

TOWN PLANNING BOARD

**Minutes of 759th Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 14.2.2025**

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories East,
Transport Department
Mr Elton C.K. Lau

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

Assistant Director/Regional 1,
Lands Department
Ms Catherine W.S. Pang (up to Item 35)

Assistant Director/Regional 3,
Lands Department
Mr Lawrance S.C. Chan (after Item 35)

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

Secretary

Absent with Apologies

Mr Daniel K.S. Lau

Vice-chairperson

Mr Timothy K.W. Ma

Mr Daniel K.W. Chung

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
Ms Katy C.W. Fung

Town Planner/Town Planning Board
Ms Ophelia C.M. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 758th RNTPC Meeting held on 24.1.2025

[Open Meeting]

1. The draft minutes of the 758th RNTPC meeting held on 24.1.2025 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 29 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.

[Ms Clara K.W. U joined the meeting at this point.]

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were two cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further periods as applied for. Details of the planning applications, Member's declaration of interest for a case and the Committee's views on the declared interest were in **Annex 2**.

Deliberation Session

6. 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, 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.

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 16 cases selected for streamlining arrangement and the Planning Department (PlanD) had no objection to the applications for temporary uses for the applied/recommended 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 or the period as recommended by PlanD on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, 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.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 5

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-KTN/5 Application for Amendment to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11, To rezone the application site from “Agriculture” to “Government, Institution or Community (1)”, Lot 1171 S.B in D.D. 109, Kam Tin, Yuen Long

(RNTPC Paper No. Y/YL-KTN/5A)

Presentation and Question Sessions

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

PlanD

- | | |
|----------------------|---|
| Ms Josephine Y.M. Lo | - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE) |
| Mr C.K. Fung | - Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE) |
| Ms Andrea W.Y. Yan | - Town Planner/Fanling, Sheung Shui and Yuen Long East |

Applicant’s Representatives

Hip Tin Temple Management Company Limited – Applicant

Mr Cheng Po Leung

Mr Ho Tak Keung

Mr Fung Wai Ching

Toco Planning Consultants Limited

Mr Chan Tat Choi
Mr Daniel James C.H. Wei
Ms Jacqueline Lily Ho
Ms Yeung Tsoi Yuk

OZZO Technology (HK) Limited

Mr Chan Pui Cheung
Ms Lin Shi Ying
Ms He Min Ling

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

11. With the aid of a PowerPoint presentation, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Agriculture" ("AGR") to "Government, Institution or Community (1)" ("G/IC(1)") to regularise the columbarium use at an existing religious institution, Hip Tin Temple (協天宮), on the Site, departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

12. The Chairperson then invited the applicant's representatives to elaborate on the application. Mr Daniel James C.H. Wei, the applicant's representative, said that they concurred with PlanD's presentation and views on the application, and had no further point to make.

13. As the representations of PlanD's representative and the applicant's representative had been completed, the Chairperson invited questions from Members.

The Site and Application Boundary

14. A Member raised the following questions:

- (a) when Hip Tin Temple was built; and

- (b) whether the boundary of the Site followed that of Hip Tin Temple.

15. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) according to the applicant, Hip Tin Temple was built in 1932. Before the gazettal of the Kam Tin North Interim Development Permission Area Plan (the IDPA Plan) (i.e. 5.10.1990), Hip Tin Temple was identified as a temple structure and there was no information on the existence of columbarium use in the temple; and
- (b) the site boundary of the section 12A (s.12A) application was highlighted in red on Plan Z-2 of the Paper, which included the structure of Hip Tin Temple and some open-air spaces adjoining the structure. The site boundary was delineated by the lot boundary of Lot 1171 S.B in D.D. 109.

16. Noting that Lot 1171 S.A in D.D. 109 adjoined the Site (i.e. Lot 1171 S.B in D.D. 109), a Member enquired about the ownership and the use of Lot 1171 S.A. In response, Messrs Fung Wai Ching and Daniel James C.H. Wei, the applicant's representatives, said that Lot 1171 S.A and the Site were held under different ownership and the operation of Hip Tin Temple was confined to the boundary of the Site, with Lot 1171 S.A being used solely as a pedestrian access to the Site.

