

## **TOWN PLANNING BOARD**

### **Minutes of 727<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 22.9.2023**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Mr K.L. Wong

Chief Engineer/Traffic Survey and Support  
Transport Department  
Mr W.H. Poon

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

Assistant Director/Regional 3,  
Lands Department  
Ms Jane K.C. Choi

Deputy Director of Planning/District  
Mr C.K. Yip

Secretary

**Absent with Apologies**

Professor John C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

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 Johanna W.Y. Cheng

Town Planner/Town Planning Board  
Mr Tommy T.W. Wong

**Agenda Item 1**

Confirmation of the Draft Minutes of the 726<sup>th</sup> RNTPC Meeting held on 11.9.2023

[Open Meeting]

1. The Secretary reported that subsequent to the circulation of the draft minutes of the 726<sup>th</sup> RNTPC meeting to the Members, an amendment to paragraph 37 incorporating a Member's comments as shown on the visualiser was proposed. The Committee agreed that the minutes of the 726<sup>th</sup> RNTPC meeting held on 11.9.2023 were confirmed with incorporation of the said amendment.

**Agenda Item 2**

Matter Arising

[Open Meeting]

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

## **Deferral Cases**

### Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

3. The Secretary reported that there were 30 cases requesting the Board to defer consideration of the applications. Details of those 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 or as requested by the Planning Department pending the Chief Executive in Council's decision on the draft Outline Zoning Plan and the relevant adverse representations on the application site, as recommended in the Papers.

## **Renewal Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

5. The Secretary reported that there were eight cases for renewal of temporary planning approval and the Planning Department had no objection to the applications or considered that the temporary uses could be tolerated for the further periods as applied for. Details of those planning applications, Members' declaration of interests for individual cases

and the Committee' views on the declared interests 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 stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

### Cases for Streamlining Arrangement

[Mr Tim T.Y. Fung, Senior Town Planner/Shu Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

### Presentation and Question Sessions

7. The Committee noted that there were 15 cases selected for streamlining arrangement and the Planning Department (PlanD) had no objection to the applications for temporary uses or considered that the temporary uses could be tolerated on a temporary basis for the applied periods. Details of those planning applications, Members' declaration of interests for individual cases and the Committee' views on the declared interests were in **Annex 3**.

8. As application site for Application No. A/NE-HLH/64 (under Agenda Item 13) was re-classified from Category 3 to Category 2 under the revised Town Planning Board Guidelines No. 13G, the representative of PlanD was invited to make a presentation on the application. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and

the planning considerations and assessments as detailed in RNTPC Paper No. A/NE-HLH/64A. PlanD considered that the proposed temporary use could be tolerated for a period of three years. Members had no question to raise.

### Deliberation Session

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

10. For Item 21 (application No. A/NE-TKLN/57), the Committee agreed that approval condition (e) stated in the Paper should be revised as follows:

- (e) the submission of a record of the existing run-in/run-out along Lin Ma Hang Road within 3 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 22.12.2023.

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

**Sai Kung and Islands District**

[Mr Sunny K.Y. Tang and Ms Tammy S.N. Kong, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), were invited to the meeting at this point.]

**Agenda Item 7**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/I-CC/32                      Proposed Religious Institution and Eating Place (Church and Café) in  
“Village Type Development” Zone, Lots No. 408 S.A and 409 RP in  
D.D. Cheung Chau, No. 87-89 Hing Lung Main Street, Cheung Chau  
(RNTPC Paper No. A/I-CC/32)

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**Presentation and Question Sessions**

11.            With the aid of some plans, Mr Sunny K.Y. Tang, 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 had no objection to the application.

12.            Members had no question on the application.

**Deliberation Session**

13.            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 22.9.2027, 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 9**

**Section 16 Application**

[Open Meeting]

A/SK-HC/345            Temporary Security Guard Room for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 435 S.D ss.1 S.A (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung

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

**Agenda Item 10**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/289            Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Electric Vehicle Charging Station with Ancillary Facility (for a Period of Three Years) and Associated Filling of Land in “Green Belt” Zone, Lots 508 RP (Part), 509, 510 S.A, 510 RP, 512 (Part), 513 S.B, 513 S.C and 513 RP in D.D. 222, Pak Kong, Sai Kung, New Territories  
(RNTPC Paper No. A/SK-PK/289)

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**Presentation and Question Sessions**

15.            With the aid of some plans, Ms Tammy S.N. Kong, 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 did not support the application.

