

## **TOWN PLANNING BOARD**

### **Minutes of 763<sup>rd</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 11.4.2025**

#### **Present**

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

Mr Rocky L.K. Poon

Chief Traffic Engineer/New Territories East,  
Transport Department

Ms Yanny O.Y. Li

Chief Engineer (Works),  
Home Affairs Department

Mr Bond C.P. Chow

Principal Environmental Protection Officer (Territory South),  
Environmental Protection Department

Miss Queenie Y.C. Ng

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**

Director of Planning  
Mr C.K. Yip

Chairperson

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Professor B.S. Tang

Mr Simon Y.S. Wong

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Ms Katy C.W. Fung

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

1. The Vice-chairperson said that as the Chairperson was engaged in another official duty, he would take up the chairmanship of the meeting.

**Agenda Item 1**

Confirmation of the Draft Minutes of the 762<sup>nd</sup> RNTPC Meeting held on 28.3.2025

[Open Meeting]

2. The draft minutes of the 762<sup>nd</sup> RNTPC meeting held on 28.3.2025 were confirmed without amendment.

**Agenda Item 2**

Matters Arising

[Open Meeting]

3. 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

4. The Committee noted that there were 18 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

#### Deliberation Session

5. 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

6. The Committee noted that there were three cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further periods as applied for. Details of the planning applications were in **Annex 2**.

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

## **Cases for Streamlining Arrangement**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

### Presentation and Question Sessions

8. The Committee noted that there were 20 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications were in **Annex 3**.

9. Noting that four streamlined cases were for proposed animal boarding establishment (ABE) use, the Committee recalled that during deliberation of a section 16 application for proposed temporary ABE (dog kennel) for a period of 3 years and associated filling and excavation of land (No. A/YL-TYST/1297) at the 759<sup>th</sup> RNTPC meeting on 14.2.2025, the Committee had asked about progress/information of approved planning applications for ABE use in order to help assess the genuine demand for such use in the market. Based on the information provided by the Planning Department, the Committee noted that 110 applications for temporary ABE use had been approved since 1.1.2020. Out of these 110 approved applications, 40 cases (about 36%) were still covered by valid planning permissions, while the remaining ones had either lapsed or been revoked. Based on the information available, for the 40 ABE cases with valid planning permissions, 21 application sites were currently used as ABE. The current uses of sites of another 12 approved applications were classified as uncertain, subject to further checking (e.g. further

site visit to confirm the actual use). For the remaining seven cases, five sites were currently used as non-ABE uses (e.g. storage use and hobby farm without valid planning permission) while two sites were vacated/partly used for storage use. Those sites that were not for the approved ABE uses and not covered by valid planning permissions would be monitored and enforcement action under the Town Planning Ordinance would be taken as appropriate. The Committee noted the above updates on the approved ABE cases.

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

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

**Agenda Item 4**

**Section 12A Application**

[Open Meeting]

Y/YL-KTS/8

Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, To rezone the application site from “Agriculture” to “Residential (Group A) 1”, Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long

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

**Tsuen Wan and West Kowloon District**

[Mr Michael K.K. Cheung, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), and Ms Iris T.Y. Yik, Town Planning Graduate/Tsuen Wan and West Kowloon were invited to the meeting at this point.]

**Agenda Item 6**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/I-MWI/48            Proposed Amendments to Approved Master Layout Plan of Ma Wan Park Development in “Comprehensive Development Area”, “Other Specified Uses” annotated “Recreation and Tourism Related Uses”, “Green Belt”, “Government, Institution or Community” and “Other Specified Uses” annotated “Highways Maintenance Area” Zones and area shown as ‘Road’, Ma Wan Lots 48, 114, 229 RP and 684 (Part) and Adjoining Government Land, Ma Wan  
(RNTPC Paper No. A/I-MWI/48)

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12.            The Secretary reported that the application was submitted by Ma Wan Park Limited (MWPL), which was a subsidiary of Sun Hung Kai Properties Limited (SHK). Messrs Vincent K.Y. Ho and Timothy K.W. Ma had declared interests on the item for having current business dealings with SHK and being a member of the Board of MWPL respectively. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As the interest of Mr Timothy K.W. Ma was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Timothy K.W. Ma left the meeting at this point.]

**Presentation and Question Sessions**

13.            With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, STP/TWK, 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) had no objection to the application.

