Minutes of 741<sup>st</sup> Rural and New Town Planning Committee  
(held on 10.5.2024)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 10.5.2027

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
7	A/NE-HLH/71	Temporary Open Storage and Warehouse of Construction Machinery and Associated Filling of Land in “Agriculture” Zone, Lot 369 in D.D. 87, Hung Lung Hang
15	A/YL-KTN/1002	Temporary Open Storage with Ancillary Facilities and Filling of Land in “Agriculture” Zone, Lots 377 S.C RP (Part), 379 RP (Part), 380 RP (Part), 381 RP (Part), 382 RP (Part), 412 RP (Part) and 414 (Part) in D.D. 110, Kam Tin North, Yuen Long
21	A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 512 S.A-S.B and 512 S.C-S.E in D.D. 113, Kam Tin, Yuen Long
32	A/YL-NTM/466	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) in “Village Type Development” Zones, Lots 830 and 831 in D.D. 102, Lots 397 (Part) and 401 (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
35	A/YL-SK/359	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land in “Agriculture” Zone, Lots 1430 (Part), 1431 (Part), 1439 (Part) and 1440 (Part) in D.D. 114, Shek Kong, Yuen Long
40	A/YL-HTF/1172	Temporary Recycling Centre for Plastic and Open Storage of Construction Materials and Plastic in “Residential (Group D)” Zone, Lots 134 (Part) and 135 in D.D.128 and Adjoining Government Land, Ha Tsuen, Yuen Long
41	A/YL-LFS/516	Temporary Open Storage of Construction Materials in “Recreation” Zone, Lot 1671 (Part) in D.D.129, Lau Fau Shan, Yuen Long
47	A/YL-TYST/1263	Temporary Warehouse for Storage of Paper with Ancillary Workshop in “Undetermined” Zone, Lot 774 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long
48	A/YL-TYST/1264	Temporary Warehouse for Storage of Electronic Goods and Construction Materials in “Undetermined” Zone, Lots 1118 S.A (Part), 1118 S.B (Part), 1118 S.C in D.D. 119, Yuen Long
54	A/YL-TT/633	Proposed Temporary Shop and Services in “Residential (Group D)” Zone, Lots 4073 (Part), 4074 (Part), 4075 (Part), 4076RP (Part) and 4087 (Part) in D.D. 116, Tai Kei Leng, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 10.5.2029

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
3	A/ST/1026*	Shop and Services (Fast Food Shop) with Ancillary Store Room in “Industrial” Zone, Workshop B3, LG/F, Valiant Industrial Centre, Fo Tan, Sha Tin
28	A/YL-MP/356	Proposed Temporary Public Vehicle Park in “Village Type Development” Zone, Lots 1316 and 1317 in D.D. 105, Mai Po, Yuen Long
* The application was for the applied use on a permanent basis, but approved by the Committee on a temporary basis, as recommended in the Paper.		

**Declaration of Interests**

The Committee noted the following declaration of interests:

<b>Item No.</b>	<b>Members’ Declared Interests</b>	
3	The application site was located in Fo Tan, Sha Tin.	<ul style="list-style-type: none"> <li>- Mr Daniel K.W. Chung for owning a property and a parking space in Fo Tan, Sha Tin</li> <li>- Mr Vincent K.Y. Ho for co-owning a property with spouse in Fo Tan, Sha Tin</li> <li>- Mr Lawrance S.C. Chan for owning a joint property in Fo Tan, Sha Tin</li> </ul>
28	The application site was located in Mai Po.	<ul style="list-style-type: none"> <li>- Mr K.W. Leung for owning a property in Mai Po</li> </ul>

As the properties owned by Messrs Daniel K.W. Chung and Lawrance S.C. Chan and co-owned by Mr Vincent K.Y. Ho had no direct view of the application site under Item 3 and the property owned by Mr K.W. Leung had no direct view of the application site under Item 28, the Committee agreed that they could stay in the meeting.