16.            Members had no question on the application.



Deliberation Session

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

- “(a) the proposed development and associated filling of land are 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. The applicant fails to provide strong justification in the submission for a departure from the planning intention of the “GB” zone, even on a temporary basis; and
  
- (b) the proposed development is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that there are no exceptional circumstances with very strong planning grounds to justify the proposed development, which may affect the existing natural landscape of the surrounding area.”

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

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

[Ms Jenny S.M. Chan and Ms Candice Y.K. Lo, Town Planners/Shan Tin, Tai Po and North (TPs/STN), were invited to the meeting at this point.]

**Agenda Item 11**

**Section 16 Application**

[Open Meeting]

A/NE-FTA/220 Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works in “Agriculture” Zone, Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 483, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling

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

**Agenda Item 25**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/627 Proposed Temporary Private Car Park (Private Cars, Light Goods Vehicles and Taxis) and Electric Vehicle Charging Station for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Lot 1054 RP, 1056 RP, 1057 RP and 1061 RP in D.D. 9, Tai Hang, Tai Po (RNTPC Paper No. A/NE-KLH/627A)

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**Presentation and Question Sessions**

19. With the aid of some plans, Ms Jenny S.M. Chan, TP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

20. A Member agreed with the recommendation in the Paper to reject the application and advised that the application site was situated in a low-lying area prone to flooding during heavy rains, and the existing vegetation should be conserved rather than being filled up and hard paved with concrete. The Member also suggested that the site context should be taken

into account when considering future applications of similar nature.

21. In response to the Chairman's enquiry, Ms Jenny S.M. Chan, TP/STN, said that there was no information from the applicant on tree preservation proposals.

### Deliberation Session

22. 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 “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. The applicant fails to provide strong justification in the submission for a departure from the planning intention of the “GB” zone, even on a temporary basis; and
- (b) the proposed development is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that there are no exceptional circumstances with very strong planning grounds to justify the proposed development, which would involve extensive clearance of existing natural vegetation and may affect the existing natural landscape.”

[Ms Jane K.C. Choi and Miss Winnie W.M. Ng joined the meeting at this point.]

## **Agenda Item 26**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/629      Temporary Warehouse with Ancillary Office for a Period of 3 Years in  
“Green Belt” Zone, Lots 617 S.B RP, 618 S.B ss.1 and 622 S.B RP  
(Part) in D.D. 9, Nam Wa Po, Tai Po  
(RNTPC Paper No. A/NE-KLH/629)

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### **Presentation and Question Sessions**

23.            With the aid of some plans, Ms Jenny S.M. Chan, TP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

24.            Noting that the application site (the Site) was the subject of previous planning approvals, a Member enquired the reason for rejecting application No. A/NE-KLH/627 (considered under Agenda Item 25), which was also located within “Green Belt” (“GB”) zone. In response, Ms Jenny S.M. Chan, TP/STN, explained that each application was assessed based on individual circumstances. While the Site was zoned “GB” since the first gazettal of the outline zoning plan, the on-going temporary uses including storage uses with previous planning approvals and public works in the area had led to a gradual reduction in the vegetation cover of the Site. As for application No. A/NE-KLH/627, that application site was wholly covered by vegetation and not the subject of any previous planning approval.

### **Deliberation Session**

25.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.9.2026, 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 27**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/148      Proposed House (New Territories Exempted House - Small House) in  
“Green Belt” Zone, Government Land in D.D. 209, Kei Ling Ha San  
Wai, Sai Kung North, New Territories  
(RNTPC Paper No. A/NE-SSH/148A)

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**Presentation and Question Sessions**

26.            With the aid of some plans, Ms Candice Y.K. Lo, TP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

27.            A Member raised the following questions:

- (a) although the Small House grant application at the application site (the Site) was already at an advanced stage, it was noted that the previous planning approval had lapsed since 2016 (i.e. 7 years ago), whether sympathetic consideration should still be given to the current application, and what follow-up action had been taken by the applicant since the lapsing of the planning approval; and
- (b) the status of the planning application at the adjoining site.

