

TOWN PLANNING BOARD

Minutes of 746th Meeting of the Rural and New Town Planning Committee held at 11:00 a.m. on 19.7.2024

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr K.W. Leung

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Carrie K.Y. Leung

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
Ms Donna Y.P. Tam

Secretary

Absent with Apologies

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr Rocky L.K. Poon

In Attendance

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

Chief Town Planner/Town Planning Board
Miss Josephine Y.M. Lo

Town Planner/Town Planning Board
Ms Loree L.Y. Duen

Agenda Item 1

Confirmation of the Draft Minutes of the 745th RNTPC Meeting held on 5.7.2024

[Open Meeting]

1. The draft minutes of the 745th RNTPC meeting held on 5.7.2024 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 Committee noted that there were nine cases requesting the Town Planning Board to defer consideration of the applications. Details of those requests for deferral, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 1**.

Deliberation Session

4. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants pending submission of further information, as recommended in the Papers.

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were six cases for renewal of temporary planning approval and the Planning Department had no objection to the applications or considered that the temporary uses could be tolerated for the further periods as applied for. Details of those planning applications, Member's declaration of interests for a case and the Committee's view on the declared interests were in **Annex 2**.

6. For application No. A/YL-PH/1011 for temporary office use under Agenda Item 15B, a Member, with reference to Plan A-3, observed that part of the existing structure fell outside the application site (the Site) and enquired about the discrepancy between the coverage of the existing structure and the site boundary. In that regard, the Committee noted that, as mentioned in the comments from the Lands Department in paragraph 10.2 of the Paper, the lot owner(s) should rectify/apply for regularisation of the lease breach for any unauthorised structure on the private lots (including the Site) even if the planning application was approved.

Deliberation Session

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

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

8. The Committee noted that there were 11 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the temporary uses could be tolerated on a temporary basis for the applied periods. Details of those planning applications, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 3**.

9. For application No. A/YL-KTS/996 under Agenda Item 20, a Member enquired whether the Civil Aviation Department (CAD) had provided comments on the application given that the application site was in proximity to Shek Kong Barracks and Aviation Club of

Hong Kong had expressed concern on potential flight safety. In that regard, the Committee noted that CAD had no comment on the application as set out in the Paper. The Chairperson remarked that there were previously approved similar applications for various temporary uses near Shek Kong Airfield within the same “Residential (Group D)” zone.

Deliberation Session

10. 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.

Sha Tin, Tai Po and North District

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

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/239 Proposed Temporary Vehicle Repair Workshop for Private Cars for a Period of 3 Years in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lot 143 (Part) in D.D. 52, Sheung Shui
(RNTPC Paper No. A/NE-FTA/239B)

Presentation and Question Sessions

11. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

12. Two Members raised the following questions:

- (a) noting that the applicant failed to secure land tenancy of the Site with the land owner, resulting in non-compliance with approval conditions in relation to drainage facilities under the previously approved application No. A/NE-FTA/210 submitted by the same applicant for the same use, and hence the revocation of the previous planning permission, whether the applicant had resolved the land tenancy issue in order to ensure that the approval conditions under the current application could be properly complied with; and
- (b) as the application site (the Site) was subject to planning enforcement action against unauthorized development involving storage use and parking of

vehicles as mentioned in paragraph 4 of the Paper, whether such parking of vehicles involved commercial parking.

13. In response, Ms Ivy C.W. Wong, STP/STN, with the aid of some plans, made the following main points:

- (a) according to the applicant, the land tenancy issue had been resolved and he would comply with the approval conditions related to drainage facilities if the application was approved; and
- (b) there was no information on whether the parking of vehicles as stated in the Enforcement Notice against the unauthorized development at the Site involved commercial parking. As stated in paragraph 4 of the Paper, a recent site inspection conducted in June 2024 revealed that the Site was largely vacant and the operation on the Site was under close monitoring.