14.            Members had no question on the application.

**Deliberation Session**

15.            In response to a Member’s enquiry about the approval conditions, the Secretary



said that they were stated in p.16 and p.17 of the Paper and were pertinent to the technical aspects of the development proposal, e.g. landscape, building design, traffic arrangement, fire services, drainage, sewerage, water supply and archaeological investigation, as well as a requirement to submit a revised master layout plan.

16. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. 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 Vice-chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

[Mr Timothy K.W. Ma rejoined the meeting at this point.]

### **Sai Kung and Islands District**

[Mr Dicky Y.F. Chan, Assistant Town Planner/Sai Kung and Islands (ATP/SKIs), was invited to the meeting at this point.]

### **Agenda Item 8**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

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| A/SLC/190 | Proposed Excavation of Land for Permitted Public Utility Pipeline (Underground Cable) in "Green Belt" Zone, Lots 665 S.B (Part), 665 S.C (Part), 665 S.D (Part) and 665 RP (Part) in D.D. 328L and Adjoining Government Land, Tong Fuk, Lantau Island<br>(RNTPC Paper No. A/SLC/190) |
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17. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president and executive director of Public Policy Institute of Our Hong Kong

Foundation which had received donations from CLP. As he had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

#### Presentation and Question Sessions

18. With the aid of some plans, Mr Dicky Y.F. Chan, ATP/SKIs, briefed Members on the background of the application, the proposed works, 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. A Member enquired whether the objection from PlanD was related to the provision of electricity for the suspected unauthorized structures on Lots 665 S.B and S.C in D.D. 328L through the proposed public utility pipeline (PUP), rather than the proposed excavation of land per se. In response, Mr Dicky Y.F. Chan, ATP/SKIs, said that while the provision of PUP within the “Green Belt” (“GB”) zone was always permitted on the South Lantau Coast Outline Zoning Plan (SLC OZP), excavation of land required planning permission from the Town Planning Board (the Board). Based on the planning considerations and assessments as detailed in the Paper, PlanD was of the view that the proposed excavation of land for permitted PUP (underground cable) to provide electricity to the suspected unauthorized structures at Lots 665 S.B and S.C was not in line with the planning intention of “GB” zone and there was no strong planning justification in the submission to warrant a departure from such planning intention.

20. Two Members asked whether the existing meter box at Lot 665 S.D, which was used to supply electricity to two roofed structures at Lot 665 S.B, was legal. In response, Mr Dicky Y.F. Chan, ATP/SKIs, said that according to the Notes of the OZP for the “GB” zone, any filling of land/pond, excavation of land for permitted PUP would require permission from the Board on or after the date of the publication in the Gazette of the notice of the draft SLC OZP No. S/SLC/22 on 15.9.2023. Also, any non-conforming use/development undertaken or continued on or after the material date (i.e. 9.12.2022) on land within the boundary of the “Regulated Area” (RA), which covered the subject “GB” site, might be subject to enforcement and prosecution actions under the Town Planning Ordinance (the Ordinance). Based on PlanD’s record, the meter box at Lot 665 S.D was in existence

before 9.12.2022. In response to further enquiries from the Vice-chairperson and another Member on whether enforcement action would be undertaken if there was unauthorized development on Lots 665 S.B and S.C, Mr Dicky Y.F. Chan, ATP/SKIs, said that as there was no planning approval for the two lots, should there be any unauthorized development thereat, the Planning Authority (PA) would take enforcement action under the Ordinance as appropriate.

### Deliberation Session

21. The Vice-chairperson remarked that the application was for proposed excavation of land for permitted PUP (underground cable) at the application site in order to supply electricity to the suspected unauthorized structures at Lots 665 S.B and S.C, which was considered not in line with the planning intention of the “GB” zone. The Secretary supplemented that the first statutory plan covering the South Lantau Coast area was gazetted in the 1980s. As the area was not covered by a Development Permission Area (DPA) Plan, PA was not empowered to take planning enforcement action. According to the Ordinance, the Secretary for Development might designate any area in the New Territories which had not been designated as a DPA to be a RA so as to enable PA to take enforcement and prosecution actions against unauthorized developments. The non-conforming uses existed in RA before the material date i.e. 9.12.2022 as defined in section 1A(1) of the Ordinance would be tolerated, but if undertaken or continued on or after the material date might be subject to enforcement and prosecution actions under the Ordinance. PlanD would investigate if the Lots 665 S.B and S.C involved any unauthorized development under the Ordinance. If affirmative, appropriate planning enforcement action would be undertaken.

