

TOWN PLANNING BOARD

Minutes of 734th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 12.1.2024

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

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

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

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

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

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

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

Secretary

Absent with Apologies

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr K.L. Wong

In Attendance

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

Chief Town Planner/Town Planning Board
Ms W.H. Ho

Town Planner/Town Planning Board
Mr Alex M.K. Choi

Agenda Item 1

Confirmation of the Draft Minutes of the 733rd RNTPC Meeting held on 22.12.2023

[Open Meeting]

1. The draft minutes of the 733rd RNTPC meeting held on 22.12.2023 were confirmed without amendment.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Deferral Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Secretary reported that there were 16 cases requesting the Town Planning 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, as recommended in the Papers.

Renewal Case

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Secretary reported that there was one case for renewal of temporary planning approval and the Planning Department considered that the temporary use could be tolerated for the further period as applied for. Details of the planning application were in **Annex 2**.

Deliberation Session

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

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were six cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the temporary uses could be tolerated on a temporary basis for the applied periods. Details of those planning applications were in **Annex 3**.

Deliberation Session

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

Sai Kung and Islands District

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/346 Temporary Private Garden for a Period of 3 Years in “Village Type Development” Zone and area shown as ‘Road’, Lot 1067 S.E in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung
(RNTPC Paper No. A/SK-HC/346)

Presentation and Question Sessions

9. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

10. Members had no question on the application.

Deliberation Session

11. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.1.2027, on the terms of the application as submitted to the Town Planning Board. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Sha Tin, Tai Po and North District

[Messrs Jeffrey P.K. Wong and Kevin K.W. Lau, Senior Town Planners/Shu Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/638 Proposed House (New Territories Exempted House - Small House) in
“Village Type Development” and “Agriculture” Zones, Lots 346 S.E
and 428 S.A ss.8 in D.D. 9, Yuen Leng Village, Tai Po
(RNTPC Paper No. A/NE-KLH/638)

Presentation and Question Sessions

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

13. Members had no question on the application.

[Miss Winnie W.M. Ng joined the meeting at this point.]

Deliberation Session

14. A Member, whilst having no objection to the application, noted that the footprint of the Small House fell entirely within the “Village Type Development” (“V”) zone and enquired whether the planning application was necessary due to the inclusion of some adjoining land within the “Agriculture” (“AGR”) zone under the application. The Committee noted that while the footprint of the Small House fell entirely within the “V” zone, the whole application site straddled the “V” and “AGR” zones and located in the upper indirect water gathering grounds. As such, planning application was required according to the Interim Criteria for Consideration of Application for New Territories Exempted

House/Small House in New Territories.

15. 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 12.1.2028, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Items 9 and 10

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/782 Temporary Barbecue Site with Ancillary Car Park for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 17, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/782A)

A/NE-TK/783 Temporary Barbecue Site with Ancillary Car Park for a Period of 3 Years in “Agriculture” Zone and area shown as ‘Road’, Various Lots in D.D. 17 and D.D. 29, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/783A)

16. The Committee agreed that as the two s.16 applications for temporary barbecue site with ancillary car park on each of the application sites submitted by the same applicant were similar in nature and the application sites were located in close proximity to each other entirely/mostly falling within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

17. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the applications, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning

Department considered that the temporary use on each of the applications could be tolerated for a period of three years.

18. In response to a Member's enquiry on the details regarding the discharge of approval conditions in relation to the implementation of drainage facilities for the last approved previous planning applications (No. A/NE-TK/697 and A/NE-TK/698) for the two sites, Mr Jeffrey P.K. Wong, STP/STN, said that the applicant had previously submitted drainage proposals which had been accepted by the Drainage Services Department (DSD). In applying for extension of the time for compliance with approval conditions regarding the implementation of drainage facilities, the applicant explained that difficulties had been encountered in engaging a contractor amid the COVID-19 pandemic period. Hence, the accepted drainage proposals had not been implemented by the specified date as required in the approval conditions, resulting in the revocation of the previous planning permissions.

[Mr Paul Y.K. Au joined the meeting at this point.]