The Columbarium Use

17. A Member asked whether the existing columbarium use was legal. If not, whether enforcement action should be taken prior to consideration of the s.12A application. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, said that the Private Columbaria Ordinance (PCO) (Cap. 630) was enacted in 2017 to regulate operation of private columbaria through a licensing scheme. Columbarium in operation with ashes interred in niches before the cut-off day (i.e. 18.6.2014) could be qualified as a pre-cut-off columbarium and its operation could continue upon satisfying applicable requirements. For the subject columbarium, approval-in-principle for Temporary Suspension of Liability application was granted by the the Private Columbaria Licensing Board (PCLB). The applicant had applied for a licence under PCO,

and compliance with the Town Planning Ordinance (the Ordinance), among others, was required for the licence application. In the planning regime, as ‘Columbarium’ was neither a Column 1 nor Column 2 use in the “AGR” zone, the applicant submitted the subject application to allow columbarium use at the Site to satisfy the planning requirements of the licence application under PCO. In the next stage, the applicant would need to satisfy other requirements such as those on land administration and building-related regimes where applicable. A licence would only be granted by PCLB after all relevant requirements were satisfied.

18. A Member enquired about the number of niches in the existing columbarium. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a visualiser, explained that among the occupied niches, 15 single niches were sold and one urn was for 17 ancestors. A detailed account of the current status of the columbarium niches was stated in paragraph 1.2 of the Paper. In response to the Member’s further enquiry, Messrs Fung Wai Ching and Daniel James C.H. Wei, the applicant’s representatives, clarified that the urn was for accommodating 17 ancestors’ ashes, which were relocated to the Site together with Hip Tin Temple. For a double niche, two urns (i.e. two deceased) could be accommodated.

The Proposed Building Height (BH) Restriction

19. Noting that the applicant proposed a BH restriction of 1 storey (excluding basement) for the proposed “G/IC(1)” zone, a Member asked if a basement could be constructed. Ms Josephine Y.M. Lo, DPO/FSYLE, said that technically, the applicant could construct a basement under the proposed BH restriction. The Site was currently occupied by a single-storey building without basement and the current application was to regularise the existing columbarium use. Appropriate control on BH under the Kam Tin North Outline Zoning Plan (OZP) could be considered and proposed for the consideration of the Committee in the OZP amendment stage, should the Committee agree to the application. The Member further enquired if the applicant had any plan to construct a basement for columbarium use. In response, Mr Daniel James C.H. Wei, the applicant’s representative, said that the proposed Notes for the “G/IC(1)” zone submitted in support of the s.12A application was formulated with reference to the Notes for “G/IC” zones in other OZPs and the applicant had no plan to construct a basement at the Site. The layout of the columbarium development would be controlled by the licence under PCO that no basement could be built in the future.

Local Consultation

20. In response to a Member's enquiry on any public comments received for the s.12A application, Ms Josephine Y.M. Lo, DPO/FSYLE, said that the subject s.12A application was submitted under the amended Town Planning Ordinance (the Amended Ordinance), which came into operation on 1.9.2023. Under the Amended Ordinance, the invitation for public comments on s.12A applications was dispensed with. That said, for the subject application, the District Officer (Yuen Long) (DO(YL)), Home Affairs Department, had been consulted and no adverse comments including those from villagers on the application were received. Upon the invitation of the Chairperson, Mr Fung Wai Ching, the applicant's representative, added that they had been maintaining good relationship with the village representatives and villagers nearby, including those in Shing Mun San Tsuen, and the applicant had not received any objecting views so far.

21. 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 procedure of 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 representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

22. The Chairperson recapitulated that the application sought to rezone the Site from "AGR" to "G/IC(1)" for regularisation of a columbarium development. Based on past experiences, in scrutinising applications for columbarium use, the Committee's consideration should focus on the impacts on any sensitive uses in the surrounding areas and technical feasibility, including the traffic aspect, and comments from relevant government departments. While the temple structure was in existence before the gazettal of the IDPA Plan in 1990, there was no sufficient information to demonstrate that the columbarium use existed before the publication of the IDPA Plan. Hence, the applicant submitted the current s.12A application to regularise the columbarium use at the Site. For the current application, according to PlanD's assessment, the religious institution and the columbarium were not incompatible with

the surrounding uses, there were no adverse technical impacts and relevant government departments had no adverse comments on the application. The Chairperson remarked that the applicant needed to submit traffic and crowd management plan (the management plan) to PCLB, and the Private Columbaria Affairs Office of the Food and Environmental Hygiene Department would oversee the monitoring of the licensee's implementation of the approved management plan in co-ordination with other concerned departments, if the licence application was approved by PCLB. The Chairperson then invited Members' views on the application.