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

“the proposed excavation of land for permitted public utility pipeline is not in line with the planning intention of “Green Belt” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from

such planning intention.”

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

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

[Messrs Kevin K.W. Lau, Jeffrey P.K. Wong and Ryan C.K. Ho and Ms Ivy C.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), Mr Benson K.C. Lau and Ms Candice Y.K. Lo, Town Planners/Shan Tin, Tai Po and North, and Mr Timothy W.P. Wu, Assistant Town Planner/Shan Tin, Tai Po and North (ATP/STN), were invited to the meeting at this point.]

### **Agenda Item 9**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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| A/TP/702 | Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility in “Government, Institution or Community” Zone, Taxlord Lot T77 RP in D.D. 34, Tai Po<br>(RNTPC Paper No. A/TP/702A) |
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#### **Presentation and Question Sessions**

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

24. Noting that the Traffic Impact Assessment submitted by the applicant recommended an additional green minibus service to accommodate the future passenger demand generated by the proposed development in the morning and afternoon peak periods (paragraph 1.7 of the Paper referred), a Member asked whether the proposed measure would

be implemented as there was no advisory clause on it. In response, Mr Kevin K.W. Lau, STP/STN, said that the Transport Department (TD) would monitor the demand for public transport services in the area. If necessary, TD would consider enhancing the public transport services to cater for the passenger demand arising from the proposed development as appropriate.

### Deliberation Session

25. 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 11.4.2029, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

### Agenda Item 13

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/162 Proposed Temporary Retrievable Tiebacks and Associated Excavation of Land for a Period of 3 Years in “Conservation Area” Zone, Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung  
(RNTPC Paper No. A/NE-SSH/162)

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26. The Secretary reported that the application was submitted by Light Time Investments Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). Mr Vincent K.Y. Ho had declared an interest on the item for having current business dealings with SHK. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting.

### Presentation and Question Sessions

27. With the aid of a PowerPoint presentation, Mr Jeffrey P.K. Wong, STP/STN,

briefed Members on the background of the application, the proposed works, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

28. In response to the Vice-chairperson's enquiry on the amount of time saved as a result of adopting a tieback system for basement construction, Mr Jeffrey P.K. Wong, STP/STN, said that while there was no such information in the submission, according to the applicant, the entire installation and removal process of tiebacks would last for about 3 years and the proposed method could shorten the construction time compared with the conventional strutting system.

### Deliberation Session

29. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.4.2028, on the terms of the application as submitted to the Town Planning Board. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

### Agenda Item 15

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/80 Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87, Hung Lung Hang  
(RNTPC Paper No. A/NE-HLH/80)

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#### Presentation and Question Sessions

30. With the aid of some plans, Mr Ryan C.K. Ho, 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 had no objection to the application.

31. Noting that the subject application was to facilitate the relocation of the existing brownfield operation in Ha Tsuen affected by the Hung Shui Kiu/Ha Tsuen New Development Area project to the application site (the Site), a Member enquired the details of the planning considerations in relation to the Town Planning Board Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13G) and the policy support from the Secretary for Development.

32. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of some plans, made the following main points:

- (a) about 80% of the Site fell within Category 3 areas and about 20% of the Site fell within Category 2 areas under TPB PG-No.13G. Category 2 areas were usually the areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. Subject to no adverse departmental comments and local objections, or the concerns of the departments and locals could be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years. Category 3 areas were the areas where further proliferation of open storage and port back-up uses was not acceptable. Favourable consideration of the applications within Category 3 areas would only be given unless the applications were on sites with previous planning approvals;
- (b) TPB PG-No.13G also stated that sympathetic consideration could be given if policy support from the relevant bureau(x) to the application for the relocation of the uses/operations affected by Government's development; and there was no adverse departmental comments and local objections or the concerns could be addressed by approval conditions. Indeed, each application would be assessed on a case-by-case basis, taking into account the nature and scale of the proposed use as well as planning circumstances; and
- (c) for the subject application, the Site was partly under active cultivation and partly occupied by fallow agricultural land. It was situated in an area of

rural character intermixed with warehouses and open storage uses, most of which had valid planning permissions. Hence, the proposed use was considered not entirely incompatible with the surrounding land uses and it could be considered as an extension of the existing brownfield operation to the immediate west. Considering that the policy support was obtained and the concerns of the relevant government departments and the public could be addressed through imposition of approval conditions, sympathetic consideration could be given to facilitate the relocation of the affected uses to the Site.

