

TOWN PLANNING BOARD

Minutes of 767th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 20.6.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice- chairperson

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Rocky L.K. Poon

Professor B.S. Tang

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

Chief Engineer (Works),
Home Affairs Department
Mr Bond C.P. Chow

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

Mr Timothy K.W. Ma

Mr Ryan M.K. Ip

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
Ms Ophelia C.M. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 766th RNTPC Meeting held on 6.6.2025

[Open Meeting]

1. The draft minutes of the 766th RNTPC meeting held on 6.6.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 12 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for a case 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 Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were five 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

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

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were 16 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications, Members' declaration of interests for individual cases and the Committee' views on the declared interests were in **Annex 3**.

Deliberation Session

8. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods 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.

Sai Kung and Islands District

[Ms S.H. Lau and Ms Tammy S.N. Kong, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Ms Sylvia L.Y. Lam, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-LI/36 Proposed Social Welfare Facility (After School Care Programme Centre)
in “Village Type Development” Zone, G/F, No. 26, Tai Wan San Tsuen,
Lamma Island
(RNTPC Paper No. A/I-LI/36)

Presentation and Question Sessions

9. With the aid of some plans, Ms S.H. Lau, STP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

10. Members had no question on the application.

Deliberation Session

11. 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 20.6.2029, 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 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-CWBS/51 Proposed Public Utility Installation (Underground Cables, Electrical Pillar and Poles) and Associated Excavation of Land in “Conservation Area” Zone, Government Land near Siu Hang Hau Road, Sheung Sze Wan, Sai Kung, New Territories
(RNTPC Paper No. A/SK-CWBS/51A)

12. 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. The Committee noted that that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

13. With the aid of some plans, Ms Sylvia L.Y. Lam, TP/SKIs, briefed Members on the background of the application, the proposed installation, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

14. A Member raised the following questions:

- (a) the operator of the farming activities at Lot 140 in D.D. 230 (the Lot) to the south of the application site, which the proposed installation served; and
- (b) noting that there was already a meter kiosk at the Lot, why there was a need for the proposed installation under the current application.

15. In response, Ms Tammy S.N. Kong, STP/SKIs, with the aid of some plans, made the following main points:

- (a) the operator of the farming activities was the owner/the tenant of the Lot,

while CLP, the applicant of the current application, was the electricity supplier; and

- (b) according to the applicant, there was no electricity supply to the meter kiosk at the Lot. The meter kiosk, under application No. A/SK-CWBS/36 for proposed excavation and filling of land for installation of an electricity meter kiosk, was approved mainly on sympathetic considerations that it was small scale in nature (i.e. about 6m²) and no adverse impact on the surrounding areas was anticipated. The proposed installation under the current application would connect the existing electrical system to the meter kiosk for electricity supply to the Lot. However, the applicant did not provide the required information on the potential landscape impact. Therefore, based on the planning considerations and assessments as detailed in the Paper, PlanD did not support the application.

16. In response to the Chairperson's enquiry, Ms Tammy S.N. Kong, STP/SKIs, said that application No. A/SK-CWBS/36 and the current application were for providing electricity to support the agricultural activities at the Lot.

Deliberation Session

17. The Chairperson remarked that the planning intention of the "Conservation Area" ("CA") zone was stringent and only developments that were needed to support the conservation of the existing natural landscape or scenic quality of the area or were essential infrastructure projects with overriding public interest might be permitted. For the current application, the applicant failed to submit the required geotechnical planning review report to confirm geotechnical feasibility and the required information on potential landscape impact, and did not provide strong justification to demonstrate that the proposed installation was in line with the planning intention of the "CA" zone.

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

"the proposed installation with excavation of land is not in line with the planning

intention of the “Conservation Area” (“CA”) zone which is primarily to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development within the “CA” zone. The applicant fails to provide strong justification to demonstrate that the proposed installation with excavation of land is an essential infrastructure project with overriding public interest which warrants a departure from the planning intention of the “CA” zone.”