23. While having no objection to the application, a Member expressed concern as to whether the operation of the columbarium in Hip Tin Temple would involve the adjoining lot, i.e. Lot 1171 S.A, which was not covered within the boundary of the current application, and enquired whether PlanD might consider adjusting the zoning boundary of the proposed "G/IC(1)" zone, taking into account the operation of the columbarium during the OZP amendment stage. The Chairperson remarked that as confirmed by the applicant, the Site (Lot 1171 S.B) and the adjoining lot (Lot 1171 S.A) were under separate ownership and the columbarium would not involve Lot 1171 S.A. In that regard, the proposed amendments to the OZP should follow the rezoning boundary proposed by the applicant while the operation of the columbarium would be monitored by the licensing authority. Should the Committee agree to the application, the rezoning boundary should follow the applicant's proposal. Members generally agreed to the adoption of such approach.

24. Whilst not objecting to the application, a Member asked whether it was a common practice to stipulate '(excluding basement)' in BH restriction for columbarium development/use. It appeared that such control would allow flexibility for the applicant to construct a basement within the development. In response, the Chairperson said that PlanD would take into account Members' views when reviewing and proposing an appropriate BH restriction for the Site at the OZP amendment stage. The Member further enquired about the public comments on the application. The Chairperson reiterated that while there was no provision for inviting public comments on s.12A applications under the Amended Ordinance, the relevant District Office would be consulted and would convey local comments on applications, if any, which would then be incorporated in the papers for the Committee's consideration. For the subject application, DO(YL) had no comment, and during the Q&A session of the subject meeting, the applicant was specifically asked whether they had liaised with local villagers on the columbarium use at the Site. Should the application be agreed by

the Committee, PlanD would proceed to the statutory plan-making process under the Ordinance. Upon the Committee's agreement on the proposed OZP amendments, the draft OZP would be published for public inspection for 2 months and any representation received would be submitted to the Board for consideration.

25. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Kam Tin North Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Sai Kung and Islands District

[Ms Lisa Y.M. Chau and Mr Kenneth C.K. Yeung, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Ms Esther S.M. Leung and Ms S.H. Lau, Town Planners/Sai Kung and Islands (TPs/SKIs), were invited to the meeting at this point.]

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TLS/66 Proposed Minor Relaxation of Site Coverage and Building Height Restrictions for Permitted Residential Development in “Residential (Group C) 1” Zone, 8 Ka Shue Road, Tseng Lan Shue, Sai Kung, New Territories
(RNTPC Paper No. A/SK-TLS/66)

Presentation and Question Sessions

26. With the aid of a PowerPoint Presentation, Ms Lisa Y.M. Chau, 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.

[Mr Vincent K.Y. Ho joined the meeting during PlanD's presentation.]

Access Arrangement and Proposed Building Height

27. Noting that Ka Shue Road was located on sloping land and there was a level difference between Ka Shue Road and the application site (the Site), a Member enquired whether there was a change in the vehicular ingress/egress of Clear Water Bay Apartments. In response, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, explained the existing Clear Water Bay Apartments consisted of 8 residential blocks (i.e. Blocks A to H) and the existing vehicular ingress/egress was located near Block E. The application was for redevelopment of Blocks G and H only and it would be a separate development in the future. Therefore, a new vehicular ingress/egress was proposed at the southwestern corner of the Site (i.e. near the existing Block G) which involved a greater level difference between the Site and Ka Shue Road compared with the existing one near Block E. Moreover, the proposed car parking spaces would be located in the basement, whereas the car parking spaces at the other blocks of Clear Water Bay Apartments were at-grade. In response to another Member's follow-up enquiry, Ms Lisa Y.M. Chau, STP/SKIs, supplemented that as the existing Blocks G and H of Clear Water Bay Apartments were covered by their own lease, separated from the other residential blocks of Clear Water Bay Apartments, a new vehicular ingress/egress was required for the proposed residential redevelopment at the Site.

28. A Member raised the following questions:

- (a) the difference of the floor-to-floor (FTF) height of the previously approved scheme under application No. A/SK-TLS/56 and the current scheme, and whether the increase in FTF height was the main reason for the increase in BH in the current application; and
- (b) whether the proposed FTF height in the current application complied with the requirement under the Buildings Ordinance.

29. In response, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) an FTF height of 3m for typical residential floors was proposed in the previously approved scheme whereas an FTF height of 3.25m and 3.4m was proposed for typical residential floors and topmost residential floor respectively in the current scheme. According to the applicant, the increase in FTF height under the current scheme would enhance natural wind ventilation and allow better lighting penetration into the flats; and
- (b) the Buildings Department (BD) had no objection to the proposed FTF height for the domestic storeys as it was within the maximum FTF height of 3.5m for a typical floor in domestic buildings as set out in the Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-5.

