

TOWN PLANNING BOARD

Minutes of 755th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 6.12.2024

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Vilian W.L. Sum

Chief Engineer (Works),
Home Affairs Department
Mr Karl K.L. Kwan

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

Assistant Director/Regional 3,

Lands Department
Mr Kenneth C.K. Lee

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

Secretary

Absent with Apologies

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

In Attendance

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

Chief Town Planner/Town Planning Board
Mr K.K. Lee

Assistant Town Planner/Town Planning Board
Ms Alanna W.H. Chan

Agenda Item 1

Confirmation of the Draft Minutes of the 754th RNTPC Meeting held on 22.11.2024

[Open Meeting]

1. The draft minutes of the 754th RNTPC meeting held on 22.11.2024 were confirmed without amendment.

Agenda Item 2

Matters 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 23 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases 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.

[Messrs Vincent K.Y. Ho and Karl K.L. Kwan joined the meeting at this point.]

Renewal Case

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there was one case for renewal of temporary planning approval and the Planning Department had no objection to the application for the further period as applied for. Details of the planning application were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years on the terms of the application as submitted to the Town Planning Board 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.

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were 19 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 the planning applications, Members' declaration of interests for individual cases and the Committee' views on the declared interests were in **Annex 3**.

Deliberation Session

8. 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, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses, if any, as set out in the appendix of the Papers.

Sai Kung and Islands District

[Ms Tammy S.N. Kong and Mr Kenneth C.K. Yeung, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), Ms Sylvia L.Y. Lam, Town Planner/Sai Kung and Islands (TP/SKIs), and Mr Dicky Y.F. Chan, Assistant Town Planner/Sai Kung and Islands, were invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBN/77 Excavation and Filling of Land for Permitted Agricultural Use in
“Conservation Area” Zone, Lots 19 S.C (Part), 19 S.D (Part), 19 RP
(Part), 20 S.C (Part), 28 (Part), 29 (Part) and 30 (Part) in D.D. 238,
Clear Water Bay, Sai Kung, New Territories
(RNTPC Paper No. A/SK-CWBN/77A)

Presentation and Question Sessions

9. With the aid of some plans, Ms Sylvia L.Y. Lam, TP/SKIs, briefed Members on the background of the application, the applied works, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

10. The Vice-chairperson raised the following questions:

- (a) whether there was any information submitted by the applicant to substantiate the claim that the farm was non-profit-making; and
- (b) how the current enforcement action would proceed if planning approval was granted.

11. In response, Ms Tammy Kong, STP/SKIs, made the following main points:

- (a) while the applicant did not provide specific information to demonstrate that the farm was operated on a non-profit-making basis, the applicant stated the farm was not open to the public and only a selected group of volunteers and staff were allowed to visit the farm; and
- (b) the applicant indicated that efforts had been made to comply with the requirements of the Reinstatement Notice issued by the Planning Authority, including the removal of some filled materials such as gravel and concrete. Should the current application be approved, the enforcement action concerning the application site would be considered separately, taking into account the latest site conditions and planning circumstances.

Deliberation Session

12. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/354 Temporary Private Garden for a Period of 3 Years in “Agriculture”
Zone, Lot 429 S.B (Part) in D.D. 244 and Adjoining Government Land,
Ho Chung New Village, Sai Kung
(RNTPC Paper No. A/SK-HC/354B)

Presentation and Question Sessions

13. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

14. Two Members raised the following questions:
- (a) whether there was any definition of a private garden;
 - (b) whether a covered structure within the garden could be regarded as private garden use; and
 - (c) if the crops and plants cultivated in the private garden were solely for personal use and not for sale, whether this could be regarded as agricultural use.
15. In response, Ms Tammy S.N. Kong, STP/SKIs, made the following main points:
- (a) while there was no specific definition of a private garden in planning terms, the general meaning was applicable. In the subject case, the applied private garden referred to the land area fenced off and used exclusively by the residents of the adjoining New Territories Exempted House for personal enjoyment;
 - (b) depending on the actual usage, a covered structure (e.g. a house with air-conditioning) generally would not be regarded as private garden use; and
 - (c) agricultural use generally referred to any land used for growing crops and plants, and rearing of animals and fish for the purpose of providing food and other products. The cultivation of flowers and potted plants for future planting out or sale would be regarded as plant nursery, which was subsumed under agricultural use. The land use nature of each proposal would be considered on a case-by-case basis, taking into account the size of the site, the types and scale of the plants being grown, and the mode of operation.