Deliberation Session

19. A Member was concerned whether the applicant would genuinely comply with the approval conditions and whether the planning permissions might be used as a tactic to protract the operation on the application sites which were not small in size. The Committee noted that the applicant had submitted drainage proposals under the current applications and committed to fulfilling all outstanding approval conditions as soon as possible. DSD had no objection to the current applications subject to incorporation of relevant approval conditions. The Chairman said that the planning applications were temporary in nature and relevant time-limit approval conditions, including the submission and implementation of a revised drainage proposal as required by DSD, were incorporated. In addition, the applicant would be reminded that if further non-compliance with any of the approval conditions resulted in the revocation of the planning permission, sympathetic consideration might not be given to any further application.

20. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 12.1.2027, on the terms of the applications as submitted to the Town Planning Board and subject to the approval conditions stated in the

Papers. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Papers.

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/762 Proposed House (New Territories Exempted House - Small House) in
 “Agriculture” Zone, Lot 623 RP in D.D. 8, Ma Po Mei Village, Lam
 Tsuen, Tai Po
 (RNTPC Paper No. A/NE-LT/762)

Presentation and Question Sessions

21. 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 did not support the application.

22. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed 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. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and

- (b) land is still available within the “Village Type Development” (“V”) zone of Tai Mong Che and Ma Po Mei which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

[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

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/295 Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A) 3” Zone, Government Land in Area 48, Fanling
(RNTPC Paper No. A/FSS/295)

24. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD) for a public housing project to be implemented by the Hong Kong Housing Authority (HKHA) with the Housing Department as the executive arm. The following Members had declared interests on the item:

- Dr C.H. Hau - being a member of a focus group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an adviser to CEDD on the development of New Territories North; and conducting contract research projects with CEDD;
- Mr Paul Y.K. Au - 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; and
- Dr Conrad T.C. Wong - having current business dealings with HKHA.

25. As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting. The Committee noted that Dr Conrad T.C. Wong had not joined the meeting yet. As the interest of Mr Paul Y.K. Au was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Paul Y.K. Au left the meeting at this point.]

Presentation and Question Sessions

26. With the aid of a PowerPoint presentation, Ms Lily H. Lau, TP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

27. Two Members raised the following questions:

- (a) whether an open design of the podium level which allowed better airflow for ventilation, as suggested in the Air Ventilation Assessment-Expert Evaluation (AVA-EE) conducted for the proposed development, had been incorporated in the current scheme;
- (b) whether the conventional podium design for Blocks 4 to 7, i.e. a large

podium deck, had incorporated a podium garden and was conducive to air ventilation; and

- (c) noting that the adoption of Modular Integrated Construction (MiC) would require an increase in the building height (BH) of the proposed development, the reasons for the uneven increase in BHs for different blocks, i.e. a more apparent increase in Blocks 4 to 7 but not in Blocks 1 and 2.

28. In response, Mr Patrick M.Y. Fung, STP/FSYLE and Ms Lily H. Lau, TP/FSYLE, with the aid of some plans, made the following main points:

- (a) according to the plans submitted by the applicant, it appeared that the podium level underneath the residential towers was not proposed with an open design. That said, it was observed that Blocks 3 to 7 were taller buildings locating in rather open areas away from the existing Fanling Highway and the planned Fanling Bypass Eastern Section with abundance of summer prevailing southeast wind. Given that an AVA Initial Study would be conducted at the detailed design stage, there was still room to refine the building design;
- (b) according to the information provided by the applicant, the podium would mainly serve as open space and would be conducive to air ventilation; and
- (c) as compared with the outline zoning plan compliant scheme, the BHs of all blocks would increase in the current scheme. The BH increase was attributed to the adoption of MiC for all blocks and the increase in gross floor area (GFA) for additional flats and social welfare facilities. The increase in BH of Blocks 1 and 2, i.e. to about 118mPD and 121mPD respectively, was less as compared to that of the other blocks as those two blocks were facing Fanling Highway and the planned Fanling Bypass and had to adopt single-aspect design with a lower building efficiency. The proposed increase in GFA would mainly be distributed to the remaining blocks, leading to a maximum BH of 175mPD for Blocks 3 and 5 of the

proposed development. With more GFA allocated to the blocks at the southern portion of the application site, more flats would be located farther away from those major roads, being less susceptible to traffic noise while enjoying a broader view. The proposed development would also adopt a stepped BH profile with BH descending from southeast to northwest and southwest to northeast.