Deliberation Session

14. Noting from Drawing A-1 of the Paper that a large portion of the southern part of the Site was designated for parking of vehicles while the structure of vehicle repairing workshop only comprised a floor area of about 70m², a Member expressed concern on the potential conversion of the proposed use into a commercial carpark upon approval of the application and enquired whether there was a genuine demand for vehicle repairing services in the area. In that regard, the Committee noted that the southern portion of the Site was proposed for parking of private cars awaiting for repairing, but not for erection of structures due to the presence of overhead electricity supply line traversing the Site in a northwest-southeast direction. Should the actual use of the Site be different from the approved scheme in the future, the Planning Authority would undertake enforcement action against any unauthorized development as appropriate.

15. In relation to a Member's further enquiry on how to determine if the Site was being used for parking of vehicles for repairing or as a commercial carpark, the Committee noted that PlanD would take note of the actual site situation during site inspection, such as the setting and facilities associated with a commercial carpark (e.g. toll booth, signage), or differences in the

actual layout of the use comparing with the approved scheme, etc. Another Member was of the view that the Committee should not speculate about the applicant's intention in taking forward the proposed use under the application. The Chairperson remarked that should there be any unauthorized development at the Site, the Planning Authority would undertake enforcement action, as appropriate.

16. A Member raised that compliance with approval conditions for the application, if approved, should be properly monitored given the record of non-compliance with approval conditions under the previous application, which resulted in revocation of the previous planning permission. In that regard, the Committee noted that a drainage proposal was submitted under the current application and the Drainage Services Department had no objection to the application nor further comment on the submitted drainage proposal. As such, only approval condition on the implementation of the accepted drainage proposal was imposed for the current application.

17. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.7.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/79 Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years and Associated Filling of Pond in "Recreation" Zone, Lots 499, 500 RP, 501 S.A RP, 501 S.A ss.1, 501 S.B, 501 S.C, 501 S.D, 501 S.E, 517 RP and 517 S.A in D.D. 80, Ta Kwu Ling North (RNTPC Paper No. A/NE-TKLN/79B)

Presentation and Question Sessions

18. With the aid of some plans, Mr William S.T. Wong, ATP/STN, briefed Members

on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

19. Some Members raised the following questions:

- (a) whether there were any previous applications approved at the application site (the Site) or in the surrounding area;
- (b) whether the Government had any measures to assist in the relocation of brownfield operations affected by the Kwu Tung North New Development Area project;
- (c) whether there were any areas reserved for the relocation of brownfield operations displaced by government projects;
- (d) whether the applicant had approached the Development Bureau (DEVB) for assistance in relocating his brownfield operation and whether DEVB had offered assistance to the applicant; and
- (e) noting that there were a number of similar applications for the relocation of affected brownfield operations with DEVB's policy support, whether DEVB had been consulted on the subject application as there was no comment from DEVB in the Paper.

20. In response, Ms Ivy C.W. Wong, STP/STN, with the aid of some plans, made the following main points:

- (a) there was no previous application approved at the Site or in the surrounding area within the same "Recreation" zone;
- (b) DEVB had set up a multi-disciplinary team to strengthen the support for brownfield operators affected by government projects who wished to relocate their business operations. The operators could approach DEVB to check

whether the operations concerned were permitted in the identified relocation sites, and DEVB would refer their requests to relevant government departments for advice on the suitability of the sites for relocation;

- (c) there was no specific area designated by the Government as reprovisioning sites for brownfield operations affected by government projects;
- (d) according to the applicant, he had approached DEVB for advice on relocating the affected operation (i.e. the proposed use) at the Site, and DEVB had provided assistance in accordance with the prevailing measures (as mentioned in paragraph 20(b) above); and
- (e) same as handling other similar applications, noting that the applicant claimed himself as a brownfield operator affected by a government project, PlanD consulted DEVB on the application. After considering relevant factors, including that PlanD did not support the application, DEVB did not render policy support.