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

“the applied use is not in line with the planning intention of “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. There is no strong justification given in the submission for a departure from the planning intention, even on a temporary basis.”

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/82 Proposed House (New Territories Exempted House - Small House) in “Government, Institution or Community” and “Village Type Development” Zones, Lots 157 RP (Part), 161 S.B and 161 S.C in D.D. 258, Wong Chuk Wan, Sai Kung
(RNTPC Paper No. A/SK-TMT/82)

Presentation and Question Sessions

17. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

18. Members had no question on the application.

Deliberation Session

19. The Committee noted that the subject “Government, Institution or Community” (“G/IC”) zone was surrounded by a “Village Type Development” (“V”) zone and within the village ‘environs’ of Wong Chuk Wan. In relation to a Member’s concern on whether approving the application would set a precedent for other New Territories Exempted House

(NTEH)/Small House applications within the same “G/IC” zone, the Committee noted that the remaining small portion of the subject “G/IC” zone comprised only government land, while the development of NTEH/Small House was always permitted within the much larger “V” zone that surrounded the subject “G/IC” zone.

20. 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 6.12.2028, 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 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/185 Proposed Temporary Holiday Camp for a Period of 5 Years in “Green Belt” Zone, Various Lots in D.D. 332L and Adjoining Government Land, Cheung Sha, Lantau Island
(RNTPC Paper No. A/SLC/185A)

Presentation and Question Sessions

21. With the aid of some plans, Mr Kenneth C.K. Yeung, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

22. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use is not in line with the planning intention of the “Green Belt” (“GB”) zone which is primarily for defining 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 such planning intention, even on a temporary basis; and
- (b) the proposed use is not in line with the Town Planning Board Guidelines No. 10 for ‘Application for Development within the “GB” zone under Section 16 of the Town Planning Ordinance’ in that the applicant fails to demonstrate that the proposed use would not adversely affect slope stability and the access to the application site would not adversely affect existing trees or other natural landscape features.”

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

Sha Tin, Tai Po and North District

[Ms Ivy C.W. Wong and Mr Jeffrey P.K. Wong, Senior Town Planners/Sha Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-STK/27 Proposed House (New Territories Exempted House) in “Green Belt”
Zone, Lot 402 in D.D. 40 and Adjoining Government Land, Shan Tsui,
Sha Tau Kok, New Territories
(RNTPC Paper No. A/NE-STK/27)

Presentation and Question Sessions

24. With the aid of some plans, Ms Ivy C.W. Wong, 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.

25. Members had no question on the application.

Deliberation Session

26. 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 6.12.2028, 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 21 to 39

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/802 Access Road for Connecting the Adjoining Temporary Private Car Parking Spaces for a Period of 3 Years in “Green Belt” Zone, Lots 298 S.AC (Part) and 298 RP (Part) in D.D. 26, Ting Kok

A/NE-TK/803 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AA in D.D. 26, Ting Kok

A/NE-TK/804 Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AB in D.D. 26, Ting Kok

- A/NE-TK/805 Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lots 298 S.AE, 298 S.AF and 298 S.AG in D.D. 26, Ting Kok
- A/NE-TK/806 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AH in D.D. 26, Ting Kok
- A/NE-TK/807 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AI in D.D. 26, Ting Kok
- A/NE-TK/808 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AJ in D.D. 26, Ting Kok
- A/NE-TK/809 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AK in D.D. 26, Ting Kok
- A/NE-TK/810 Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AL in D.D. 26, Ting Kok
- A/NE-TK/811 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AM in D.D. 26, Ting Kok
- A/NE-TK/812 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AN in D.D. 26, Ting Kok
- A/NE-TK/813 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.AO in D.D. 26, Ting Kok
- A/NE-TK/814 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lots 298 S.R and 298 S.S in D.D. 26, Ting Kok
- A/NE-TK/815 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.T in D.D. 26, Ting Kok