30. In response to the Chairperson's enquiry on the absolute BH above ground, Ms Lisa Y.M. Chau, STP/SKIs, and Ms Esther S.M. Leung, TP/SKIs, with the aid of some PowerPoint slides and a plan, said that the absolute BH above ground for the previously approved scheme and the current scheme was 18m and 20.2m respectively based on the existing ground level of about 228mPD at the Site. The site formation level of both the previously approved scheme and the current scheme was at 227mPD. Taking into account the basement (i.e. LG/F) with an FTF height of 4.8m to mainly accommodate car parking and electrical and mechanical (E&M) facilities, the total building height would be 21.2m (main roof at 248.2mPD) under the current application.

31. In response to the Chairperson's further enquiry on the possibility of setting a precedent by approving the current application, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, said that the current application for minor relaxation of BH restriction was mainly to address the site constraints related to the level difference between Ka Shue Road and the Site, and the need to accommodate the vehicle ramp, E&M facilities and carpark in the basement. As the level differences between Ka Shue Road and the remaining six blocks of Clear Water Bay Apartments, and between Ka Shue Road and the adjacent Hillview Court within the "Residential (Group C)1" ("R(C)1") zone were not as significant as at the Site, the circumstances of the current application were considered unique. The Chairperson remarked that approval of the current application would be based on its unique planning circumstances and should by no means set a precedent for similar applications in the "R(C)1" zone.

Land Administration

32. In response to a Member's enquiry on the land status of the Site, Ms Lisa Y.M. Chau, STP/SKIs, said the lot of the Site (i.e. Lot 1109 RP in D.D. 253) was held under a separate lease from the other six residential blocks of Clear Water Bay Apartments. The lease modification was executed in 2023, and relevant development requirements, such as permitted use(s), maximum gross floor area and Ka Shue Road as a non-exclusive right of way, were stipulated in the lease. The current scheme was in line with the requirements stipulated in the lease.

33. Noting that the area to the east of the Site was covered by a Short Term Tenancy (STT) No. SX2155, a Member enquired about the details of the STT. In response, Ms Lisa Y.M. Chau, STP/SKIs, and Ms Esther S.M. Leung, TP/SKIs, with the aid of some PowerPoint slides, said that the STT was for private garden and swimming pool uses granted to the owners of the Site.

34. Another Member enquired about the policy of STT. Ms Catherine W.S. Pang, Assistant Director/Regional 1, Lands Department (AD/R1, LandsD) advised that when government land was not immediately required for permanently planned use, it might be appropriate to make temporary beneficial use of the land. In general, the assessment criteria for consideration of STT application included whether the proposed use was permitted under the planning regime, the feasibility of independent development of the site and comments from relevant government departments, etc., when an STT application was received.

Deliberation Session

35. The Chairperson recapitulated that there were unique planning circumstances for the current application in view of the level difference between the Site and the adjoining vehicular road and the need for the provision of sufficient headroom for vehicle ramp, E&M facilities and carpark. Members were invited to express views on the application.

36. Noting BD's minimum height of rooms for habitation was 2.5m, a Member was concerned about the justifications for the proposed FTF height of 3.25m for typical residential floors and 3.4m for the topmost floor at 5/F. The Member considered that there might be

room to improve the design for the accommodation of the E&M facilities so as to reduce the headroom of the underground carpark. The Chairperson remarked that in considering the application, the Committee should compare the proposed BH with the BH restriction on the outline zoning plan (OZP) and the justifications provided by the applicant. According to the Notes of the OZP for the “R(C)1” zone, the Site was subject to a maximum BH of 18m and 5 storeys over one storey of carport. The proposed scheme complied with the BH restriction of 5 storeys over one storey of carport while the BH of 21.2m exceeded the BH restriction of 18m stipulated under the OZP. The Chairperson said that the Committee could consider whether there were sufficient justifications for the proposed minor relaxation of BH restriction and any adverse impacts on the surrounding area.

37. A Member said that a 2.5m FTF height was a minimum requirement under the building regime and it was not uncommon to adopt an FTF height of about 3.15m for private residential development. The site setting and site constraints should also be taken into consideration that the Site was on a hill slope and there was level difference between the adjoining vehicular road and the Site. The visual impact of the proposed BH was not significant and the proposed FTF height could allow better living environment of future residents, which was considered acceptable.