28.            The Secretary said that whilst each application was considered on its individual merits, in considering Small House applications in the past, the Committee had given sympathetic considerations when there was previous planning approval obtained by the same applicant and the Small House grant was at an advanced stage that was similar to the current application. The length of the lapsed period of the planning approval should not be a material consideration.

29.            Ms Candice Y.K. Lo, TP/STN, said that the applicant had submitted the current application, and the Lands Department would resume the processing of the Small House

grant application should the planning application be approved. The applicant of planning application No. A/NE-SSH/149 on the adjoining site had requested deferment of consideration of the application.

30. Noting that the Site was covered by vegetation and zoned “Green Belt” (“GB”), a Member enquired if approval of the current application would set an undesirable precedent for similar Small House applications in the same “GB” zone, in particular if land within the “Village Type Development’ (“V”) zone was later in shortage. The Chairman explained that applications for Small House within “GB” zone would be assessed against the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories and the Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’. The availability of land within the “V” zone and the potential landscape impact of the proposed Small House development would both be assessed based on the individual merits of each application.

#### Deliberation Session

31. 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 22.9.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

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

[Mr Patrick M.Y. Fung, Mr C.K. Fung and Mr Kimson P.H. Chiu, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

**Agenda Item 34**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/293                      Proposed Dangerous Goods Godown (Storage of Refrigerant) in  
“Industrial” Zone, Workshop 2 (Portion), G/F, Poly Centre, No. 15 Yip  
Fung Street, On Lok Tsuen, Fanling, New Territories (Lot 5347 in  
D.D. 51)

(RNTPC Paper No. A/FSS/293)

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**Presentation and Question Sessions**

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

33.            Members had no question on the application.

**Deliberation Session**

34.            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 22.9.2027, 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 36**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/948      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 60 S.R in D.D. 110, Tai Kong Po, Pat Heung,  
Yuen Long, New Territories  
(RNTPC Paper No. A/YL-KTN/948)

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**Presentation and Question Sessions**

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

36.            Some Members raised the following questions:

- (a) clarification about the boundaries of the ‘village environs’ (‘VE’) of Tai Kong Po and the “Village Type Development” (“V”) zone in Cheung Kong Tsuen;
- (b) the implications on Small House applications by villagers of Tai Kong Po, being a post-1898 recognised village;
- (c) whether item 3 in the table in paragraph 9.1 should indicate sufficient or insufficient land in “V” zone to meet the Small House demand of Tai Kong Po; and
- (d) whether all post-1898 recognised villages, like Tai Kong Po, would not be zoned as “V”.

37.            In response, Mr C.K. Fung, STP/FSYLE, made the following main points:

- (a) the application site (the Site) was located within the ‘VE’ of Tai Kong Po. That ‘VE’ boundary was not available at the time when the “V” zone at Cheung Kong Tsuen and near Tai Kong Po was drawn up on the first Kam



Tin North outline zoning plan (OZP) gazetted in 1994;

- (b) the Lands Department (LandsD) advised that Tai Kong Po was a post-1898 recognised village. Under the existing Small House policy, cross-village Small House application from a Tai Kong Po villager would not be considered and Tai Kong Po villagers could only build their Small Houses within the 'VE' of Tai Kong Po;
- (c) in view of the existing Small House policy explained above and that there was no "V" zone encircling Tai Kong Po, there should be insufficient land (i.e. no "V" zone) to meet both the outstanding Small House applications and 10-year Small House demand forecast of Tai Kong Po. In that regard, item 3 in paragraph 9.1 of the Paper should be rectified accordingly; and
- (d) there was a "V" zone but no 'VE' in Cheung Kong Tsuen. The designation of "V" zones was based on a number of factors and it did not mean that all post-1898 recognised villages would not be zoned as "V".

