

TOWN PLANNING BOARD

Minutes of 748th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 16.8.2024

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr K.W. Leung

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Mr M.Y. Tse

Principal Environmental Protection Officer (Territory North),
Environmental Protection Department
Ms Clara K.W. U

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

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

In Attendance

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

Chief Town Planner/Town Planning Board
Mr Rico W.K. Tsang

Town Planner/Town Planning Board
Ms Y.Z. Jia

Agenda Item 1

Confirmation of the Draft Minutes of the 747th RNTPC Meeting held on 2.8.2024

[Open Meeting]

1. The draft minutes of the 747th RNTPC meeting held on 2.8.2024 were confirmed without amendment.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 31 cases requesting the Town Planning Board to defer consideration of the applications. Details of those requests for deferral, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 1**.

Deliberation Session

4. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants or with the deferral period as recommended by the Planning Department 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 six 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, Members' declaration of interests for individual cases and the Committee' views on the declared interests were in **Annex 2**.

[Mr Ryan M.K. Ip joined the meeting at this point.]

Deliberation Session

6. For application No. A/HSK/31 for renewal of planning approval for temporary open storage use under Agenda Item 48, a Member observed that a portion of the application site would be resumed by the Government in end August 2024 but the planning permission would only be renewed starting from October 2024, and enquired whether a fresh planning application for the applied use in the remaining portion of the application site that was not subject to any land resumption by the Government would be required. In that regard, the Committee noted that should the application be approved, the remaining portion of the application site which was not yet resumed by the Government could continue to be used for the applied use during the renewal approval period and no separate planning application would be required.

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 16 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the temporary uses could be tolerated on a temporary basis for the applied periods. Details of those planning applications, Members' declaration of interests

for individual cases and the Committee' views on the declared interests were in **Annex 3**.

Deliberation Session

9. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied 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.

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/I-PC/2 Application for Amendment to the Approved Peng Chau Outline Zoning Plan No. S/I-PC/12, To rezone the application site from “Village Type Development” to “Residential (Group C) 1”, Lots 194 RP and 197 RP in D.D. Peng Chau and adjoining Government Land, Peng Chau
(RNTPC Paper No. Y/I-PC/2A)

10. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

Mr Walter W.N. Kwong	- District Planning Officer/Sai Kung and Islands (DPO/SKIs)
Mr Sunny K.Y. Tang	- Senior Town Planner/Sai Kung and Islands (STP/SKIs)
Mr Gabriel T.C. Lai	- Assistant Town Planner/Sai Kung and Islands

Applicant’s Representatives

Victory Fortune Limited

Ms W.K. Lam

Lanbase Surveyors Limited

Mr Anson Lee

Joseph Y.K. Leung & Associates Limited

Mr Joseph Leung

Ove Arup & Partners Hong Kong Limited

Ms Claudia Yu

EnviroSolutions and Consulting Limited

Mr Antony Wong

Mr Charls Liang

Presentation and Question Sessions

11. The Chairperson extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

12. With the aid of a PowerPoint presentation, Mr Sunny K.Y. Tang, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Residential (Group C)1" ("R(C)1") to facilitate a flat development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

13. As the applicant's representatives had no further elaboration on the application, the Chairperson then invited questions from Members.

Planning Intention of "V" zone

14. Two Members raised the following questions:

- (a) noting that there was no recognised village in Peng Chau, the rationale for designating the "V" zone on the Peng Chau Outline Zoning Plan (OZP), and the planning intention of the "V" zone; and
- (b) whether the original planning intention of the "V" zone would be affected should the Site be rezoned from "V" to "R(C)1".

15. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) in order to reflect the existing low-rise village-type developments around Peng Chau Ferry Pier and to retain the rural character of Peng Chau, the first draft Peng Chau OZP No. S/I-PC/1 gazetted in November 2000 designated the concerned areas, including the Site, as “V”; and
- (b) as there was no recognised village in Peng Chau, no Small House would be built there. The planning intention of the “V” zone was primarily for the provision of land for the retention of the existing village areas and ‘House (New Territories Exempted House (NTEH) only)’ was always permitted within this zone. On the other hand, the planning intention of the “R(C)” zone was primarily for low-rise and low-density residential developments, and ‘House’, including ‘House (NTEH)’, and ‘Flat’ uses were always permitted within this zone. While rezoning the Site from “V” to “R(C)1” as proposed by the applicant would change the planning intention of the Site, the development scale proposed under the Indicative Scheme (i.e. with a plot ratio (PR) of not more than 0.75, a site coverage (SC) of 25% and a building height (BH) of 6m to 9m and 2 to 3 storeys) was considered similar to that of the existing “V” zone which was subject to a BH restriction of 3 storeys (8.23m).

Previously Approved Section 16 (s.16) Planning Application

16. A Member enquired the reason for submitting the previous s.16 application for proposed house development (i.e. Application No. A/I-PC/14) noting that such use was always permitted in the “V” zone. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that the previously approved s.16 application was for ‘House’ (non-NTEH) which was a Column 2 use and required planning permission from the Town Planning Board (the Board).