33. In response to another Member's enquiry on the location of ingress/egress point and the internal access arrangement of the Site, Mr Ryan C.K. Ho, STP/STN, with the aid of some plans, illustrated the layout of the proposed scheme including the locations of open storage space, the traffic manoeuvring areas and the ingress/egress point of the Site and that the Site was accessible via a local track leading to Kong Nga Po Road.

#### Deliberation Session

34. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.4.2028, 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 22**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/96      Temporary Holiday Camp for a Period of 3 Years in “Green Belt”  
Zone, Lots 20 RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) in  
D.D. 80, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/96)

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### **Presentation and Question Sessions**

35.            With the aid of some plans, Mr Timothy W.P. Wu, ATP/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 (PlanD) did not support the application.

36.            In response to a Member’s enquiry on the current use of the application site (the Site), Ms Ivy C.W. Wong, STP/STN, with the aid of some photos, said that seven and five caravans were accommodated at the eastern and western portions of the Site respectively. According to the information submitted by the applicant and available online, the subject holiday camp was currently in operation. From the site photos, the same Member pointed out that there was still space available to accommodate the caravans in the camp site on the land falling within the adjoining “Recreation” (“REC”) zone, where holiday camp use was always permitted and no planning permission was required. The subject application might be seen as an enlargement of the existing holiday camp that encroached onto the Site zoned “Green Belt” (“GB”) so that more caravans might be placed in the camp site. Ms Ivy C.W. Wong, STP/STN, supplemented that if the application was approved, the implementation of the applied use should be in accordance with the scheme submitted to the Board under the application.

### **Deliberation Session**

37.            Two Members concurred with PlanD’s recommendation and opined that there was space within the existing holiday camp site zoned “REC” for locating those caravans proposed at the Site and the intrusion of “GB” zone for expanding the business operation

should be discouraged. One of them further expressed concerns that the applicant might take advantage of the intangible physical boundary between the “REC” and “GB” zones to extend his business operation into the “GB” zone. The Vice-chairperson remarked that approval of the application might alter the landscape character and would further degrade the landscape quality of the “GB” zone.

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

“the applied use is not in line with the planning intention of the “Green Belt” 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 with this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.”

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

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

[Messrs Alexander W.Y. Mak and Kimson P.H. Chiu, and Ms Lucille L.S. Leung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), Mr Gary T.L. Lam, Town Planner/Fanling, Sheung Shui and Yuen Long East and Ms Jane C.K. Lau, Assistant Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

### **Agenda Item 30**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/334 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Yuen Long  
(RNTPC Paper No. A/YL-NSW/334B)

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

39. With the aid of some plans, Mr Alexander W.Y. Mak, 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.

40. In response to the Vice-chairperson’s enquiry, Mr Alexander W.Y. Mak, STP/FSYLE, confirmed that an approval condition requiring the applicant to reinstate the application site upon expiry of the planning permission was incorporated.

#### **Deliberation Session**

41. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.4.2028, 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 37**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/475 Proposed Temporary Holiday Camp for a Period of 3 Years in “Residential (Group D)” Zone, Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/475B)

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**Presentation and Question Sessions**

42. 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 had no objection to the application.

43. A Member enquired how the holiday camp could serve the visitors as some facilities, e.g. shower facilities and fresh water supply, would not be provided at the application site (the Site). In response, Mr Kimson P.H. Chiu, STP/FSYLE, said that the applicant would provide some basic facilities, e.g. portable toilet and wastewater bins, to serve the visitors. The applicant also encouraged the visitors to bring their own food, instead of preparing food over open flame at the Site. Besides, the facilities in the office of the holiday camp might provide some sort of convenience to visitors.

44. In response to the Vice-chairperson’s enquiry on the implications on the overlapping of the western part of the Site with part of the application site of No. A/YL-NTM/476 (Agenda Item 38 at this meeting), the Secretary said that the overlapping area of the two application sites was a piece of government land. While PlanD assessed the two applications separately based on the planning considerations, the implementation of the two proposals would depend on resolving the land issues between the applicants of both applications as well as the Government.

## Deliberation Session

45. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.4.2028, 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 38**

### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/476 Proposed Flats with Minor Relaxation of Plot Ratio and Building Height Restrictions and Excavation of Land in “Residential (Group D)” Zone, Lots 2572 RP, 2573 and 2578 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long  
(RNTPC Paper No. A/YL-NTM/476B)

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### Presentation and Question Sessions

46. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/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.