### Deliberation Session

38. The Chairman said that sometimes "V" zones were delineated to reflect village clusters, which might not be recognised villages, such as the "V" zones in Cheung Chau and Lamma Island. Ms Jane K.C. Choi, Assistant Director/Regional 3 of LandsD, explained that not all village houses within "V" zones were Small Houses as the zoning was to describe the type of development permissible under the planning regime. Whether a 'VE' would be drawn up for post-1898 recognised villages depended on the then circumstances as it was to allow for future expansion of the village, and a "V" zone to be designated on an OZP to permit village type development was a planning 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 22.9.2027, 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 51**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/657            Proposed Temporary Shop and Services (Motor-vehicle Showroom and Sales Centre), Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lot 769 S.A in D.D. 99, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/657)

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### **Presentation and Question Sessions**

40.            With the aid of some plans, Mr Kimson P.H. Chiu, 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 temporary use could be tolerated for a period of three years.

41.            Members had no question on the application.

### **Deliberation Session**

42.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.9.2026, 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 52**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/658 Proposed Temporary Training Facilities until 31 October 2024 in “Other Specified Uses” annotated “Service Stations” Zone, Lots 661 S.C RP (Part), 669 RP, 674 RP (Part) and 733 S.E (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(RNTPC Paper No. A/YL-ST/658)

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43. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD), and Topcycle Development Limited, a joint venture of Henderson Land Development Company Limited (HLD) and Sun Hung Kai Properties Limited (SHK), was the owner of the private lots at the application site (the Site). The following Members had declared interests on the item:

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|--|---|---|
| Mr. Stephen L.H. Liu<br><i>(the Vice-chairman)</i> | - | being a former member of the Council of the Hong Kong Polytechnic University which had obtained sponsorship from HLD before;  |
| Dr C.H. Hau  | - | having past business dealings with HLD and being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD;  |
|  | - | being a member of the Urban Forestry and Diversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an honorary professional adviser of CEDD on wetland conservation and biodiversity enhancement associated with the development of New Territories North; and conducting contract research projects with CEDD; |
| Miss Winnie W.M. Ng                                | - | being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win) and SHK was one of the shareholders of KMB and Long Win;   |

- Mr Vincent K.Y. Ho - having current business dealings with HLD and SHK; and
- Dr Conrad T.C. Wong - having current business dealings with SHK.

44. The Committee noted that Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had tendered apologies for not being able to attend the meeting. As the interest of Mr. Stephen L.H. Liu was indirect and as Dr C.H. Hau had no involvement in the application, the Committee agreed that they could stay in the meeting. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she should leave the meeting temporarily for the item.

[Miss Winnie W.M. Ng and Ms Jane K.C. Choi left the meeting temporarily at this point.]

#### Presentation and Question Sessions

45. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

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 on a temporary basis up to 31.10.2024, 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 Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

**Tuen Mun and Yuen Long West District**

**Agenda Item 54**

[Open Meeting]

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/37

(RNTPC Paper No. 7/23)

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48. The Secretary reported that the proposed amendments Amendment Items A1, A2 and B mainly involved supporting facilities for a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD). The proposed Amendment Items C1 and C2 were to take forward the decision of an agreed section 12A application (No. Y/TM/28) submitted by The Kowloon Motor Bus Company (1933) Limited (KMB) and TM properties Investment Limited (TMPI), which were partly owned by Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicants. The following Members had declared interests on the item:

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|---|---|
| Mr Paul Y.K. Au<br>(as Chief Engineer<br>(Works), Home Affairs<br>Department) | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;   |
| Dr C.H. Hau   | - being a member of the Urban Forestry and Diversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an honorary professional adviser of CEDD on wetland conservation and biodiversity enhancement associated with the development of New Territories North; and conducting contract research projects with CEDD; |
| Dr Conrad T.C. Wong   | - having current business dealings with HKHA, SHK and AECOM;  |
| Mr K.L. Wong  | - being a member and an ex-employee of the  |

Hong Kong Housing Society which currently had discussion with HD on housing development issues;

- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win) and SHK was one of the shareholders of KMB and Long Win; and
- Mr Vincent K.Y. Ho - having current business dealings with SHK and AECOM.

49. The Committee noted that Dr Conrad T.C. Wong, Messrs Vincent K.Y. Ho and Paul Y.K. Au had tendered apologies for not being able to attend the meeting and Miss Winnie W.M. Ng had left the meeting temporarily. According to the procedure and practice adopted by the Town Planning Board, as the proposed amendment for public housing development was the subject of amendment to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HD on the item only needed to be recorded and they could stay in the meeting. As Dr C.H. Hau had no involvement in the EFS conducted by CEDD, the Committee agreed that he could stay in the meeting.