38. Regarding the concerned STT for the swimming pool located next to the Site, a Member asked about the reason for not granting the concerned STT site to the applicant permanently by land sale. In response, Ms Catherine W.S. Pang, AD/R1, LandsD said that the swimming pool was located at an area zoned “Green Belt” (“GB”) on the OZP. Considering the “GB” zone without long-term active use or general public interest and the lack of road access for independent development, a short-term use could be considered. In response to a Member’s follow-up enquiry, the Chairperson said that the concerned STT site was zoned “GB” on the Tseng Lan Shue OZP and the swimming pool and garden served only the residents of the private residential development at the Site. If the STT site was intended for sale, rezoning the site for residential purpose was required. That said, the subject STT site was not part of the application currently under consideration.

39. 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 14.2.2029, 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 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/188 Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land in “Coastal Protection Area” Zone, Government Land at Upper Cheung Sha Beach, Lantau Island
(RNTPC Paper No. A/SLC/188)

40. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP.

41. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

42. With the aid of some plans, Mr Kenneth C.K. Yeung, STP/SKIs, briefed Members on the background of the application, the applied 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.

43. Members had no question on the application.

Deliberation Session

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 14.2.2029, 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.]

Sha Tin, Tai Po and North District

[Messrs Kevin K.W. Lau, Jeffrey P.K. Wong and Ryan C.K. Ho, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Mr Peter P.L. Ngan, Assistant Town Planner/Shan Tin, Tai Po and North (ATP/STN), were invited to the meeting at this point.]

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/777 Proposed House (New Territories Exempted House) (not Small House)
in "Agriculture" Zone, Lot 1573 in D.D. 8, Ma Po Mei, Tai Po, New
Territories
(RNTPC Paper No. A/NE-LT/777)

Presentation and Question Sessions

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

46. Members had no question on the application.

Deliberation Session

47. 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 14.2.2029, 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 16 and 17

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/211 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1594 S.C in D.D. 91, Kai Leng, Sheung Shui, New Territories
(RNTPC Paper No. A/NE-PK/211)

A/NE-PK/212 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1594 S.F in D.D. 91, Kai Leng, Sheung Shui, New Territories
(RNTPC Paper No. A/NE-PK/212)

48. The Committee agreed that as the two applications for proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

49. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications.

50. Members had no question on the applications.

Deliberation Session

51. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. Each of the permission should be valid until 14.2.2029, 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 applicants to note the advisory clauses as set out in the appendix of the Papers.

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/161 Proposed Public Utility Installation (Underground Cable and Pole) and Associated Excavation and Filling of Land in “Conservation Area” Zone, Government Land in D.D. 209 near Kei Ling Ha Lo Wai, Shap Sz Heung, Sai Kung, New Territories
(RNTPC Paper No. A/NE-SSH/161)

52. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

53. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, 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 had no objection to the application.

54. Members had no question on the application.

Deliberation Session

55. A Member observed that there were quite a number of similar applications for public utility installation (PUI) with associated excavation and filling of land considered by the Committee, which were straightforward and similar in nature with no adverse departmental comments received, and suggested whether such applications could be considered under the streamlining arrangement. Another Member recalled that from past experiences, there would be discussions on similar applications as the necessity of the proposed PUI for electricity supply was not justified and opined that streamlining arrangement might be adopted for applications involving non-sensitive zones. The Secretary explained that the streamlining arrangement was generally for applications involving non-conservation-related zones. Since applications in conservation-related zones might involve discussions on matters such as site selection, technical issues and potential impacts on the surrounding area, they should not be considered under streamlining arrangement. Nevertheless, streamlining arrangement could be adopted for similar applications in development zones if the Committee considered it appropriate.

56. After some discussion, the Chairperson proposed and the Committee agreed to maintain the current arrangement at this juncture. As the streamlining arrangement was in line with the Government's initiative to streamline development control, the Committee would keep abreast and revise the selection criteria for streamlined consideration of section 16 applications as appropriate.

57. 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 14.2.2029, 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 19

Section 16 Application

[Open Meeting]

A/NE-TK/831 Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 256 S.A ss.3 and 256 S.A RP in D.D. 17, Ting Kok, Tai Po

58. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/840 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1574 S.D ss.1 in D.D. 76, Kan Tau Tsuen, Fanling, New Territories
(RNTPC Paper No. A/NE-LYT/840)

Presentation and Question Sessions

59. With the aid of some plans, Mr Peter P.L. Ngan, ATP/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 did not support the application.