Deliberation Session

21. At the invitation of the Chairperson, the Secretary remarked that in addition to providing monetary compensation to the brownfield operators displaced by government projects, DEVB had set up a multi-disciplinary team to provide advisory services relating to the relocation of the affected operations. Once the affected brownfield operators identified potential relocation sites, they could approach DEVB to check whether the operation concerned was permitted on the proposed site. Upon receipt of the enquiry, DEVB would refer the identified relocation sites to relevant government departments for assessment, including land use compatibility, etc. If the proposed relocation sites were considered not suitable for accommodating the intended brownfield use, such as sites falling within the “Green Belt” zone or in proximity to residential areas, DEVB would advise the operators accordingly. It would be up to the operators to decide whether to submit the planning application, if required, upon receipt of DEVB’s advice. Information regarding possible locations for accommodating brownfield uses involving open storage (OS) or port back-up (PBU) uses was available on the websites of relevant government bureau and departments, including DEVB and PlanD. In

general, applications for temporary OS and BPU uses could be favourably considered for sites within Category 1 and Category 2 areas based on the assessment criteria set out in the Town Planning Board Guidelines for ‘Application for OS and PBU Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G). Application for sites within Category 3 and Category 4 areas, including green belt zone and areas close to environmentally or ecologically sensitive areas, would normally not be given favourable consideration. Whilst the subject application was not for OS or PBU use, TPB PG-No. 13G could still be referenced as the Site was within Category 3 areas where brownfield uses were normally not encouraged. DEVB would take into account relevant factors, including comments from relevant government departments, in deciding whether to provide policy support for a planning application. For the subject application, DEVB did not offer policy support.

22. A Member enquired whether there were other factors for considering planning applications for brownfield uses other than the four categories (Category 1 to 4) stipulated in TPB PG-No. 13G, and whether the land falling within Category 1 and Category 2 areas was sufficient to accommodate the affected brownfield operations in the Northern Metropolis. In response, the Secretary said that according to a survey conducted in the last revision of TPB PG-No. 13F, there was no much land available within Category 1 or Category 2 areas as most of these areas were already occupied by existing OS/PBU or other brownfield operations. Category 3 areas were mainly zoned “Agriculture” and comprised active or abandoned farmland, making it difficult to estimate whether the land within Category 3 areas was sufficient to accommodate the affected brownfield operations given that the availability of private land depended on various factors, including whether the land owners were willing to rent out the land for brownfield uses. The Secretary reiterated that DEVB would consider planning applications in relation to relocation of displaced brownfield operations on a case-by-case basis, and policy support could be given to sites falling within Category 3 areas if there were no insurmountable technical concerns raised by relevant government departments and the site conditions were considered suitable for brownfield uses.

23. The Chairperson briefly recapitulated that DEVB had explained on various public occasions the services and assistance provided to brownfield operators affected by government projects, including (i) providing monetary compensation; (ii) providing government land for relocation through short-term tenancy; (iii) setting up a multi-disciplinary team to co-ordinate advisory services on planning and land administration matters relating to the relocation site on

private land identified by the affected operators; and (iv) developing multi-storey buildings for modern industries to consolidate brownfield operations in the long run for more efficient use of land resources. There was currently no policy for a “one-on-one” re-provisioning arrangement for the affected brownfield operations.

24. A Member opined that the applicant should be advised to consider an alternative site given that no policy support was given by DEVB and PlanD did not support the application. The Chairperson supplemented that the applicant had sought advice from DEVB during the pre-application stage and PlanD’s comments had been conveyed to DEVB before the submission of the planning application.

25. Regarding a Member’s enquiry about the implication if the application was not approved, the Committee noted that the applicant should be aware of the land resumption programme, and it was up to the applicant to decide whether and how to continue the brownfield operation.

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

“the proposed use is not in line with the planning intention of the “Recreation” zone, which is primarily for low-density recreation developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.”