#### Presentation and Question Sessions

50. The following representatives from PlanD were invited to the meeting at this point:

#### **PlanD**

- Mr Raymond H.F. Au - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW);
- Ms L.C. Cheung - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW); and
- Ms Ophelia C.M. Wong - Town Planner/Tuen Mun and Yuen Long West.

51. With the aid of a PowerPoint presentation, Ms L.C. Cheung, STP/TMYLW, briefed Members on the background of the proposed amendments to the OZP and the Notes of the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Items A1, A2 and B – to rezone the Items A1 and A2 sites to “Residential (Group A)28” and the Item B site to “Government, Institution or Community”, with maximum building heights (BHs) stipulated on the OZP, for a public housing development and sewage pumping station respectively;
- (b) Amendment Items C1 and C2 – to rezone the Item C1 site to “Commercial (2)” with maximum BHs stipulated on the OZP for a commercial development to take forward the decision of the Committee on an approved s.12A application (No. Y/TM/28) and to rezone the Item C2 site to “Open Space” to reflect the existing public toilet and planned pet garden; and
- (c) Amendment Items D and E – to rezone the Items D and E sites to “Government, Institution or Community (3)” and “Government, Institution or Community (4)” with maximum BHs stipulated on the OZP for columbarium uses to take forward the decisions of the Committee on two agreed s.12A applications (No. Y/TM/25 and Y/TM/26).

52. As the presentation of PlanD’s representative had been completed, the Chairman invited questions from Members.

53. Noting that the proposed public housing development under Amendment Items A1, A2 and B straddled the Lam Tei Yick Yuen (LTY Y) OZP and Tuen Mun OZP and the corresponding amendments to the LTY Y OZP were completed in November 2022, the Chairman enquired the reason of not proposing amendments to the Tuen Mun OZP in tandem with the LTY Y OZP. In response, Mr Raymond H.F. Au, DPO/TMYLW, said that other than the concerned public housing development, the programme of amending the Tuen Mun OZP had also taken into account the progress of the other amendment items currently being proposed.

54. Members had no question on the proposed amendments to the OZP.
55. After deliberation, the Committee decided to:
- (a) agree to the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/37 as shown on the draft Tuen Mun OZP No. S/TM/37A (to be renumbered to S/TM/38 upon exhibition) at Attachment II of the Paper and its Notes at Attachment III were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
  - (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Tuen Mun OZP No. S/TM/37A (to be renumbered to S/TM/38) as an expression of the planning intentions and objectives of the Board for various land use zones on the OZP and agree that the revised ES was suitable for exhibition together with the OZP.
56. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

### **Agenda Item 63**

#### **Section 16 Application**

[Open Meeting]

A/TM/573                      Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries Use in "Other Specified Uses" annotated "Business" Zone, No. 3 Kin Tai Street, Tuen Mun

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



[Miss Winnie W.M. Ng and Ms Jane K.C. Choi rejoined the meeting at this point.]

### **Agenda Item 66**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1145      Proposed House and Associated Excavation of Land in “Residential (Group D)” Zone, Lot 182 S.B in D.D.128, Ha Tsuen, Yuen Long, New Territories  
(RNTPC Paper No. A/YL-HTF/1145B)

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

58.            With the aid of some plans, Mr Eric C.Y. Chiu, 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 had no objection to the application.

59.            Noting that the application site (the Site) was situated within the study area of the “Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Feasibility Study” (the Land Use Review Study) and was in close proximity to the proposed Lau Fau Shan Station of the Hong Kong – Shenzhen Western Rail Link (Hung Shui Kiu – Qianhai), a Member enquired whether the Site would be resumed by the Government if the Land Use Review Study recommended other uses for the Site. In response, the Chairman said that whether the Site would be resumed would depend on the final recommendations of the Land Use Review Study and the prevailing policy at the time under the enhanced conventional new town approach, if adopted. Affected sites might be resumed for public works project or public housing and in-situ land exchange applications might be accepted for private developments fulfilling certain conditions.