A/NE-TK/816	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.U in D.D. 26, Ting Kok
A/NE-TK/817	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.V in D.D. 26, Ting Kok
A/NE-TK/818	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lots 298 S.X and 298 S.Y in D.D. 26, Ting Kok
A/NE-TK/819	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.Z in D.D. 26, Ting Kok
A/NE-TK/820	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Green Belt” Zone, Lot 298 S.W in D.D. 26, Ting Kok (RNTPC Paper No. A/NE-TK/802A to 820A)

27. The Committee agreed that as the 19 applications submitted by the same authorised agent were similar in nature and the application sites (the Sites) were located in close proximity to each other within the same “Green Belt” (“GB”) zone, they could be considered together.

Presentation and Question Sessions

28. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the applications, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department (PlanD) considered that the applied uses could be tolerated for a period of 3 years.

29. In response to a Member’s enquiry on the approval history of the Sites, Mr Jeffrey P.K. Wong, STP/STN, said that the previous applications for the same uses at the Sites were first approved by the Committee in October 2021 for a period of 3 years. As the planning permissions lapsed in October 2024, the applicants submitted the current

applications to obtain planning approvals for a second time.

Deliberation Session

30. Noting the persistent car parking demand from nearby villagers and given the site history, i.e. the Sites had been cleared of vegetation and used for open storage when the first statutory plan covering the area was gazetted in 1990, a Member suggested that consideration could be given to rezoning this part of the “GB” zone to facilitate vehicle park use in the long term, thereby obviating the need for renewal of the planning approvals every 3 years. Regarding the views of relevant government departments on the applications, the Committee noted that the Commissioner for Transport supported the applications in view of the parking demand in the vicinity, and other government departments consulted, including the Director of Agriculture, Fisheries and Conservation, had no adverse comment on the applications. Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, Transport Department, supplemented that her department supported the applications in view of the genuine parking demand in the area. The Chairperson said that PlanD could review the zoning of the application sites as appropriate when opportunity arose.

31. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 6.12.2027, 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 Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 53

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1033 Proposed Temporary Office for a Period of 3 Years in “Open Storage” Zone, Lot 1459 S.B (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/1033)

Presentation and Question Sessions

32. With the aid of some plans, Mr Adrian Y.G. To, 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 considered that the proposed use could be tolerated for a period of 3 years.

33. Members had no question on the application.

Deliberation Session

34. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.12.2027, 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 Item 55

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/381 Proposed Temporary Open Storage of Vehicles and Vehicle Parts and Vehicle Repair Workshop for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 1069 S.A RP (Part) in D.D. 106, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/381A)

Presentation and Question Sessions

35. With the aid of some plans, Ms Lucille L.S. Leung, 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 uses could be tolerated for a period of 3 years.

36. Members had no question on the application.

Deliberation Session

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.12.2027, 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

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

Agenda Item 66

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/536 Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Filling of Land for a Period of 3 Years in “Village Type Development”, “Green Belt” and “Residential (Group A)” Zones, Lots 2804 (Part), 2826, 2827, 2844 and 2845 RP (Part) in D.D 129 and Adjoining Government Land, Sha Kong Wai, Yuen Long
(RNTPC Paper No. A/YL-LFS/536)

Presentation and Question Sessions

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

39. In response to a Member’s enquiry on whether the applied use was in line with the planning intention of the “Village Type Development” (“V”) zone as claimed by the applicant, Mr Eric C.Y. Chiu, STP/TMYLW, said that while the applied use was not entirely in line with the planning intention of the “V” zone, it aimed to serve the local villagers and the Commissioner for Transport supported the application as it could meet the local public parking demand.