Zoning Amendment and Planning Considerations

17. A Member asked about the rationale for rezoning the Site to “R(C)1” instead of other residential zonings such as “R(C)3” or “R(D)”, and the planning considerations for not including the residual areas (i.e. an elongated area zoned “V” to the east of the Site and a narrow strip of land between the northern and southern portions of the Site) in the current

proposal by the applicant. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, said that while the planning intention of the residential zonings (i.e. “R(C)1” to “R(C)4” and “R(D)” zones) of the Peng Chau OZP was generally for low-rise and low-density residential developments, they were subject to different development restrictions, such as PR and/or BH. The proposed house development with a PR of 0.75 and BH of 3 storeys (9m) was the same as that of “R(C)1” zone on the Peng Chau OZP. Besides, the planning intention of the “R(D)” zone was primarily for improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings, where ‘House (Redevelopment; Addition, Alteration and/or Modification to existing house only)’ was a Column 1 use while other house development was a Column 2 use. The narrow strip of land zoned “V” between the northern and southern portions of the Site was an existing footpath frequently used by local residents, while the strip of land along the south-eastern boundary of the Site was vacant government land (GL). Should the rezoning application be agreed, PlanD would take into account the narrow strip of land between the northern and southern portions of the Site when working out the appropriate amendments to the OZP, which would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

Land Administration

18. The Vice-chairperson and a Member raised the following questions:
- (a) details about the right-of-way issue pertaining to the interface between the proposed development and the existing houses at the north-western fringe as stated in paragraph 9.1.1 (e) of the Paper, and whether the issue would affect the current rezoning application; and
 - (b) noting that the south-eastern part of the Site included a piece of GL, whether such inclusion would affect the access of residents living in the nearby village houses.
19. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) as the Site was located close to some existing village houses, some local residents were concerned that the proposed development might block the existing footpath connecting to the Peng Chau Ferry Pier. Nevertheless, should the rezoning application be agreed, a land exchange would be required and the right-of-way issue should be dealt with during the land administration stage; and
- (b) it was applicant's proposal to include the GL at the south-eastern boundary into the Site. The unused GL was mostly surrounded by private land and was relatively flat compared to the adjacent private land, so its inclusion into the Site might help achieve better utilisation of land resources. The potential impact on the access of residents living in the nearby village houses, if any, could be dealt with during the land administration stage.

20. To supplement, Mr Anson Lee, the applicant's representative, said that following the advice from the Lands Department (LandsD) in the land exchange after the approval of the previous s.16 application, the concerned strip of GL was included into the Site for the proposed development for more efficient use of land resources, and a land premium would be required.

Building Requirements

21. Two Members raised the following questions:

- (a) whether a Small House for an indigenous villager would be regarded as a type of NTEH; and
- (b) whether future developments within the "R(C)" zone would need to comply with the requirements under the Buildings Ordinance (BO), and whether any building requirements in relation to the potential interface issues of the Site with Kin Hong Street to the north were requested by relevant government department(s).

22. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some

PowerPoint slides, made the following main points:

- (a) Small House was a type of NTEH, which was exempted from certain provisions of BO, among others, including the need for obtaining prior approval of building plans and consent to the commencement of works from the Buildings Department (BD). As such, the development process for NTEH would generally be faster as compared with other developments regulated under BO; and
- (b) should the applicant decide to pursue the proposed development based on the Indicative Scheme of the current rezoning application, the development should be subject to the requirements under BO. Regarding the potential interface issues of the Site with Kin Hong Street to the north, while no detailed requirements in relation to buildings were requested by relevant government department(s) at the current stage, as mentioned in the Paper, detailed requirements under BO, such as provision of means of escape and emergency vehicular access, etc., would be formulated at the building plan submission stage. BD and the Fire Services Department had no in-principle objection to the current rezoning application.

23. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

24. The Chairperson remarked that the application sought to rezone the Site from "V" to "R(C)1" for the proposed development. Under the established mechanism, should the rezoning application be agreed, it was necessary to go through the statutory plan-making procedures including, inter alia, preparation of proposed amendments to the OZP, publication of the draft OZP for a period of two months for representations, consideration of the

representations by the Board, and submission of the draft OZP to the Chief Executive in Council for approval. While the Site was the subject of a previously approved s.16 application, the applicant proposed to change mainly the type of development (from house to flat) and maximum BH (from 8.23m to 9m) at the Site, thus requiring submission of the current rezoning application. The current application was to facilitate flat development at the Site, which would be subject to the requirements of BO and its relevant regulations. Regarding Members' enquiries on the planning intention of the concerned "V" zone given no recognised village in Peng Chau, the Chairperson explained that according to the Master Schedule of Notes to Statutory Plans as promulgated by the Board to provide a general framework for preparing the Notes of OZPs, the planning intention of the "V" zone for recognised villages (i.e. primarily intended for development of Small Houses by indigenous villagers) was different from that for non-recognised villages (i.e. primarily intended for the provision of land for retention and reflection of existing villages). The Chairperson then invited Members' views on the application.