#### **Deliberation Session**

60.            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 22.9.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

**Agenda Item 70**

**Section 16 Application**

[Open Meeting]

A/YL-TYST/1234 Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group D)” Zone, Lot 551 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long

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

**Agenda Item 71**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1235 Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years in “Residential (Group C)” Zone, Various Lots in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories  
(RNTPC Paper No. A/YL-TYST/1235)

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**Presentation and Question Sessions**

62. With the aid of some plans, Mr Alexander W.Y. Mak, 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 considered that the proposed temporary use could be tolerated for a period of three years.

63. Members had no question on the application.

#### Deliberation Session

64. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.9.2026, 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 72**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1236 Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Residential (Group C)” and “Undetermined” Zones, Lots 1277 S.B (Part), 1279 S.B ss.1 S.A, 1279 S.B ss.1 S.B (Part) and 1281 in D.D. 119, Pak Sha Tsuen, Yuen Long, New Territories  
(RNTPC Paper No. A/YL-TYST/1236)

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#### Presentation and Question Sessions

65. With the aid of some plans, Mr Alexander W.Y. Mak, 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 considered that the temporary use could be tolerated for a period of three years.

66. Members had no question on the application.

Deliberation Session

67. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.9.2026, 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 Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

**Agenda Item 73**

Any Other Business

[Open Meeting]

68. There being no other business, the meeting was closed at 15:50 p.m..

**Minutes of 727<sup>th</sup> Rural and New Town Planning Committee  
(held on 22.9.2023)**

**Deferral Cases**

(a) Request for Deferment by Applicant for Two Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
3	Y/I-PC/2	1 <sup>st</sup>
4	Y/NE-LYT/15	1 <sup>st</sup>
5	Y/YL-LFS/14	2 <sup>nd</sup> <sup>^</sup>
6	Y/YL-TYST/8	1 <sup>st</sup>
8	A/I-SW/1	1 <sup>st</sup>
16	A/NE-MUP/192	1 <sup>st</sup>
17	A/NE-STK/24	1 <sup>st</sup>
18	A/NE-TKL/738	1 <sup>st</sup>
23	A/NE-TKLN/61	1 <sup>st</sup>
28	A/NE-SSH/149	2 <sup>nd</sup> <sup>^</sup>
30	A/NE-TK/781	1 <sup>st</sup>
32	A/ST/1021	1 <sup>st</sup>
33	A/TP/689	1 <sup>st</sup>
39	A/YL-KTS/973	1 <sup>st</sup>
40	A/YL-KTS/974	1 <sup>st</sup>
42	A/YL-PH/966	1 <sup>st</sup>
44	A/YL-MP/352	1 <sup>st</sup>
49	A/YL-ST/649	2 <sup>nd</sup> <sup>^</sup>
56	A/YL-TT/605	1 <sup>st</sup>
57	A/HSK/456	2 <sup>nd</sup> <sup>^</sup>
58	A/HSK/461	2 <sup>nd</sup> <sup>^</sup>
59	A/HSK/462	2 <sup>nd</sup> <sup>^</sup>
60	A/HSK/481	1 <sup>st</sup>
64	A/TM/584	2 <sup>nd</sup> <sup>^</sup>
67	A/YL-HTF/1158	1 <sup>st</sup>
<b>Notes:</b> <sup>^</sup> The 2 <sup>nd</sup> Deferment is the last deferment and no further deferment will be granted unless under special circumstances and supported with strong justifications.		

(b) Request for Deferment by Applicant for One Month

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
14	A/NE-LYT/804	1 <sup>st</sup>
50	A/YL-ST/656	1 <sup>st</sup>
53	A/YL-SK/352	1 <sup>st</sup>

\*Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727_rnt_agenda.html) for details of the planning applications.