60. In response to a Member’s enquiry on the applicant’s claim as an indigenous villager of Fanling Wai, Mr Ryan C.K. Ho, STP/STN, said that Fanling Wai was an indigenous village and the subject application was a ‘cross-village’ Small House (SH) application within the same ‘Heung’.

Deliberation Session

61. A Member enquired about the assessment criteria for ‘cross-village’ SH application under the ‘Interim Criteria for Consideration of Application for New Territories Exempted House/SH in New Territories’ (the Interim Criteria). The Committee noted that there was no assessment of land availability for the SH demand of the applicant’s original indigenous village in ‘cross-village’ cases under the Interim Criteria. Instead, only the assessment of the receiving village (i.e. Kan Tau Tsuen in the subject case) would be taken into account. For land-related matters, such as the eligibility of the indigenous villager and local objections to the ‘cross-village’ application, they would be handled by the Lands Department under the established mechanism for SH grant applications.

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

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

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/842 Proposed Public Utility Installation (Fresh Water Pumping Station) and Associated Filling of Land in “Other Specified Uses” annotated “Amenity Area”, “Other Specified Uses” annotated “Petrol Filling Station” and “Agriculture” Zones, Government Land at Tai Wo Service Road East, Tong Hang, Fanling, New Territories
(RNTPC Paper No. A/NE-LYT/842)

Presentation and Question Sessions

63. With the aid of a PowerPoint presentation, Mr Ryan C.K. Ho, STP/STN, 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.

64. Members had no question on the application.

Deliberation Session

65. A Member, whilst having no objection to the application, observed that given the site context, the application site (the Site) lacked potential for agricultural rehabilitation. However, the Agriculture, Fisheries and Conservation Department did not support the application considering that the Site possessed potential for agricultural rehabilitation. The Chairperson remarked that PlanD would liaise with the relevant government departments regarding their comments, taking into account the site context for similar cases in future.

66. Regarding the long-term use of the subject “Other Specified Uses” annotated “Amenity Area” (“OU(Amenity Area)”) and “Other Specified Uses” annotated “Petrol Filling Station” (“OU(PFS)”) zones, the Committee noted that as mentioned in paragraph 4.2 of the Paper, the aforementioned zonings were to reflect an existing PFS and two approved applications (No. A/NE-LYT/197 and 220) for development of an additional petrol and liquefied petroleum gas (LPG) filling station with amenity area. The proposed petrol and

LPG filling station was not materialised and the majority of the “OU(Amenity Area)” and “OU(PFS)” zones had been resumed by the Government in 2019 as the works areas for the construction of Fanling Bypass (Eastern Section). The Chairperson remarked that PlanD would monitor the situation and review whether rezoning was required to reflect the as-built conditions in the future when opportunity arose.

67. 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 14.2.2029, 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.]

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-KTN/1023 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long

68. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 35

Section 16 Application

[Open Meeting]

A/YL-NSW/334 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Yuen Long

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

[Ms Catherine W.S. Pang left and Mr Lawrance S.C. Chan joined the meeting at this point.]

Tuen Mun and Yuen Long West District

[Messrs Eric C.Y. Chiu and Dino W.L. Tang, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/545 Proposed Radar Installation (Phased Array Weather Radar System) in “Government, Institution or Community” Zone, Roof Floor, Former Lau Fau Shan Police Station, 1 Shan Tung Street, Lau Fau Shan, Yuen Long (RNTPC Paper No. A/YL-LFS/545)

70. The Secretary reported that the application was submitted by Hong Kong Observatory (HKO). Dr C.M. Cheng had declared an interest on the item for being the former Director of HKO. As Dr C.M. Cheng had no previous involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

71. 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 had no objection to the application.

72. Members had no question on the application.

Deliberation Session

73. 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 14.2.2029, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 53

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/83 Temporary Field Study, Education and Visitor Centre for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 68 (Part), 69 (Part), 70 (Part) and 71 (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories
(RNTPC Paper No. A/YL-PN/83)

Presentation and Question Sessions

74. 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 did not support the application.

75. Members had no question on the application.

Deliberation Session

76. A Member considered that the application should be rejected and opined that additional rejection reasons could be added on top of those stated in paragraph 12.1 of the Paper. As stated in planning consideration and assessment in paragraph 11 of the Paper, there was no detailed information in the submission on the activities/programmes to be provided at the application site (the Site) to support the conservation of the natural landscape or scenic quality of the area; and the Site was involved in land filling works without planning permission that had already been carried out at the Site. Those considerations should also be reflected in the rejection reasons.