25. A Member asked whether NTEH or low-rise house development could take place at the Site within the "V" zone of the Peng Chau OZP. Upon the Chairperson's invitation, Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD said that according to the Paper, the Site comprised old schedule agricultural lots held under Block Government Lease where no structures were allowed to be erected without prior approval from the Government. He further advised that in general, NTEH development would not be permitted under a land exchange (other than that under the New Territories Small House Policy) involving surrender of agricultural lots.

26. Members generally considered that the inclusion of GL into the Site for the proposed development could better utilise land resources and have positive impact on the overall planning of the surrounding areas as the project proponent would be responsible for management and maintenance of the concerned GL to avoid leaving it unattended. Some Members suggested that apart from rezoning of the Site, opportunity should also be taken to conduct a more comprehensive review of the current zonings of the nearby areas, such as the areas along Kin Hong Street, the narrow strip of land between the northern and southern portions of the Site and the elongated area zoned "V" to the east of the Site. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD, said that the rezoning boundary might cover more areas beyond the Site from land utilisation perspective, while the development

boundary should be subject to further consideration at the land exchange stage.

27. A Member was concerned whether approval of the current rezoning application would encourage other similar applications for rezoning the areas within the “V” zone for residential development with higher development intensity in Peng Chau. The Chairperson said that each application would be considered on its individual merits. Should the Site be rezoned to “R(C)1”, the proposed residential development would be subject to building plan submission under BO and hence scrutiny by relevant government departments. Another Member echoed that the non-NTEH development would need to comply with the more stringent BO requirements as compared with the NTEHs permitted under the “V” zone, and the rezoning of the Site to “R(C)1” could also bring further improvements to the area through the provision of proper infrastructure such as road and drainage facilities under a residential development, which could not be achieved through the development of individual NTEHs.

28. Members generally supported the application, considering that the development restrictions to be imposed on the proposed “R(C)1” zone would be similar to those for the “V” zone and that the proposed development was considered not incompatible with the existing rural character of Peng Chau.

29. After deliberation, the Committee decided to agree to the application, and PlanD would work out the appropriate amendments to the Peng Chau OZP, including zoning boundaries and development restrictions to be set out in the Notes and Explanatory Statement, for the consideration of the Committee prior to gazetting under section 5 of the Town Planning Ordinance.

Sha Tin, Tai Po and North District

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/MOS/7 Application for Amendment to the Approved Ma On Shan Outline Zoning Plan No. S/MOS/28, To rezone the application site from “Government, Institution or Community” to “Residential (Group B) 6” and amend the Notes of the zone applicable to the site, Lots No. 148 S.A RP (Part), 148 S.B RP (Part), 149 RP, 150 S.A, 150 S.B and 151 in D.D. 206 and adjoining Government Land, west of Wu Kai Sha Road, Ma On Shan

(RNTPC Paper No. Y/MOS/7B)

30. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

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| Ms Margaret H.Y. Chan | - District Planning Officer/Shan Tin, Tai Po and North (DPO/STN) |
| Ms Hannah H.N. Yick | - Senior Town Planner/Shan Tin, Tai Po and North (STP/STN) |
| Ms Jessie S.Y. Lau | - Town Planner/Shan Tin, Tai Po and North |

Applicant’s Representatives

Brand Star Limited

Ms Iris Law

Vision Planning Consultants Limited

Mr K.O. Chan

Ms Michelle Ng

LLA Consultancy Limited

Mr S.L. Ng

Allied Environmental Consultant Limited

Ms Cathy Man

31. The Chairperson extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

32. With the aid of a PowerPoint presentation, Ms Hannah H.N. Yick, STP/STN, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Government, Institution or Community" ("G/IC") to "Residential (Group B) 6" ("R(B)6") to facilitate a private residential development with social welfare facilities and a public vehicle park (PVP), departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD did not support the application.

33. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Messrs K.O. Chan and S.L. Ng, the applicant's representatives, made the following main points:

- (a) the Site had been left vacant or occupied by temporary uses such as PVP without designation for any specific government, institution and community (GIC) use by the government departments for many years, whereas the surrounding inland areas of Ma On Shan (MOS) had already been developed for over 30 years;
- (b) noting that to the west of the Site was a strip of coastal area with planned promenade zoned as "Open Space" ("O"), the proposed rezoning of the Site from "G/IC" to "R(B)6" for residential development with social welfare facilities and a PVP was considered compatible with the planned waterfront promenade along the coastal area;
- (c) there were sufficient buffer distances between the Site and the natural

woodland and mangrove to the west and northwest, and between the two proposed residential towers and the Site boundary. The provision of building separation between the two residential towers would also contribute to visual and wind permeability;