Deliberation Session

29. Two Members opined that given the massing of the proposed public housing, the layout design under the current scheme with a discernible stepped BH profile and wind corridors was reasonable and could promote an improved living condition for the future residents. They suggested that further consideration should be given by the applicant to the adoption of an open design at the podium level as well as provision of podium garden at the detailed design stage so as to improve air ventilation, and if necessary, even a higher BH might be allowed for such purpose. Another Member added that with the relaxed BH of 175mPD, a better podium design should be explored to facilitate air ventilation and an enclosed design, such as the provision of retail shop at the podium of Block 7, should be avoided. Noting the low floor-to-floor height of 2.75m for residential floors as shown in the drawings, the same Member also expressed concern that the proposed BH might not be sufficient to cater for the proposed development with the adoption of MiC.

30. After discussion, the Chairman concluded that Members generally had no objection to the application for minor relaxation of GFA and BH restrictions. Regarding Members' concern about further enhancement of air ventilation, the Chairman suggested and Members agreed that an additional advisory clause would be incorporated, requesting the applicant to improve the podium design taking into account the recommendations of the AVA-EE. The Chairman remarked that as the maximum BH of 175mPD was proposed by the applicant, it was not appropriate to consider further relaxation of BH restriction in the absence of a revised scheme at the current stage. Should a higher BH be required at the detailed design stage, the applicant could seek planning permission for minor relaxation of BH restriction for consideration by the Town Planning Board.

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 12.1.2028, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper and the following additional advisory clause:

“to further enhance the podium design so as to improve air ventilation of the proposed development at the detailed design stage taking into account recommendations of the air ventilation assessment.”

Agenda Item 23

Section 16 Application

[Open Meeting]

A/YL-MP/344 Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation (Amendments to an Approved Scheme) in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 50 S.A and 77 in D.D.101, Wo Shang Wai, Mai Po, Yuen Long

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

[Dr Conrad T.C. Wong joined the meeting at this point.]

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/662 Temporary Vehicle Repair Workshop with Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 210 (Part), 341 S.B RP (Part), 353 (Part) and 354 (Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/662)

Presentation and Question Sessions

33. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, 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.

34. Members had no question on the application.

Deliberation Session

35. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 12.1.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Tuen Mun and Yuen Long West District

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

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/500 Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land in “Green Belt” Zone, Lots 1279, 1280 and 1281 in D.D. 129, Tsim Bei Tsui, Yuen Long
(RNTPC Paper No. A/YL-LFS/500)

Presentation and Question Sessions

36. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

37. Noting that there was a local objection conveyed by the District Officer/Yuen Long, Home Affairs Department raising concerns that the application site (the Site) had been used for warehouse without permission, the Site involved illegal occupation of government land (GL) for parking/storage use and the substandard access road leading to the Site had been used for parking of vehicles which caused conflicts with villagers’ access, a Member asked the ways to tackle the issues. In response, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some aerial photos, said that the structures on the Site were previously used for pig rearing and it was redeveloped to a warehouse in 2015. The structures had recently been demolished with part of the Site being used for storage of vehicles and construction materials. As a general principle, dispute on private land should be dealt with by concerned landowners, whereas the Lands Department (LandsD) could take enforcement action against illegal occupation of GL

Deliberation Session

38. A Member agreed with the recommendation of PlanD to reject the application and urged relevant government departments to take enforcement actions against the suspected unauthorised uses and illegal occupation of GL. The Chairman said that the Planning Authority would continue to monitor the Site and undertake planning enforcement action where appropriate, and if illegal occupation of GL was involved, LandsD would take relevant land enforcement action.

39. 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. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed development and associated filling of land are 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 the proposed development and associated filling of land are considered not compatible with the surrounding areas; and the applicant fails to demonstrate that the proposed development and associated filling of land would not have adverse landscape impact on the surrounding areas;
- (c) the proposed development and associated filling of land, which fall within the Wetland Buffer Area, is not in line with the Town Planning Board Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate

that the proposed development and associated filling of land would not have negative off-site disturbance impact on the ecological value of the Wetland Conservation Area; and

- (d) the proposed development is not in line with the ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance’ in that there are adverse comments from relevant government department on landscape aspect; the applicant has failed to demonstrate that the proposed development would not adversely affect the landscape character/resources of the “GB” zone, jeopardise the integrity of the zone as a buffer; and adversely affect the visual amenities/character of the area.”