(c) Request for Deferment by Planning Department

Item No.	Application No.*	Deferment By PlanD	Duration of Deferment
35	A/FSS/294	1 <sup>st</sup>	pending the Chief Executive in Council's Decision on the draft Outline Zoning Plan and relevant adverse representations
65	A/YL/304	1 <sup>st</sup>	

**Declaration of Interests**

The Secretary reported the following declaration of Interests:

Item No.	Members' Declared Interests	
18	The application site was located in Ta Kwu Ling and the application was submitted by The Wun Chuen Sin Kwoon Association Limited.	- Dr Conrad T.C. Wong for having current business dealings with The Wun Chuen Sin Kwoon Association Limited; and his firm owning some land in Ta Kwu Ling
32	The application site was located in Sha Tin.	- Professor John C.Y. Ng for owning a property in Sha Tin - Mr Vincent K.Y. Ho for co-owning a property with spouse in Sha Tin - Mr W. H. Poon for owning a property in Sha Tin
33	The application site was located in Tai Po and the application was submitted by CLP Power Hong Kong Limited (CLP).	- Dr Conrad T.C. Wong for having current business dealings with CLP Power Hong Kong Limited - Dr Venus Lun for co-owning with spouse a property in Tai Po
44	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

The Committee noted that Dr Conrad T.C. Wong, Professor John C.Y. Ng, Mr Vincent K.Y. Ho and Dr Venus Y.H. Lun had tendered apologies for not being able to attend the meeting. As the properties owned by Mr W.H. Poon and Mr K.W. Leung had no direct view of the application sites, the Committee agreed that they could stay in the meeting.

\*Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727_rnt_agenda.html) for details of the planning applications.

**Minutes of 727<sup>th</sup> Rural and New Town Planning Committee  
(held on 22.9.2023)**

**Renewal Cases**

Applications for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
19	A/NE-TKL/739	Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) in “Agriculture” and “Government, Institution or Community” Zones, Lot 1267 in D.D. 84 and Adjoining Government Land, Tai Po Tin, Ta Kwu Ling	23.9.2023 – 22.9.2026
38	A/YL-KTN/950	Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) in “Village Type Development” Zone, Lots 232 S.B ss.9 and 232 S.B RP (Part) in D.D. 103, Ko Po Tsuen, Kam Tin, Yuen Long	23.9.2023 – 22.9.2026
41	A/YL-PH/965	Temporary Open Storage of Building Materials and Vehicles for Sale in “Residential (Group D)” Zone, Lots 100 RP, 101 S.A & B RP and 101 S.C RP in D.D. 111, A Kung Tin, Pat Heung, Yuen Long	15.11.2023 – 14.11.2026
45	A/YL-MP/353	Temporary Eating Place (Restaurant) in “Open Space” Zone, Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long	8.11.2023 – 7.11.2026
48	A/YL-NSW/321	Temporary Transitional Housing and Ancillary Uses in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and Adjoining Government Land in Tung Tau, Yuen Long	24.10.2023 – 23.10.2026
61	A/HSK/482	Temporary Shop and Services (Vehicle Decoration and Maintenance Materials) in “Open Space” Zone and area shown as ‘Road’, Lot 1169 RP in D.D. 124, Ha Tsuen, Yuen Long	21.11.2023 – 20.11.2026
62	A/HSK/483	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) in “Other Specified Uses” annotated “Enterprise and Technology Park” Zone, Various Lots in D.D. 124 and Adjoining Government Land, Hung Shui Kiu,	10.10.2023 – 9.10.2026

Yuen Long			
Item No.	Application No.	Renewal Application	Renewal Period
69	A/YL-PS/695	Temporary Open Storage of Construction Materials and Construction Equipment in “Recreation” and “Residential (Group A) 6” Zones, Various Lots in D.D 126 and Adjoining Government land, Ping Shan, Yuen Long	18.10.2023 – 17.10.2026

### **Declaration of Interests**

The Secretary reported the following declaration of interests:

Item No.	Members’ Declared Interests	
19	The application site was located in Ta Kwu Ling.	- Dr Conrad T.C. Wong for his firm owning some land in Ta Kwu Ling
45	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
48	The application was submitted by Hong Kong Sheng Kung Hui Welfare Council Limited. AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The private lots at the application site were owned by a subsidiary of Sun Hung Kai Properties Limited (SHK).	- Miss Winnie W.M. Ng for being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win) and SHK was one of the shareholders of KMB and Long Win - Dr Conrad T.C. Wong for having current business dealings with SHK and AECOM - Mr Vincent K.Y. Ho for having current business dealings with SHK and AECOM

The Committee noted that Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had tendered apologies for not being able to attend the meeting. As the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she should be invited to leave the meeting temporarily for Item 48.