- (d) the applicant would submit a non-in-situ land exchange application for the Lands Department's consideration by surrendering about 4,600m² of land to the north of the Site within the "Conservation Area" ("CA") zone. Together with its surrounding government land (GL) of about 2,400m², an area of about 7,000m² could be used by the Government to meet future community needs;
- (e) the Chief Town Planner/Urban Design and Landscape, PlanD indicated that the proposed development was considered not incompatible with its immediate locality to the east and wider waterfront context. Buffer distances of about 170m between the Site and Wu Kai Sha Village to the east and around 30m between the Site and the waterfront area would also be provided. In considering the rezoning application for the proposed development, reference should be made to other similar residential developments such as Villa Oceania and St. Barths in the nearby area;
- (f) in response to the comments of the Commissioner for Transport (C for T) that the volume-to-capacity (v/c) ratio of Ma On Shan Bypass would exceed 0.85 and no traffic improvement scheme was proposed to mitigate such traffic impact, it was worth noting that a relatively conservative assumption on the annual growth rate of vehicle and trip generation had been adopted in the submitted Traffic Impact Assessment (TIA). Fine-tuning of such assumption could be undertaken so as to come up with the acceptable findings. Regarding the pedestrian connectivity for the proposed development, the applicant suggested providing a new lay-by area to the north of the Site along Yiu Sha Road. Regarding C for T's request for the provision of a footpath and U-turn facility on the proposed access road, the design of the proposed footpath could be further adjusted to meet the requirements, and subject to detailed design of the internal road layout

at a later stage, the planned provision of the PVP within the proposed development would allow sufficient manoeuvring space for incoming vehicles to take a U-turn such that an additional U-turn facility at the end of the proposed access road was considered not necessary;

- (g) although an ecological impact assessment (EcoIA) was not submitted under the current application due to time constraints, the applicant was committed to conducting an EcoIA at the detailed design stage of the proposed development. A baseline review had been carried out, and no significant ecological impact was anticipated;
- (h) to address the comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD), the original deck-over proposal for the open channel within the Site would not be pursued and the concerned portion of GL within the Site would be carved out from the Site. While such revision would inevitably affect the area and boundary of the Site for the proposed development, resulting in an increase in some of the key development parameters such as the total plot ratio (PR) and site coverage (SC), the provision of facilities such as social welfare facilities would not be affected; and
- (i) given that the Site was located close to the natural coastline, which would be susceptible to flooding during high tide levels and typhoon seasons, it should be the responsibility of the Government, rather than individual lot owners, to address the potential sea level rise and flooding risks of the area. Having said that, the applicant undertook to continue liaising with the relevant government departments to tackle the concerned technical issues as far as possible.

34. As the presentations of PlanD's representatives and the applicant's representatives were completed, the Chairperson invited questions from Members.

Coastal Flood Risk

35. Noting that the proposed site formation level for the development under the Indicative Scheme was 5mPD with a 3-storey basement carpark proposed, two Members enquired whether there would be any mitigation measures to address the potential flood risk caused by sea level rise and storm surges, given that the Site was located in a low-lying area and in close proximity to the natural coastline.

36. In response, Mr K.O. Chan, the applicant's representative, with the aid of some PowerPoint slides, said that a planter area of about 1.5m wide would be provided along the boundary of the Site to mitigate potential flood risk. A retaining wall might also be constructed along the western boundary of the Site, subject to further discussion with relevant parties at the detailed design stage. While the applicant was committed to liaising with the Civil Engineering and Development Department (CEDD) to resolve the issues at a later stage, it should be the responsibility of the Government to carry out mitigation measures to address coastal flood risk, considering its possible impact on the wider areas.

Planning Considerations

37. Noting that the local context of the Site was different from that of Villa Oceania which was located near the MOS town centre to further southwest across Wu Kai Sha Youth Village, a Member enquired about the major planning considerations for residential developments in these two locations. In response, Ms Margaret H.Y. Chan, DPO/STN, with the aid of some PowerPoint slides, explained that the local context and planning considerations for the two sites were significantly different. Villa Oceania was situated on a site that had been planned for commercial and/or residential developments since the 1990s, whereas the Site was located in an area primarily intended for GIC uses. According to the Explanatory Statement of the approved MOS OZP No. S/MOS/28, there were various building height bands generally decreasing progressively from the inland area and town centre (i.e. around the two railway stations) to the waterfront in order to respect the distinct urban form of the new town. The Site was located further east from the town centre, which was currently surrounded by some low-rise community facilities and village houses. The Chairperson supplemented that the planning and development background of the two sites was also different. Villa Oceania was located in the town centre area of the existing New

Town with the provision of infrastructure and community facilities including comprehensive road network, transport and drainage facilities, whereas the Site was located in a coastal area currently occupied by a temporary vehicle park with some vegetation.

Traffic Aspect

38. Two Members raised the following questions:

- (a) whether the adjustment to the assumption of the TIA for a lower v/c ratio of Ma On Shan Bypass was technically acceptable and the details on how to adjust the assumption; and
- (b) whether the submitted TIA had taken into account the potential increase in population arising from the large-scale comprehensive development in Shap Sz Heung.

39. In response, Mr S.L. Ng, the applicant's representative, with the aid of some PowerPoint slides, made the following points:

- (a) a relatively conservative annual growth rate of vehicle and trip generation of 2% had been adopted in the submitted TIA. By making reference to some recent TIAs conducted for nearby developments, a lower annual growth rate of 1% could be adopted. Should such a lower annual growth rate be adopted for the TIA for the proposed development at the Site, the v/c ratio would be less than 0.85; and
- (b) it was confirmed that the submitted TIA had taken into account the potential increase in population and trip generations arising from the comprehensive development in Shap Sz Heung.

40. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's

decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

41. The Chairperson remarked that the application sought to rezone the Site from "G/IC" to "R(B)6". In considering the current rezoning application, the focus should be on whether the proposed rezoning, planning intention and development parameters were acceptable and compatible with the surrounding land uses and whether the proposed rezoning was technically feasible.

42. The Secretary supplemented that some of the information as shown in the presentation and responses provided by the applicant's representatives at the subject meeting had not been submitted to the Town Planning Board (the Board) within the specified period for submission of further information. The new information included the proposal to carve out a portion of GL from the Site to address DSD's comments, which would result in an increase in the major development parameters of the proposed development such as PR and SC; the proposed new lay-by area to the north of the Site along Yiu Sha Road; and the adoption of updated assumption for the TIA in view of C for T's comments. Such changes would constitute a material change to the application. Besides, all such information had not been circulated to the concerned government departments for comment. As such, the new information presented should not be taken into account by the Board in considering the current application. Should the applicant intend to adopt the above-mentioned changes to the application, a fresh s.12A application would need to be submitted.

43. Upon the Chairperson's invitation, Mr M.Y. Tse, Chief Traffic Engineer/New Territories West, Transport Department, supplemented that he could not tender any comment on the proposed updated assumption on the annual growth rate (i.e. from 2% to 1%) for the TIA in the absence of any quantitative justifications at the moment. As for the newly proposed lay-by area along Yiu Sha Road, its technical practicability was doubtful in view of the site constraints that the subject section of Yiu Sha Road was supported by a retaining wall and the proposed new lay-by area might inevitably encroach onto the existing footpath and thus requiring modification of the existing retaining structure. Members were then invited to express views on the application.

44. Members generally did not agree with the rezoning application as the applicant and the applicant's representatives were unable to demonstrate the compatibility of the proposed development scale with the surrounding low-rise waterfront setting and the technical feasibility of the proposed development, especially on traffic and coastal flood risk aspects. A Member expressed that as the Site was located in a coastal area, the coastal flood risk due to sea level rise and storm surges should be duly addressed, but the applicant failed to do so. Some Members were of the view that the land owners or project proponents should be accountable for proposing and implementing mitigation measures to address any potential coastal flood issues affecting the proposed development, instead of shifting the responsibility to the Government.

45. Noting that the applicant proposed a non-in-situ land exchange to support the current rezoning application, a Member enquired whether the acceptance or otherwise of the land exchange application would have any implication on the consideration of the rezoning application. The Chairperson said that as a general practice, the land matter should be dealt with separately under the land administration regime and would not be taken as a material consideration when considering planning applications. The Secretary supplemented that the proposed site for the non-in-situ land exchange was located to the north of the Site zoned "CA", which was not included in the current rezoning application, and there was also a general presumption against development in the "CA" zone.

46. In response to a Member's concern on whether the designation of the "O" zone for a strip of coastal area to the west of the Site was appropriate, the Chairperson suggested and Members agreed that PlanD would review the current land use zoning along the coastal area when opportunity arose.

47. After deliberation, the Committee decided not to agree to the application for the following reasons:

- “(a) there is no strong justification to demonstrate that the proposed development scale is compatible with the surrounding low-rise waterfront setting comprising mainly natural beach, villages and low-rise government institution and community facilities; and

- (b) the applicant fails to demonstrate the feasibility of the proposed access road and that the proposed rezoning would not have adverse traffic, road safety, ecological, drainage and coastal flood risk impacts on the surrounding areas.”

[The meeting was adjourned for a 5-minute break.]

[Mr Ryan C.K. Ho and Ms Ivy C.W. Wong, Senior Town Planners/Shia Tin, Tai Po and North (STPs/STN), and Ms Sheren S.W. Lee, Town Planner/Shia Tin, Tai Po and North (TP/STN), were invited to the meeting at this point.]

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/33 Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 665 S.A (Part), 666 S.A (Part), 667, 669 S.B RP and 685 in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To
(RNTPC Paper No. A/NE-MKT/33B)

Presentation and Question Sessions

48. With the aid of some plans, Mr Ryan C.K. Ho, 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 (PlanD) did not support the application.

49. Noting that one of the reasons for not supporting the application as recommended by PlanD pertained to adverse landscape impact, a Member asked about the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD’s comments as stated in

paragraph 9.3.2 of the Paper. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of a plan, explained that CTP/UD&L, PlanD indicated that while significant adverse impact on the existing landscape resources within the application site (the Site) arising from the proposed use was not anticipated, the approval of the application might alter the landscape character and degrade the landscape quality of the area to the immediate north of the Site which was zoned “Green Belt”. The Chairperson supplemented that the main concern was the potential adverse landscape impact of the proposed use with associated filling of land on the surrounding areas.

Deliberation Session

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

- “(a) the proposed use with associated filling of land is not in line with the planning intention of the “Agriculture” zone which is to retain primarily and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate in the submission that the proposed use with associated filling of land would not induce adverse landscape impact on the surrounding areas.”