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

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/831 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1584 S.E in D.D.76, Kan Tau Tsuen, Fanling
(RNTPC Paper No. A/NE-LYT/831)

Presentation and Question Sessions

27. With the aid of some plans, Mr Ryan C.K. Ho, 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.

28. Members had no question on the application.

Deliberation Session

29. 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 19.7.2028, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1013 Proposed Temporary Wholesale Trade (Food) for a Period of 5 Years in “Open Storage” Zone, Lots 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 S.A, 892 S.A, 893 S.A, 3049 and 3050 in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/1013)

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

Tuen Mun and Yuen Long West District

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

Agenda Item 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/524 Temporary Public Vehicle Park (Private Cars) with Ancillary Office for a Period of 3 Years in “Residential (Group A) 4” Zone, Lots 2413 (Part) and 2417 RP (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/HSK/524)

Presentation and Question Sessions

31. With the aid of some plans, Mr Simon P.H. Chan, 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.

32. Members had no question on the application.

Deliberation Session

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

“the application site falls with the Second Phase development of the Hung Shui Kiu/ Ha Tsuen New Development Area (HSK/HT NDA) with imminent land resumption and development programme. Approval of the application would jeopardise the planned developments of the application site under the HSK/HT NDA. There is no strong planning justifications in the submission for a departure from the planning intention.”

[Mr Paul Y.L. Au rejoined the meeting at this point.]

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/524 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group E)” Zone, Lots 2282 and 2284 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/524)

Presentation and Question Sessions

34. 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 did not support the application.

35. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use is not in line with the planning intention of the “Residential (Group E)” zone, which is primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed use is not in line with the Town Planning Board Guidelines on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that the applicants fail to demonstrate that the proposed use would not be susceptible to adverse slope safety impact, and would not have adverse traffic and slope safety impact on the surrounding areas.”

Agenda Items 31 and 32

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/626 Proposed Temporary Warehouse for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 580 S.N (Part) and 580 RP (Part) in D.D. 117 and Lots 1835 (Part) and 1836 (Part) in D.D. 119 and Adjoining Government Land, Tai Tong, Yuen Long (RNTPC Paper No. A/YL-TT/626B)

A/YL-TT/628 Proposed Temporary Warehouse for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 579 in D.D. 117, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/628B)

37. The Committee agreed that as the two applications for proposed temporary warehouse and associated filling of land 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

38. With the aid of some plans, Mr C.T. Lau, PC/TMYLW, briefed Members on the background of the applications, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department did not support the applications.

39. Members had no question on the applications.

Deliberation Session

40. After deliberation, the Committee decided to reject the applications. The reasons for each application were:

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

- (b) the proposed use and associated filling of land are not compatible with the surrounding landscape character.”

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

Agenda Item 35

Any Other Business

[Open Meeting]

- 41. There being no other business, the meeting was closed at 12:00 noon.

**Minutes of 746th Rural and New Town Planning Committee
(held on 19.7.2024)**

Deferral Cases

Request for Deferment by Applicant for Two Months

Item No.	Application No.*	Times of Deferment
7	A/NE-TKL/759	1 st
11	A/NE-KLH/641	1 st
12	A/NE-SSH/158	1 st
17	A/YL-KTN/1018	1 st
19	A/YL-KTN/1020	1 st
21	A/YL-KTS/1005	1 st
25	A/YL-LFS/522	1 st
26	A/YL-LFS/523	1 st
30	A/YL-TYST/1270	1 st

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest	
26	CLP Power Hong Kong Limited (CLP) was the applicant of the application.	- Mr Ryan M.K. Ip for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP

The Committee noted that Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to Item 26, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/745_rnt_agenda.html for details of the planning applications.