Agenda Item 32

Section 16 Application

[Open Meeting]

A/TM/584

Temporary Place of Recreation, Sports or Culture (Barbecue Area and Ancillary Electric Kiddie Ride Area) and Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years in “Open Space” Zone, Lots 793, 794 and 801 R.P. in D.D. 381 and Adjoining Government Land, Tuen Mun

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

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

Agenda Item 36

Any Other Business

[Open Meeting]

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

**Minutes of 734th Rural and New Town Planning Committee
(held on 12.1.2024)**

Deferral Cases

Requests for Deferment by Applicant for Two Months

Item No.	Application No.	Times of Deferment
4	A/SK-PK/291	1 st
5	A/SK-TMT/79	1 st
6	A/NE-KLH/633	2 nd [^]
7	A/NE-KLH/637	1 st
12	A/NE-STK/24	2 nd [^]
13	A/NE-TKL/743	1 st
14	A/NE-TKLN/61	2 nd [^]
16	A/YL-KTN/970	1 st
17	A/YL-KTN/971	1 st
18	A/YL-KTN/972	1 st
20	A/YL-KTS/971	2 nd [^]
22	A/YL-PH/980	1 st
24	A/YL-MP/352	2 nd [^]
25	A/YL-NTM/465	2 nd [^]
30	A/YL/314	1 st
33	A/YL-TT/607	2 nd [^]

Note:
[^] The 2nd Deferment is the last deferment and no further deferment will be granted unless under special circumstances and supported with strong justifications.

Declaration of Interests

The Secretary reported the following declaration of interests:

Item No.	Members' Declared Interests	
13	The application site was located in Ta Kwu Ling.	- Dr Conrad T.C. Wong for his firms owning some land in Ta Kwu Ling
24	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 had not joined the meeting yet; and Mr K.W. Leung had tendered an apology for being unable to attend the meeting.

*Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/734_rnt_agenda.html for details of the planning applications.

**Minutes of 734th Rural and New Town Planning Committee
(held on 12.1.2024)**

Renewal Case

Application for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
21	A/YL-PH/979	Temporary Open Storage of Porcelain Products/Sanitary Utensils in “Agriculture” Zone, Lots 20 (Part), 21, 22 (Part), 23 (Part), 24 (Part), 25 (Part), 27 S.A (Part), 42 (Part) and 43 (Part) in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long	21.1.2024 - 20.1.2027

**Minutes of 734th Rural and New Town Planning Committee
(held on 12.1.2024)**

Cases for Streamlining Arrangement

Applications approved on a temporary basis for a period of 3 years until 12.1.2027

Item No.	Application No.	Planning Application
19	A/YL-KTS/968	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Electric Vehicle Charging Facility and Filling of Land in “Agriculture” and “Village Type Development” Zones, Lot 241 (Part) in D.D. 113, Cheung Po, Pat Heung, Yuen Long
27	A/YL-SK/350	Proposed Temporary Open Storage of Electric Vehicles with Charging Facilities and Ancillary Site Office in “Agriculture” Zone, Lots 987 and 988 in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long
28	A/HSK/456	Temporary Logistics Centre with Ancillary Office in “Residential (Group B) 1”, “Residential (Group B) 2” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
29	A/HSK/462	Temporary Warehouse for Storage of Miscellaneous Goods in “Other Specified Uses” annotated “Refuse Transfer Station”, “Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” and “Other Specified Uses” annotated “Sewage Treatment Works” Zones, Lots 515 RP (Part), 516 (Part), 517 (Part), 518 (Part), 519 (Part) and 520 (Part) in D.D. 125, Ha Tsuen, Yuen Long
34	A/YL-TT/624	Temporary Shop and Services in “Village Type Development” Zone, Lots 1202 S.C (Part) and 1202 S.D (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
35	A/YL-TYST/1248	Proposed Temporary Shop and Services and Wholesale of Carpet in “Government, Institution or Community” and “Residential (Group B)1” Zones, Lots 1140 S.D RP, 1141 S.C, 1141 S.D ss.2, 1141 S.D RP, 1142 S.G, 1142 S.H, 1142 S.I, 1142 S.K (Part) and 1152 S.C RP in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen Road, Yuen Long