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/728 Proposed Temporary Concrete Batching Plant for a Period of 5 Years in “Industrial (Group D)” Zone, Lots 173 RP, 174, 175, 177, 178A, 178B and 178C in D.D. 77 and Adjoining Government Land, Ping Che (RNTPC Paper No. A/NE-TKL/728B)

Presentation and Question Sessions

51. With the aid of some plans, Ms Sheren S.W. Lee, 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.

52. In response to a Member’s enquiry, Ms Ivy C.W. Wong, STP/STN, said that among the 10 public comments providing views only/expressing no comment received on the application, seven comments were submitted by the same District Council member without providing any comment while the remaining three comments were submitted by individuals providing views on the application.

53. Noting that the proposed temporary Concrete Batching Plant (CBP) under the current application had taken into account the committed road improvement works as proposed under the similar approved application No. A/NE-TKL/681 for a temporary CBP in the vicinity, but there was no concrete implementation programme for such road works, the Vice-chairperson, with reference to paragraph 10.2 (a) of the Paper, asked for any updates on the latest implementation progress of the proposed road improvement works under application No. A/NE-TKL/681. In response, Ms Ivy C.W. Wong, STP/STN, said that based on the available information, an approval condition regarding the implementation of traffic management measures before commencement of operation of the proposed development for application No. A/NE-TKL/681 had not yet been complied with, while other approval conditions including the submission of drainage and fire services installation proposals had already been complied with. For the current application, the Transport Department (TD) also recommended the imposition of approval conditions relating to the

submission and implementation of traffic improvement and management measures before the commencement of the construction works and operation of the proposed use respectively. TD would take into account the local traffic conditions and examine the traffic improvement and management measures to be submitted by the applicant.

Deliberation Session

54. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 16.8.2029, 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 Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/82 Proposed Temporary Eating Place and Petrol Filling Station (Charging Only) for a Period of 3 Years in “Recreation” and “Green Belt” Zones, Lots 75 RP and 78 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/82B)

Presentation and Question Sessions

55. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) considered that the proposed temporary uses could be tolerated for a period of 3 years.

56. Members had no question on the application.

Deliberation Session

57. A Member observed that the application was for ‘eating place’ and ‘petrol filling station’ (‘PFS’) uses at the application site and raised concerns about potential fire safety risks due to the co-location of these two uses, particularly as open-fire cooking might be involved. The Committee noted that the application was actually for electric vehicle (EV) charging. While expressing no objection to the application, the Member opined that the term ‘PFS (charging only)’ might not clearly reflect the proposed EV charging facilities and enquired the rationale for subsuming ‘EV charging facilities’ under ‘PFS’ use instead of introducing a separate use term.

58. In response, the Secretary said that the Definition of Terms used in Statutory Plan (DoTs) for ‘PFS’ had recently been amended to expand its scope by renaming the use term as ‘PFS/Green Fuel Station’ to embrace and facilitate refuelling of green energy for vehicles, in light of the latest technological advancement and wider use of EVs and other green-fuelling vehicles in Hong Kong. A new use term specifically for EV charging stations was considered not necessary.

59. With regard to the growing demand for EV charging stations/facilities in Hong Kong, a Member questioned whether the Government would provide any policy/administrative support to meet the demand and whether PlanD would offer any support from land use planning perspective to facilitate the provision of such facilities in Hong Kong in the long run, instead of relying primarily on demand-led private projects to provide such facilities.

60. Upon the Chairman’s invitation, Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North), Environmental Protection Department (EPD), advised that generally speaking, EPD would render support on such applications on a case-by-case basis. There were also prevailing policies/requirements for the provision of EV charging facilities for projects on government land (GL), but not on private land at the current stage. The Chairperson further said that from land use planning perspectives, there were various measures/mechanisms to facilitate the provision of EV charging facilities in Hong Kong, including designation of sites in the New Development Areas (NDAs) for the provision of green fuel stations, and stipulation of relevant requirements on the provision of EV charging

facilities in the Hong Kong Planning Standards and Guidelines to provide necessary guidance to new projects. The Secretary supplemented that new land use zoning, namely “Other Specified Uses” annotated “Green Fuel Station”, was also introduced under some OZPs for NDAs. In addition to the Environment and Ecology Bureau’s prevailing policy to gradually convert the existing PFSs on GL into EV charging/green fuel stations, similar to the current application, private project proponents could also apply for planning permission for such uses on private land through the submission of section 16 planning application for consideration by the Town Planning Board (the Board).

61. Noting PlanD’s views on the application as stated in paragraph 12 of the Paper that the temporary use under the application ‘could be tolerated’, a Member enquired whether the phrase ‘could be tolerated’ (容忍) could be revised to make it more positive. In response, the Secretary explained that when assessing planning applications for temporary use which was neither a Column 1 nor Column 2 use under the Notes of the relevant OZPs, and where the proposed/applied use was not in line with the planning intention of the relevant zone(s) involved, PlanD would, as an usual practice, recommend that such temporary use ‘could be tolerated’ for the applied period, provided that the long-term planning intention of the relevant zone(s) would not be jeopardised. The Board would then decide whether a temporary planning permission could be granted. In view of the Member’s view, PlanD would review the use of the wording as appropriate.

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 16.8.2027, 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.