47. Noting that the application site (the Site) fell within the boundary of the on-going Land Use Review Study for the Ngau Tam Mei Area (the NTM Study), two Members raised the following questions:

- (a) given that the subject application was for a permanent development and the consideration of the subject application was based on the extant statutory plan, whether the applicants were aware of the Site falling within potential development area of the NTM Study and whether the Government would process the land exchange application submitted by the applicants at a later

stage; and

- (b) the implementation programme of the NTM Study and whether the in-situ land exchange arrangement under the Enhanced Conventional New Town Approach (ECNTA) for the implementation of the Hung Shui Kiu/Ha Tsuen and Kwu Tung North/Fanling North New Development Areas (NDAs) would be applicable for areas covered by the NTM Study.

48. In response, Mr Kimson P.H. Chiu, STP/FSYLE, made the following main points:

- (a) as stated in the relevant advisory clause included in the Paper, the Site fell within the study area of the NTM Study and subject to the findings of the study, the Site might be required for implementation of government project(s) in future, and the applicants had to apply to the Lands Department (LandsD) for a land exchange to effect the proposed development if the application was approved; and
- (b) the public engagement for the NTM Study was completed in January 2025. The relevant government departments would then carry out related statutory procedures related to town planning, road works, land resumption, etc., at appropriate time. According to the latest programme, the tentative commencement date for the construction works of Ngau Tam Mei development was 2027.

49. To supplement, Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD said that LandsD would consider a land exchange application in its capacity as private landlord and there was always no guarantee that the land exchange application would be accepted, processed and eventually approved. Upon receipt of the land exchange application, relevant government departments would be consulted on the application. LandsD had promulgated Practice Notes for applications for lease modification or land exchange under the ECNTA for implementation of NDAs. Designated sites where lease modification or land exchange application might be accepted for each NDA would also be promulgated by way of Practice Notes as and when appropriate. Whether the land exchange arrangement under the ECNTA would be applicable to the NTM project (including areas

within which land exchange applications might be made) was not known at the current stage.

50. Noting that the Site was adjacent to some ponds and there was a nullah to the north of the Site, a Member asked how the applicants could address the flooding risk, in particular, the proposed development comprised a basement level. In response, Mr Kimson P.H. Chiu, STP/FSYLE, with the aid of some PowerPoint slides, said that the applicants proposed a setback of 1.5m from site boundary and the setback area could serve as a buffer between the proposed development and the existing ponds, minimising the flooding impacts on the proposed development. Besides, the applicants would be required to submit a drainage proposal at the general building plan submission stage and the proposal would be scrutinised by relevant government departments.

#### Deliberation Session

51. 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 11.4.2029, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

#### **Agenda Item 39**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/410      Proposed Temporary Concrete Batching Plant with Ancillary Facilities for a Period of 5 Years in “Industrial (Group D)” Zone, Lots 573 RP and 1710 in D.D. 114, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/410)

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#### Presentation and Question Sessions

52. 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.

53. Members had no question on the application.

#### Deliberation Session

54. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.4.2030, 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 Items 43 and 45

##### Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/552 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Government Land in D.D. 100, Hang Tau, Kwu Tung South, Sheung Shui  
(RNTPC Paper No. A/NE-KTS/552)

A/NE-KTS/554 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 911 S.A ss.5 in D.D. 100, Hang Tau, Kwu Tung South, Sheung Shui  
(RNTPC Paper No. A/NE-KTS/554)

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55. The Committee agreed that as the two section 16 applications each for a proposed house (New Territories Exempted House - Small House) were similar in nature and the application sites were located in proximity to each other within the same “Agriculture” zone, they could be considered together.



### Presentation and Question Sessions

56. With the aid of some plans, Ms Lucille L.S. Leung, STP/FSYLE, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department (PlanD) did not support the applications.

57. A Member observed that existing Small Houses (SHs) were found in close proximity to the application site of A/NE-KTS/554 (the Site) and asked whether it could be regarded as an infill site justifying sympathetic consideration. In response, Ms Lucille L.S. Leung, STP/FSYLE, with the aid of a plan, illustrated that an existing SH was found to the southwest of the Site, while two sites with rejected SH applications were located to the northwest of the Site and temporary structures were found to the northeast of the Site. As such, the Site was not encircled by existing SHs and could not be regarded as an infill site. The Secretary supplemented that according to the Interim Criteria for consideration of application for Small House, sympathetic consideration pertinent to infill site might only be given for the application with site covered by previous planning permission but subsequently lapsed. Nevertheless, the two application sites were not the subject of any previous planning approvals.

### Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Hang Tau 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 Vice-chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

### **Tuen Mun and Yuen Long West District**

[Ms L.C. Cheung, Mr Eric C.Y. Chiu, Ms Carol K.L. Kan, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Max Y.L. Wong, Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

#### **Agenda Item 48**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/597                      Proposed House (New Territories Exempted House - Small House) in “Village Type Development” Zone and area shown as ‘Road’, Lots 538 S.C ss.1 and 538 S.D ss.1 in D.D. 130, To Yuen Wai, Tuen Mun  
(RNTPC Paper No. A/TM/597)

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

59.                      With the aid of some plans, Ms L.C. Cheung, 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 had no objection to the application.

60.                      Members had no question on the application.

## Deliberation Session

61. 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 11.4.2029, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

## Agenda Item 49

### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/540 Filling and Excavation of Land for Permitted Agricultural Use in  
“Green Belt” Zone, Lot 1236 S.B in D.D. 129, Lau Fau Shan, Yuen  
Long  
(RNTPC Paper No. A/YL-LFS/540A)

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### Presentation and Question Sessions

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

63. Noting that some structures were found at the application site (the Site) and the Director of Agriculture, Fisheries and Conservation commented that there was no agricultural activity on the Site (paragraph 10.1.2 of the Paper referred), a Member asked about the details of the current use of the Site. In response, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some site photos and plans, said that according to the recent site inspection conducted by PlanD, apparently there was no sign of agricultural activities at the Site and some structures located in the eastern part of the Site were found for non-agricultural purpose, e.g. storage and resting place. Nevertheless, the applicants proposed to use those structures for agricultural-related activities in the submission for the application, and possibility could not

be ruled out for the applicants to actually implement the proposal by using those structures for agricultural-related activities upon obtaining planning permission for the land filling and excavation works.

64. The same Member asked whether any enforcement action could be taken against the structures on the Site. Mr Lawrence S.C. Chan, Assistant Director/Regional 3, Lands Department (LandsD), said that as mentioned in the Paper, the Site was an Old Schedule lot held under Block Lease and described as “agricultural land” where no structures were allowed to be erected without prior approval from the Government. If unauthorised structures were erected at the Site, LandsD would consider taking lease enforcement action as appropriate.

#### Deliberation Session

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

- “(a) the applied filling and excavation of land is not in line with the planning intention of the “Green Belt” zone and the Town Planning Board (TPB) Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that filling and excavation of land is considered not compatible with the surrounding areas, and the applicants fail to demonstrate that the filling and excavation of land would not have adverse landscape impact on the surrounding areas; and
- (b) the applicants fail to justify the need for land filling and excavation.”

## **Agenda Item 51**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/739            Proposed Temporary Open Storage of Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Recreation” Zone, Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/739A)

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### **Presentation and Question Sessions**

66.            With the aid of some plans, Mr Max Y.L. Wong, TP/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.

67.            Members had no question on the application.

### **Deliberation Session**

68.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.4.2028, 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 54**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/675            Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1559 (Part), 1560, 1563, 1564, 1565, 1566, 1567, 1568 and 1570 in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long  
(RNTPC Paper No. A/YL-TT/675B)

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### **Presentation and Question Sessions**

69.            With the aid of some plans, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

70.            Members had no question on the application.

### **Deliberation Session**

71.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.4.2028, 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 Vice-chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

**Agenda Item 60**

Any Other Business

[Open Meeting]