**Minutes of 727<sup>th</sup> Rural and New Town Planning Committee  
(held on 22.9.2023)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 22.9.2026

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
13	A/NE-HLH/64	Proposed Temporary Open Storage of Construction Machinery and Materials in “Agriculture” Zone, Lot 373 in D.D. 87, Hung Lung Hang
15	A/NE-MUP/187	Proposed Temporary Animal Boarding Establishment (Dog Kennel) in “Agriculture” Zone, Lot 30 S.B RP (Part) in D.D. 38, Sha Tau Kok
20	A/NE-TKLN/55	Proposed Temporary Shop and Services (Real Estate Agency) in “Recreation” Zone, Lot 387 S.B RP (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North
21	A/NE-TKLN/57	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) in “Village Type Development” and “Recreation” Zones, Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lot 61 S.B RP in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North
22	A/NE-TKLN/58	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) in “Recreation” Zone, Lot 65 S.B RP (Part) in D.D. 80, Heung Yuen Wai, Ta Kwu Ling North
29	A/NE-TK/775	Temporary Public Vehicle Park (Private Cars Only) in “Recreation” Zone, Lots 1657 (Part), 1658 (Part), 1663 RP (Part) and 1676 (Part) in D.D. 17, Ting Kok Village, Tai Po
37	A/YL-KTN/949	Temporary Storage of Fertiliser and Food Processing Material in “Other Specified Uses” annotated “Railway Reserve” Zone, Lots 423 RP (Part) and 428 RP in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long
43	A/YL-MP/340	Proposed Temporary Shop and Services and Associated Filling and Excavation of Land in “Village Type Development” Zone, Lots 1793 S.B RP (Part), 1795 RP (Part) and 1796 (Part) in D.D. 105, Mai Po, Yuen Long
46	A/YL-MP/354	Temporary Shop and Services and Public Vehicle Park in “Residential (Group D)” Zone, Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long
47	A/YL-NSW/320	Temporary Shop and Services (Convenience Store and Showroom), Eating Place and Storage Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels in “Undetermined” Zone, Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

Item No.	Application No.	Planning Application
68	A/YL-LFS/483	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lots 2571 (Part), 2572 (Part), 2573 (Part), 2574 (Part), 2575 (Part), 2576 S.A, 2576 S.B (Part), 2577 (Part), 2578 (Part), 2579 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 22.9.2028

Item No.	Application No.	Planning Application
12	A/NE-FTA/231	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lot 138 (Part) in D.D. 52, Fu Tei Au, Sheung Shui
24	A/NE-KLH/626	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lot 654 RP (Part) in D.D. 7, Wai Tau, Tai Po
31	A/ST/1020*	Proposed Shop and Services in “Industrial” Zone, Workshops 5 and 7A with Lavatories on G/F, Goldfield Industrial Centre, No.1 Sui Wo Road, Fo Tan, Sha Tin
55	A/YL-TT/604	Temporary Public Vehicle Park in “Residential (Group D)” and “Village Type Development” Zones, Lots 5155 (Part), 5157 (Part), 5161 (Part) and 5162 (Part) in D.D. 116, Shui Tsiu San Tsuen, Yuen Long
<p>Notes:</p> <p>* The application was for the proposed use on a permanent basis, but approved by the Committee on a temporary basis, as recommended in the Paper.</p>		

### **Declaration of Interests**

The Secretary reported the following declaration of interests:

Item No.	Members’ Declared Interest	
24	The application site was located in the southern part of Kau Lung Hang.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
31	The application site was located in Fo Tan, Sha Tin.	- Professor John C.Y. Ng for owning a property in Sha Tin - Mr Vincent K.Y. Ho for co-owning a property with spouse in Sha Tin - Mr W.H. Poon for owning a property in Sha Tin
43 and 46	The application sites were located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

The Committee noted that Professor John C.Y. Ng, Mr Vincent K.Y. Ho and Dr Venus Y.H. Lun had tendered apologies for not being able to attend the meeting. As the properties owned by Mr W.H. Poon and Mr K.W. Leung had no direct view of the application sites, the Committee agreed that they could stay in the meeting.