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

Fanling, Sheung Shui and Yuen Long East District

[Ms Lucille L.S. Leung and Mr Alexander W.Y. Mak, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/538 Proposed House Development and Minor Relaxation of Plot Ratio Restriction in “Residential (Group D)” Zone, Lots No. 407 S.A ss.2 S.A and 408 S.B ss.1 RP in D.D.94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/538A)

Presentation and Question Sessions

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

64. Members had no question on the application.

Deliberation Session

65. 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 16.8.2028, 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 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 Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/323 Proposed Temporary Shop and Services and Vehicle Repair Workshop
for a Period of 3 Years in “Village Type Development” Zone, Lot 3614
RP in D.D. 104, Pok Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/323A)

Presentation and Question Sessions

66. With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) considered that the proposed temporary use could be tolerated for a period of 3 years.

67. Members had no question on the application.

Deliberation Session

68. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 16.8.2027, 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.

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

Tuen Mun and Yuen Long West District

[Messrs Simon P.H. Chan and Eric C.Y. Chiu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/530 Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Lots 207 (Part) and 208 (Part) in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/530)

Presentation and Question Sessions

69. With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

70. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use with associated filling of land is not in line with the planning intention of the “Green Belt” zone which is primarily for the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure

from the planning intention, even on a temporary basis;

- (b) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for Application for Developments within the “Green Belt” Zone (TPB PG-No. 10) in that the proposed development is considered incompatible with the surrounding areas; and
- (c) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) in that new open storage and port back-up uses are generally not encouraged to infiltrate into the New Development Areas.”

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/79 Proposed Redevelopment of House (New Territories Exempted House), and Filling and Excavation of Land in “Coastal Protection Area” Zone, Lot 117 in D.D. 135 and Adjoining Government Land, Sheung Pak Nai, Yuen Long
(RNTPC Paper No. A/YL-PN/79)

Presentation and Question Sessions

72. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed redevelopment, 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.

73. Members had no question on the application.

Deliberation Session

74. 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 16.8.2028, 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 Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Agenda Item 65

Any Other Business

[Open Meeting]

75. There being no other business, the meeting was closed at 5:15 p.m.

**Minutes of 748th Rural and New Town Planning Committee
(held on 16.8.2024)**

Deferral Cases

(a) Requests for Deferment by Applicant for Two Months

Item No.	Application No.*	Times of Deferment
6	Y/NE-MKT/1	1 st
7	A/SK-CWBN/77	1 st
8	A/SK-HC/353	2 nd ^
9	A/SK-HC/356	1 st
10	A/SK-TMT/80	1 st
11	A/SLC/185	1 st
12	A/NE-FTA/246	1 st
13	A/NE-FTA/247	1 st
14	A/NE-FTA/248	1 st
15	A/NE-LYT/833	1 st
18	A/NE-SSH/155	2 nd ^
19	A/NE-SSH/156	2 nd ^
21	A/NE-MUP/205	1 st
24	A/NE-TKL/766	1 st
33	A/YL-KTN/1005	2 nd ^
34	A/YL-KTN/1010	2 nd ^
36	A/YL-KTN/1027	1 st
37	A/YL-KTN/1029	1 st
39	A/YL-NSW/331	1 st
44	A/YL-SK/381	1 st
50	A/YL-HTF/1171	2 nd ^
53	A/YL-TYST/1262	2 nd ^
54	A/YL-TT/637	2 nd ^
55	A/YL-TT/643	2 nd ^
58	A/YL-TT/657	1 st
59	A/YL-TT/658	1 st
60	A/YL-TT/659	1 st
62	A/TM-LTYYY/476	1 st
63	A/TM-LTYYY/477	1 st
64	A/TM-LTYYY/478	1 st
Note: ^ The 2 nd Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.		

(b) Request for Deferment by Applicant for Three Months but Approved for Two Months

Item No.	Application No.*	Times of Deferment
5	Y/NE-STK/4	2 nd ^
Note: ^ The 2 nd Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.		

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest	
53	The application site was located near 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 near Tai Tao Tsuen in HSK

As Mr Timothy K.W. Ma had no involvement in the application under Item 53, the Committee agreed that he could stay in the meeting.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/748_rnt_agenda.html for details of the planning applications.*

**Minutes of 748th Rural and New Town Planning Committee
(held on 16.8.2024)**

Renewal Cases

(a) Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
23	A/NE-TKL/765	Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) in “Agriculture” Zone, Lot 1403 RP (Part) in D.D. 77, Ping Che, Ta Kwu Ling	8.9.2024 to 7.9.2027
41	A/YL-PH/1016	Temporary Transitional Housing Development in “Residential (Group D)” Zone, Lots 111 (Part), 116, 117, 118 and 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long	28.8.2024 to 27.8.2027
45	A/HSK/528	Temporary Warehouse for Storage of Vehicle Parts in “Government, Institution or Community” Zone, Lots 2949 (Part), 2950 RP (Part) and 2956 (Part) in D.D. 129, Ha Tsuen, Yuen Long	11.9.2024 to 10.9.2027
48	A/HSK/531	Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office in “Commercial (1)”, “Open Space” and “Open Space (1)” Zones and area shown as ‘Road’, Various Lots in D.D. 124, Ping Shan, Yuen Long	10.10.2024 to 9.10.2027
52	A/YL-PS/725	Temporary Public Vehicle Park for Medium Size Buses (24-seater) and Private Cars in “Village Type Development” Zone, Lots 449 RP (Part), 450 (Part) and 452 RP (Part) in D.D. 122 and Adjoining Government Land, Hang Mei Tsuen, Ping Shan, Yuen Long	25.8.2024 to 24.8.2027