72.           There being no other business, the meeting was closed at 4:55 p.m.

**Minutes of 763<sup>rd</sup> Rural and New Town Planning Committee  
(held on 11.4.2025)**

**Deferral Cases**

Requests for Deferment by Applicant for 2 Months

| <b>Item No.</b> | <b>Application No.*</b> | <b>Times of Deferment</b>    |
|-----------------|-------------------------|------------------------------|
| 3               | Y/TP/39                 | 2 <sup>nd</sup> <sup>^</sup> |
| 3A              | Y/NE-STK/6              | 1 <sup>st</sup>              |
| 5               | Y/YL-NTM/8              | 1 <sup>st</sup>              |
| 7               | A/SK-HC/366             | 1 <sup>st</sup>              |
| 10              | A/NE-KLH/651            | 1 <sup>st</sup>              |
| 11              | A/NE-KLH/652            | 1 <sup>st</sup>              |
| 12              | A/NE-KLH/653            | 1 <sup>st</sup>              |
| 17              | A/NE-LYT/846            | 1 <sup>st</sup>              |
| 19              | A/NE-MKT/44             | 1 <sup>st</sup>              |
| 21              | A/NE-TKL/793            | 1 <sup>st</sup>              |
| 23              | A/FSS/301               | 1 <sup>st</sup>              |
| 26              | A/YL-KTN/1095           | 1 <sup>st</sup>              |
| 29              | A/YL-KTS/1062           | 1 <sup>st</sup>              |
| 31              | A/YL-PH/1037            | 2 <sup>nd</sup> <sup>^</sup> |
| 33              | A/YL-PH/1054            | 1 <sup>st</sup>              |
| 36              | A/YL-MP/387             | 1 <sup>st</sup>              |
| 42              | A/NE-KTS/551            | 1 <sup>st</sup>              |
| 59              | A/YL-TT/702             | 1 <sup>st</sup>              |

**Note:**

<sup>^</sup> The 2<sup>nd</sup> Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.

**Declaration of Interests**

The Committee noted the following declaration of interests:

| <b>Item No.</b> | <b>Members' Declared Interests</b>                           |   |
|-----------------|--|---|
| 3               | The application site was located in Kam Shan, Tai Po.        | - Mr Daniel K.S. Lau for co-owning with spouse a property in the vicinity of the application site |
| 10              | The application site was located in Yuen Leng Tsuen, Tai Po. | - Dr Venus Y.H. Lun for co-owning with spouse a property in the vicinity of the application site  |
| 11              | The application site was located in Yuen Leng Tsuen, Tai Po. | - Dr Venus Y.H. Lun for co-owning with spouse a property in the vicinity of the application site  |
| 12              | The application site was located in Tai Hang Tsuen, Tai Po.  | - Dr Venus Y.H. Lun for co-owning with spouse a property in the vicinity of the application site  |
| 36              | The application site was located in Mai Po.                  | - Mr K.W. Leung for owning a property in Mai Po   |



The Committee noted that Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting. As the properties co-owned by Mr Daniel K.S. Lau with spouse and owned by Mr K.W. Leung had no direct view of the application sites under Items 3 and 36 respectively, the Committee agreed that they could stay in the meeting.

*\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/763\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/763_rnt_agenda.html) for details of the planning applications.*

**Minutes of 763<sup>rd</sup> Rural and New Town Planning Committee  
(held on 11.4.2025)**

**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>     |
|-----------------|------------------------|---|---------------------------|
| 35              | A/STT/19               | Temporary Container Vehicle Park with Ancillary Facilities (including Site Offices and Staff Rest Rooms) in “Government, Institution or Community” Zone and area shown as ‘Road’, Lots 2790 (Part), 2798 RP (Part), 2799 (Part), 2800, 2801 and Adjoining Government Land in D.D. 102, Kwu Tung Road, Ngau Tam Mei, Yuen Long | 23.4.2025 to<br>22.4.2028 |
| 41              | A/YL-SK/412            | Temporary Camping Ground for Meditation Use in “Conservation Area” Zone, Lots 1556 (Part) and 1558 in D.D. 114, Shek Kong, Yuen Long  | 23.4.2025 to<br>22.4.2028 |
| 52              | A/YL-PS/746            | Temporary Public Vehicle Park (Private Cars) in “Village Type Development” Zone, Lots 390 (Part), 392 (Part), 403 RP (Part) and 404 (Part) in D.D. 122 and Adjoining Government Land, Sheung Cheung Wai, Ping Shan, Yuen Long   | 18.5.2025 to<br>17.5.2028 |