Deliberation Session

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.12.2027, 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 Item 67

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/537 Proposed Public Utility Installation (Underground Cable) and Associated Excavation and Filling of Land in “Green Belt” Zone, Lots 1012 (Part) and 1036 RP (Part) in D.D. 129, Lau Fau Shan, Yuen Long (RNTPC Paper No. A/YL-LFS/537)

Presentation and Question Sessions

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

42. In response to a Member’s enquiry on the identity of the applicant, Mr Eric C.Y. Chiu, STP/TMYLW, said that the applicant was the village representative of the nearby Mong Tseng Tsuen. While the applicant was not the current land owner of the two private lots involved in the application, he had obtained consents from the land owners to submit the application, which was intended to supply electricity to approximately 60 village houses within the “Village Type Development” zone to the north of the application site.

Deliberation Session

43. The Committee noted that excavation of land within the subject “Green Belt” zone that was not public works coordinated or implemented by the Government, whether at ground level or via bored underground tunnel, required planning permission from the Town Planning Board.

44. 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 6.12.2028, 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 representative for attending the meeting. He left the meeting at this point.]

Agenda Item 74

Any Other Business

[Open Meeting]

45. There being no other business, the meeting was closed at 3:40 p.m.

**Minutes of 755th Rural and New Town Planning Committee
(held on 6.12.2024)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.	Times of Deferment
3	Y/NE-MKT/1	2 nd [^]
11	A/NE-FTA/250	2 nd [^]
15	A/NE-LYT/836	1 st
16	A/NE-MTL/12	1 st
18	A/NE-TKL/780	1 st
20	A/NE-KLH/645	1 st
41	A/YL-KTN/1041	2 nd [^]
42	A/YL-KTN/1049	1 st
44	A/YL-KTN/1058	1 st
45	A/YL-KTN/1061	1 st
47	A/YL-KTS/1035	1 st
48	A/YL-KTS/1036	1 st
49	A/YL-KTS/1037	1 st
50	A/YL-NSW/331	2 nd [^]
51	A/YL-NSW/335	1 st
52	A/YL-PH/1032	1 st
56	A/YL-SK/393	1 st
57	A/YL-SK/395	1 st
60	A/YL-MP/379	1 st
63	A/HSK/538	1 st
68	A/YL-TT/657	2 nd [^]
69	A/YL-TT/666	2 nd [^]
72	A/YL-TYST/1286	1 st

Note:

[^] The 2nd 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:

Item No.	Members' Declared Interests	
20	The application site was located in Tai Hang Village, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
60	The application site was located in Chuk Yuen Tsuen, Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

As the properties co-owned/owned by Dr Venus Y.H. Lun and Mr K.W. Leung had no direct view of the application sites under Items 20 and 60 respectively, the Committee agreed that they could stay in the meeting.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/755_rnt_agenda.html for details of the planning applications.*

**Minutes of 755th Rural and New Town Planning Committee
(held on 6.12.2024)**

Renewal Case

Application for renewal of temporary approval for 5 Years

Item No.	Application No.	Renewal Application	Renewal Period
12	A/NE-FTA/254	Temporary Asphalt Plant in “Open Storage” Zone, Lots 20 RP (Part), 21 and 23 RP (Part) in D.D. 88 and Adjoining Government Land, East of Man Kam To Road, Sheung Shui	13.12.2024 to 12.12.2029

**Minutes of 755th Rural and New Town Planning Committee
(held on 6.12.2024)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 6.12.2027