(b) Application for renewal of temporary approval for 7 years

Item No.	Application No.	Renewal Application	Renewal Period
28	A/TP/695	Temporary Bus Maintenance Centre in Area shown as ‘Road’, Government land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po	9.12.2024 to 8.12.2031

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
28	The application site was located in Tai Po.	<ul style="list-style-type: none"> - Mr Daniel K.S. Lau for co-owning with spouse a property in Tai Po - Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
48	The application site was located near Hung Shui Kiu (HSK).	<ul style="list-style-type: none"> - Mr Timothy K.W. Ma for being a consultant of a company which was planning and building a residential care home for the elderly near Tai Tao Tsuen in HSK

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 application site under Item 28 and Mr Timothy K.W. Ma had no involvement in the application under Item 48, the Committee agreed that they could stay in the meeting.

**Minutes of 748th Rural and New Town Planning Committee
(held on 16.8.2024)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 16.8.2027

Item No.	Application No.	Planning Application
17	A/NE-PK/198	Temporary Private Car Park (Private Car and Light Goods Vehicle) in “Village Type Development” Zone, Various Lots in D.D. 91, Kai Leng, Sheung Shui
20	A/NE-SSH/159	Proposed Temporary Private Car Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lots 453 (Part), 461 S.A (Part) and 461 S.B (Part) in D.D. 209, Kei Ling Ha San Wai, Shap Sz Heung, Tai Po
25	A/NE-TKL/767	Proposed Temporary Warehouse for Storage of Metal and Associated Filling of Land in “Agriculture” and “Industrial (Group D)” Zones, Lot 554 S.A ss.2 (Part) in D.D. 77, Ta Kwu Ling
27	A/NE-LT/766	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” and “Agriculture” Zones, Lots 1190 RP and 1192 S.B RP in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po
30	A/STT/7	Temporary Eating Place with Ancillary Facilities in “Village Type Development” Zone, Lots 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
31	A/STT/8	Proposed Temporary Shop and Services (Retail Shop of Building Materials) in “Residential (Group A) 1” and “Government, Institution or Community” Zones, Lots 1545 (Part) and 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long
35	A/YL-KTN/1026	Temporary Shop and Services and Eating Place in “Other Specified Uses” annotated “Railway Reserve” Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long
40	A/YL-PH/994	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities and Filling of Land in “Village Type Development” Zone, Lots 2625 (Part) and 2632 (Part) in D.D. 111, Pat Heung, Yuen Long
42	A/YL-SK/377	Proposed Temporary Shop and Services (Real Estate Agency) in “Agriculture” Zone, Lot 624 S.A (Part) in D.D. 112, Shek Kong, Yuen Long
43	A/YL-SK/378	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land in “Agriculture” Zone, Lots 1326 (Part), 1327 S.B (Part) and 1327 S.C (Part) in D.D. 114, Shek Kong, Yuen Long
46	A/HSK/529	Temporary Open Storage of Construction Machinery and Materials in “Government, Institution or Community” Zone and area shown as ‘Road’, Lots 39 (Part), 40 (Part), 41 (Part), 52 S.A RP (Part) and 52 S.B (Part) in D.D. 128, Ha Tsuen, Yuen Long
57	A/YL-TT/656	Temporary Shop and Services and Public Vehicle Park in “Village Type Development” Zone, Lots 4891 RP (Part), 4892 S.A, 4892 RP (Part) and 4893 (Part) in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 16.8.2029

Item No.	Application No.	Planning Application
32	A/YL-MP/373	Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in “Recreation” Zone, Lot 2972 in D.D. 104, Yau Mei San Tsuen, Mai Po, Yuen Long
56	A/YL-TT/655	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1451 RP in D.D. 118, Tai Tong, Yuen Long
61	A/YL-TT/660	Proposed Temporary Shop and Services in “Open Space” Zone, Lot 3131 RP in D.D. 116, Tai Tong, Yuen Long

(c) Application approved on a temporary basis for a period of 6 years until 16.8.2030

Item No.	Application No.	Planning Application
49	A/TM/590	Proposed Temporary Shop and Services and Eating Place in “Village Type Development” Zone, Lot 820 RP in D.D. 132, Tuen Mun

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
27	The application site was located in Tai Po.	- Mr Daniel K.S. Lau for co-owning with spouse a property in Tai Po - Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
30 and 31	The application sites were located in San Tin.	- Mr Ryan M.K. Ip for being a consultant of a consultancy study on the development plan for innovation and technology use in San Tin area commissioned by the Government and being the advisory committee member of the Advisory Committee on the Northern Metropolis
32	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

The Committee noted that Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting. As Mr Ryan M.K. Ip had no involvement in the applications under Items 30 and 31, and the properties co-owned/owned by Messrs Daniel K.S. Lau with his spouse and K.W. Leung had no direct view of the application sites under Items 27 and 32, the Committee agreed that they could stay in the meeting.