77. The Chairperson suggested and the Committee agreed to incorporate Member's suggestions with regard to the rejection reasons. The Chairperson reiterated that enforcement action would be followed up by the Planning Authority. Members agreed to reject the application.

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

- “(a) the application is not in line with the planning intention of the “Coastal Protection Area” zone which is primarily to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. 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 applicant fails to demonstrate that the applied use, including the activities/programmes to be provided at the application site, is needed to

support the conservation of the natural landscape or scenic quality of the area;
and

- (c) the applicant fails to demonstrate that the applied use, with associated land filling works already undertaken, would not have significant adverse landscape impact on the surrounding areas.

Agenda Item 58

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1297 Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Associated Filling and Excavation of Land in “Green Belt” Zone, Lots 917 (Part), 937 S.A (Part) and 937 S.B (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1297)

Presentation and Question Sessions

79. With the aid of some plans, Mr Dino W.L. Tang, 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 (PlanD) did not support the application.

80. Members had no question on the application.

Deliberation Session

81. A Member agreed to reject the application and suggested that information of approved planning applications for ‘Animal Boarding Establishment’ use could be provided to the Committee as this helped assess the genuine demand for such use in the market. The Chairperson said that PlanD would prepare and provide such information to the Committee for reference after consolidation of the relevant information.

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

- “(a) the proposed use with associated filling and excavation of land 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. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and

- (d) the proposed use with associated filling and excavation of land is not in line with the TPB Guidelines for ‘Application for Development within the “GB” zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use with associated filling and excavation of land is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed use with associated filling and excavation of land would not have adverse landscape impact on the surrounding areas.”

[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]

83. There being no other business, the meeting was closed at 4:40 p.m.

**Minutes of 759th Rural and New Town Planning Committee
(held on 14.2.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/ST/60	1 st
4	Y/YL-KTN/4	2 nd [^]
6	Y/YL-NSW/8	1 st
7	Y/YL-NSW/9	1 st
8	A/SK-HC/364	1 st
13	A/TP/702	1 st
20	A/NE-TKL/773	2 nd [^]
22	A/NE-TKLN/88	2 nd [^]
23	A/NE-MUP/212	1 st
24	A/NE-LYT/839	1 st
26	A/NE-LYT/841	1 st
29	A/YL-KTN/1075	1 st
30	A/YL-KTN/1076	1 st
31	A/YL-KTN/1077	1 st
32	A/YL-KTN/1078	1 st
34	A/YL-KTS/1051	1 st
36	A/YL-NSW/337	1 st
42	A/YL-MP/383	1 st
43	A/YL-MP/384	1 st
44	A/YL-SK/398	1 st
45	A/YL-SK/400	1 st
46	A/YL-SK/401	1 st
48	A/TM/596	1 st
49	A/TM-LTYYY/483	1 st
51	A/YL-HTF/1182	1 st
59	A/YL-TT/687	1 st
60	A/YL-TT/688	1 st
62	A/YL-TT/690	1 st
63	A/YL-TT/691	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	
6	The application was submitted by King Garden Limited (a subsidiary of Sun Hung Kai Properties Limited (SHK)).	- Mr Vincent K.Y. Ho for having current business dealings with SHK

Item No.	Members' Declared Interests	
7	The application was submitted by Bright Strong Limited (a subsidiary of SHK).	- Mr Vincent K.Y. Ho for having current business dealings with SHK
26	The application was submitted by E Man Construction Co. Limited (a subsidiary of Henderson Land Development Company Limited (HLD)).	<ul style="list-style-type: none"> - Mr Vincent K.Y. Ho for having current business dealings with HLD - Mr Ryan M.K. Ip being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from Henderson Group
36	The application site was located near Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
42	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
48	The application site was located in Tuen Mun.	- Mr Elton C.K. Lau for owning properties in Tuen Mun

The Committee noted that Mr Vincent K.Y. Ho had not joined the meeting yet. As Mr Ryan M.K. Ip had no involvement in the application under Item 26 and the property properties owned by Messrs K.W. Leung and Elton C.K. Lau had no direct view of the application sites under Items 36, 42 and 48, the Committee agreed that they could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/759_rnt_agenda.html for details of the planning applications.