**Minutes of 763<sup>rd</sup> Rural and New Town Planning Committee  
(held on 11.4.2025)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 11.4.2028

| <b>Item No.</b> | <b>Application No.</b> | <b>Planning Application</b>   |
|-----------------|------------------------|---|
| 14              | A/NE-TK/833            | Proposed Temporary Eating Place in “Village Type Development” Zone, Lots 715 S.B RP (Part) and 715 RP (Part) in D.D. 28, Tai Mei Tuk, Tai Po  |
| 16              | A/NE-LYT/845           | Proposed Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lots 1752 (Part), 1753 and 1762 in D.D. 76, Leng Pei Tsuen, Lung Yeuk Tau  |
| 18              | A/NE-MKT/43            | Proposed Temporary Warehouse for Storage of Vehicle Parts in “Recreation” Zone, Lot 758 RP (Part) in D.D. 82, Ta Kwu Ling   |
| 20              | A/NE-STK/28            | Proposed Temporary Public Vehicle Park (excluding container vehicle) in “Recreation (1)” Zone, Lot 233 S.B ss.1 in D.D. 41 and Adjoining Government Land, Sha Tau Kok   |
| 24              | A/YL-KTN/1085          | Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities in “Comprehensive Development Area (1)” Zone, Lots 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Sha Po, Kam Tin, Yuen Long   |
| 25              | A/YL-KTN/1090          | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 490 (Part), 491 (Part), 818 (Part), 819 (Part), 820 (Part), 821, 822, 823, 832 S.A, 833, 835, 836 (Part) and 837 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long     |
| 28              | A/YL-KTS/1051          | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lot 299 RP (Part) in D.D. 113, Yuen Long  |
| 32              | A/YL-PH/1051           | Temporary Open Storage of Construction Materials and Construction Machineries (excluding Dangerous Goods) with Ancillary Facilities and Associated Filling of Land in “Residential (Group D)” Zone, Lots 159 (Part), 160 (Part), 162 (Part), 163 (Part) and 164 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung |
| 44              | A/NE-KTS/553           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Recreation” Zone, Lots 2219 (Part) and 2220 (Part) in D.D. 92, Kam Tsin Road, Kwu Tung South, Sheung Shui   |
| 46              | A/HSK/552              | Temporary Logistics Centre with Ancillary Office and Parking of Vehicles in “Government, Institution or Community”, “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and D.D. 129, and Adjoining Government Land, Ha Tsuen, Yuen Long  |

|    |                |   |
|----|----------------|---|
| 47 | A/HSK/553      | Temporary Logistic Centre in “Commercial (5)” and “Open Space” Zones, Lots 2186 (Part), 2187 RP (Part), 2381 RP (Part), 2382 (Part), 2384 S.A (Part) and 2384 S.B (Part) in D.D. 129, Ha Tsuen, Yuen Long   |
| 50 | A/YL-LFS/551   | Proposed Temporary Shop and Services (Sales of Construction Materials) with Ancillary Site Office and Open Storage of Construction Materials (Metal Scaffolds) in “Recreation” zone, Lots 1803, 1804, 1805 and 1806 in D.D. 129 and Adjoining Government Land, Lau Fau Shan |
| 53 | A/YL-TYST/1307 | Proposed Temporary Public Vehicle Park (Private Cars) in “Village Type Development” Zone, Lot 2657 RP (Part) in D.D. 120, Shan Ha Tsuen, Yuen Long  |
| 57 | A/YL-TT/690    | Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 1775 S.I (Part), 1775 S.J (Part), 1775 S.K (Part), 1775 S.O (Part), 1775 S.Q (Part), 1775 S.R (Part), 1775 S.S (Part) in D.D. 119, Tai Tong, Yuen Long  |
| 58 | A/YL-TT/701    | Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land in “Agriculture” Zone, Lot 1455 RP in D.D. 118, Tai Shu Ha Road West, Tai Tong, Yuen Long  |

(b) Applications approved on a temporary basis for a period of 5 years until 11.4.2030

| <b>Item No.</b> | <b>Application No.</b> | <b>Planning Application</b>  |
|-----------------|------------------------|--|
| 27              | A/YL-KTS/1038          | Proposed Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” Zone, Lots 513, 514 and 529 in D.D. 113, Ma On Kong, Kam Tin, Yuen Long                                       |
| 34              | A/STT/18               | Proposed Temporary Shop and Services with Ancillary Facilities in “Government, Institution or Community” Zone, Lots 1377 RP and 1378 RP in D.D. 105, Ngau Tam Mei, Yuen Long                                   |
| 40              | A/YL-SK/411            | Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Lot 593 in D.D. 112, Shek Kong, Yuen Long        |
| 55              | A/YL-TT/684            | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1751 in D.D. 119, Tai Tong, Yuen Long                                     |
| 56              | A/YL-TT/687            | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1750, 1780 (Part), 1840 (Part) and 1845 in D.D. 119, Tai Tong, Yuen Long |