**Minutes of 746th Rural and New Town Planning Committee
(held on 19.7.2024)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
9	A/NE-LYT/827	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Agriculture” Zone, Lot 1495 S.B RP in D.D. 76, Ng Uk Tsuen, Sha Tau Kok Road, Fanling	21.7.2024 to 20.7.2027
13	A/NE-TK/799	Temporary Private Car Park in “Village Type Development” Zone, Lot 1055 RP in D.D. 23, Po Sam Pai Village, Tai Po	11.9.2024 to 10.9.2027
15	A/STT/6	Temporary Public Vehicle Park (Including Container Vehicle and Heavy Goods Vehicle) in “Other Specified Uses” annotated “Logistics, Storage And Workshop (2)” Zone and area shown as ‘Road’, Lots 158, 162 RP (Part), 198 S.B in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long	21.7.2024 to 20.7.2027
15A	A/YL-PH/1007	Temporary Shop and Services (Vehicle Showroom) in “Village Type Development” Zone, Lots 2007 (Part) and 2018 S.A (Part) in D.D. 111, Pat Heung, Yuen Long	11.9.2024 to 10.9.2027
15B	A/YL-PH/1011	Temporary Office in “Open Storage” and “Village Type Development” Zones, Lot 1863 RP (Part) in D.D. 111, Pat Heung, Yuen Long	8.9.2024 to 7.9.2027
22	A/YL-SK/373	Temporary Office with Ancillary Storage Area and Car Parking in “Village Type Development” Zone, Lot 1289 S.F RP in D.D. 114, Kam Sheung Road, Shek Kong, Yuen Long	4.8.2024 to 3.8.2027

Declaration of Interests

The Committee noted the following declaration of interests:

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

As Mr Ryan M.K. Ip had no involvement in the application under Item 15, the Committee agreed that he could stay in the meeting.

**Minutes of 746th Rural and New Town Planning Committee
(held on 19.7.2024)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 19.7.2027

Item No.	Application No.	Planning Application
3	A/SK-CWBS/49	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 132 (Part) in D.D. 236, Tai Wan Tau, Clear Water Bay, Sai Kung
5	A/NE-MKT/35	Proposed Temporary Warehouse (Timber and Other Associated Materials) and Associated Filling of Land in “Agriculture” Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling
6	A/NE-TKL/747	Proposed Temporary Private Vehicle Park (Excluding Container Vehicles) and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lots 1497 S.B ss.4 and 1497 S.B RP in D.D. 76, Hung Leng, Fanling
14	A/STT/5	Temporary Shop and Services (Sale of Vehicle Parts and Accessories) with Ancillary Facilities in “Open Space” Zone, Lots 170 RP and 174 S.C RP in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long
18	A/YL-KTN/1019	Proposed Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities and Filling of Land in “Agriculture” Zone, Lots 1200, 1203 (Part), 1204, 1206, 1207 (Part) and 1208 (Part) in D.D. 107, Kam Tin North, Yuen Long
20	A/YL-KTS/996	Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office in “Residential (Group D)” Zone, Lot 688 S.B in D.D. 106, Shek Kong Airfield Road, Kam Tin, Yuen Long
23	A/HSK/513	Proposed Temporary Public Vehicle Park (Taxis and Private Cars) with Ancillary Electric Vehicle Charging Facility in “Village Type Development” Zone, Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long
28	A/YL-PS/708	Temporary Public Vehicle Park (Private Cars and Medium Goods Vehicles) in “Comprehensive Development Area” Zone, Various Lots in D.D. 122, Ping Shan, Yuen Long
29	A/YL-PS/719	Temporary Shop and Services in “Village Type Development” Zone, Lots 387 S.R (Part) and 387 RP (Part) in D.D. 122, Ping Shan, Yuen Long
33	A/YL-TT/645	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 1339 S.A (Part), 1339 S.B (Part), 1339 S.C (Part), 1339 S.D (Part), 1339 S.E (Part), 1339 S.F (Part), 1339 S.G (Part), 1339 S.H ss.1 (Part) and 1339 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 19.7.2029

Item No.	Application No.	Planning Application
34	A/TM-LTYT/475	Temporary Shop and Services with Ancillary Office in “Village Type Development” Zone, Lot 694 S.L ss.1 in D.D. 130 and Adjoining Government Land, G/F, No. 28 Lam Tei Main Street, Tuen Mun, New Territories

Declaration of Interests

The Committee noted the following declaration of interests:

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

As Messrs Ryan M.K. Ip and Timothy K.W. Ma had no involvement in the applications under Items 14 and 23 respectively, the Committee agreed that they could stay in the meeting.