Item No.	Application No.	Planning Application
8	A/NE-FTA/244	Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 360A S.A (Part), 360A RP (Part), 360B S.A (Part), 360B RP (Part), 360C S.A (Part), 360D S.A (Part) and 360D RP (Part) in D.D. 87, Ta Kwu Ling
9	A/NE-FTA/247	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To
10	A/NE-FTA/249	Temporary Cargo Handling and Forwarding Facility in “Other Specified Uses” annotated “Port Back-up Uses” and “Agriculture” Zones, Lot 183 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui
13	A/NE-FTA/256	Proposed Temporary Container Storage and Repair Yard with Ancillary Office in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lots 140 (Part) and 142 (Part) in D.D. 52 and Adjoining Government Land, Fu Tei Au, Sheung Shui
14	A/NE-HLH/75	Proposed Temporary Open Storage of Construction Materials in “Agriculture” Zone, Lots 367 RP (Part) and 368 in D.D. 87, Hung Lung Hang
16A	A/NE-MUP/205	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) in “Residential (Group D)” Zone, Lots 147 S.A, 175 RP (Part) and 176 S.B ss. 2 in D.D. 38, Sha Tau Kok
17A	A/NE-TKL/772	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) and Associated Filling of Land in “Agriculture” Zone, Lot 1495 S.B ss.2 RP in D.D. 76, Hung Leng, Fanling
40	A/YL-KTN/1027	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lots 777 (Part), 778 (Part), 779, 780 (Part), 781 (Part), 918 S.A RP (Part) and 918 S.C RP (Part) in D.D. 107, Kam Tin, Yuen Long
54	A/YL-PH/1034	Temporary Open Storage of Second-hand Vehicles and Vehicle Parts with Ancillary Facilities and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones, Lots 2879 (Part), 2881 (Part), 2888 (Part), 2889 (Part) and 2900 (Part) in D.D. 111, Wing Ning Lei, Wang Toi Shan, Pat Heung, Yuen Long
58	A/YL-SK/390	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) in “Agriculture” Zone, Lot 1415 in D.D. 114, Sheung Tsuen, Kam Sheung Road, Shek Kong
61	A/STT/12	Temporary Public Vehicle Park (Private Cars) in “Village Type Development” Zone, Lots 733 S.D ss.11 S.A (Part), 733 S.D ss. 11 S.B, 733 S.D ss.11 S.C, 733 S.D ss.11 S.D, 733 S.D ss.11 S.E and 733 S.D ss.11 S.F in D.D. 99, Yan Shau Wai, San Tin, Yuen Long

Item No.	Application No.	Planning Application
62	A/HSK/537	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Village Type Development” and “Open Space” Zones, Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long
64	A/TM-LTYY/471	Proposed Temporary Warehouse in “Residential (Group D)” Zone, Lots 1212 RP (Part), 1215 S.AK RP (Part), 1243 S.B RP (Part), 1247 RP (Part), 1248 (Part), 1256 S.A, 1256 S.B and 1256 RP in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun
73	A/YL-TYST/1287	Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Office in “Residential (Group B)1” Zone, Lot 444 RP in D.D. 121, Tai Tao Tsuen, Ping Shan, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 6.12.2029

Item No.	Application No.	Planning Application
43	A/YL-KTN/1057	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 1198 S.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long
46	A/YL-KTN/1065	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss. 2 in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long
65	A/TM-LTYY/476	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 3866 S.B and 3868 in D.D. 124, Tuen Mun
70	A/YL-TT/670	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1581 (Part), 1656, 1657, 1658 (Part) and 1659 (Part) in D.D. 116 and Adjoining Government Land, Yuen Long
71	A/YL-TYST/1278	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities in “Village Type Development” Zone, Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
61	The application site was located in San Tin.	- Mr Ryan M.K. Ip for being a consultant of the consultancy study on the development plan for innovation and technology use in the San Tin area commissioned by the Government, and being an advisory committee member of the Advisory Committee on the Northern Metropolis

Item No.	Members' Declared Interests	
71 and 73	The application sites were located in Hung Shui Kiu (HSK) in the vicinity of Tai Tao Tsuen.	- 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 Mr Timothy K.W. Ma had tendered an apology for being unable to attend the meeting. As Mr Ryan M.K. Ip had no involvement in the application under Item 61, the Committee agreed that he could stay in the meeting.