**Minutes of 759th Rural and New Town Planning Committee
(held on 14.2.2025)**

Renewal Cases

Applications for renewal of temporary approval for 3 Years

Item No.	Application No.	Renewal Application	Renewal Period
9	A/SK-PK/303	Temporary Private Swimming Pool and Garden in “Green Belt” Zone, Lot 1122 Ext. (Part) in D.D. 217 and Adjoining Government Land, House B5, Habitat, Pak Sha Wan, Sai Kung	19.2.2025 to 18.2.2028
54	A/YL-PS/742	Temporary Warehouse (Storage of Used and New Construction Materials and Equipment) in “Comprehensive Development Area” Zone, Lots 763 RP, 764, 765, 766, 767, 768, 771 and 772 S.B in D.D. 122, East of Yung Yuen Road, Ping Shan, Yuen Long	20.2.2025 to 19.2.2028

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member’s Declared Interest	
54	Freevision Limited was the consultant of the applicant.	- Mr Vincent K.Y. Ho being the managing director of Freevision Limited and the authorised person of the project

The Committee noted that Mr Vincent K.Y. Ho had not joined the meeting yet.

**Minutes of 759th Rural and New Town Planning Committee
(held on 14.2.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 14.2.2028

Item No.	Application No.	Planning Application
21	A/NE-TKL/782	Proposed Temporary Warehouse for Storage of Food in “Open Storage” Zone and Area shown as ‘Road’, Lots 444 (Part), 445 (Part), 446 (Part), 449 (Part), 450 (Part), 451 (Part), 452 (Part), 453 (Part), 456 (Part), 457 (Part), 458, 461 (Part), 462 (Part), 463 (Part), 464 (Part), 466, 468 (Part), 469 (Part), 470 (Part) and 471 (Part) in D.D. 77 and Adjoining Government Land, Ping Che, Ta Kwu Ling
33	A/YL-KTS/1035	Proposed Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles) in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long
37	A/YL-PH/1032	Proposed Temporary Shop and Services and Associated Filling of Land in “Village Type Development” Zone, Lots 336 S.D, 336 S.H and 336 RP (Part) in D.D. 111, Pat Heung, Yuen Long
38	A/YL-PH/1041	Temporary Private Vehicle Park (excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Lots 2053 S.A ss.1 (Part), 2053 S.A ss.2 (Part), 2053 S.A ss.3 (Part) and 2053 S.A RP (Part) in D.D. 111, Pat Heung, Yuen Long
39	A/YL-PH/1042	Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land in “Village Type Development” Zone, Lots 2623, 2624, 2625 (Part) and 2632 (Part) in D.D. 111, Pat Heung, Yuen Long
40	A/YL-PH/1043	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lots 2612 (Part), 2616 (Part) and 2819 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
41	A/YL-MP/381	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Pond and Land in “Residential (Group D)” Zone, Lot 4822 (Part) in D.D. 104, Mai Po, Yuen Long
47	A/NE-KTS/548	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui
50	A/TM-SKW/129	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 247 (Part) and 248 (Part) in D.D. 385, So Kwun Wat, Tuen Mun
55	A/YL-PS/743	Proposed Temporary Warehouse in “Village Type Development” Zone, Lots 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long
61	A/YL-TT/689	Proposed Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities in “Government, Institution or Community (1)” Zone, Lot 1670 S.A in D.D. 119, Yuen Long

Item No.	Application No.	Planning Application
64	A/YL-TT/692	Proposed Temporary Shop and Services in “Residential (Group D)” Zone, Lot 4058 RP in D.D. 116 and Adjoining Government Land, Tai Kei Leng, Yuen Long

(b) Applications on a temporary basis for 5 years until 14.2.2030

Item No.	Application No.	Planning Application
12	A/ST/1035*	Proposed Shop and Services in “Industrial (1)” Zone, Portion of G/F, Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin
15	A/NE-KLH/645	Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities in “Village Type Development” Zone, Lot 42 (Part) in D.D. 7, Tai Po
56	A/YL-PS/744	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Light Buses) and Associated Filling of Land in “Village Type Development” Zone, Lots 448, 449 RP (Part), 450 (Part), 451 (Part), 452 RP (Part) and 457 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long
57	A/YL-TYST/1296	Proposed Temporary Shop and Services with Ancillary Facilities in “Residential (Group B) 1” Zone, Lot 2661 in D.D. 124, Hung Shui Kiu, Yuen Long
* The application was for the proposed use on a permanent basis, but approved by the Committee on a temporary basis for 5 years, as recommended in the Paper.		

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
15	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
41	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po close to the application site
57	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 the property co-owned by Dr Venus Y.H. Lun with spouse had no direct view of the application site under Item 15, the Committee agreed that she could stay in the meeting. As the interest of Mr K.W. Leung in relation to Item 41 was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion for Item 41. The Committee noted that Mr Timothy K.W. Ma had tendered an apology for being unable to attend the meeting.