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

Sha Tin, Tai Po and North District

[Mr Jeffrey P.K. Wong, Senior Town Planner/Shan Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/652 Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 859 S.A, 859 RP and Taxlord Lot 860 (Part) in D.D. 9, Yuen Leng, Tai Po, New Territories
(RNTPC Paper No. A/NE-KLH/652A)

19. The Secretary reported that the application site (the Site) was located in Yuen Leng Village, Tai Po, and Dr Venus Y.H. Lun had declared an interest on the item for co-owning with spouse a property in Tai Po. As the property co-owned by Dr Venus Y.H. Lun had no direct view of the Site, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

20. With the aid of some plans, Mr Jeffrey P.K. 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.

21. Members had no question on the application.

Deliberation Session

22. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.6.2028, 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 Chairperson thanked PlanD's representative for attending the meeting. He left the meeting at this point.]

[Mr Rocky L.K. Poon joined the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/560 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” and “Village Type Development” Zones, Lots 894 S.L and
894 S.P in D.D. 94, Hang Tau, Sheung Shui, New Territories
(RNTPC Paper No. A/NE-KTS/560)

Presentation and Question Sessions

23. With the aid of some plans, Mr C.K. Fung, 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.

24. The Vice-chairperson raised the following questions:

- (a) noting that the area in Lot 894 S.P in D.D. 94 as a right-of way of pedestrian access for the adjoining lots had been registered in the Land Registry (LR) according to the Lands Department (LandsD)’s information, whether it was registered before the current application was submitted;
- (b) whether the proposed Small House would be built in curved shape as shown in Drawing A-1 of the Paper; and
- (c) noting some public comments indicating that the proposed development would obstruct the access to the surrounding area, whether any measures were proposed to ensure a convenient and safe pedestrian access.

25. In response, Mr C.K. Fung, STP/FSYLE, with the aid of some plans, made the following main points:

- (a) the concerned right-of-way had been registered in LR before the current application was submitted;

- (b) the proposed Small House had a building footprint in curved shape according to the submission and the curved-shape footprint followed the boundary of Lot 894 S.L in D.D. 94. Should the application be approved, the applicant could fine-tune the built form and/or footprint of the proposed Small House at the application site (the Site); and
- (c) upon completion of the proposed Small House, the existing vacant land at the Site would be partially occupied but the pedestrian access to other village houses to the northeast of the Site would be maintained and the accessibility to the village would not be affected. The Small House grant application would be scrutinised by relevant government departments for the issue of Certificates of Exemption prior to commencement of building works.

26. In response to the Chairperson's enquiry regarding departmental comments on the right-of-way, Mr C.K. Fung, STP/FSYLE, said that the right-of-way was the subject of agreement of the concerned lot owners. Government departments consulted including LandsD had no adverse comment on the application.

Deliberation Session

27. 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 20.6.2029, 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 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/406 Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 803 (Part), 804 (Part) and 851 RP in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long (RNTPC Paper No. A/YL-SK/406A)

Presentation and Question Sessions

28. 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 (PlanD) had no objection to the application.

29. Members had no question on the application.

Deliberation Session

30. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.6.2028, 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 Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

[Mr Vincent K.Y. Ho left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Ms Carol K.L. Kan, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), and Ms Carmen K.K. Cheung, Town Planner/Tuen Mun and Yuen Long West were invited to the meeting at this point.]

Agenda Item 31

[Open Meeting]

Proposed Amendments to the Approved Yuen Long Outline Zoning Plan No. S/YL/27
(RNTPC Paper No. 7/25)

31. The Secretary reported that one of the proposed amendments to the subject Outline Zoning Plan (OZP) involved the rezoning of a site for private residential development that was to take forward the decision of the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on section 12A (s.12A) application No. Y/YL/19 (Amendment Item A) (Item A), and the application was submitted by Giant Star International Limited, which was a subsidiary of New World Development (NWD) Company Limited, with AECOM Asia Company Limited (AECOM) as one of the consultants of the applicant. The following Members had declared interests on the item:

- | | |
|--------------------|--|
| Mr Vincent K.Y. Ho | - having current business dealings with AECOM; |
| Mr Rocky L.K. Poon | - being an employee of a company which was a subsidiary of NWD; and |
| Mr Ryan M. K. Ip | - being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from New World Group before. |

32. The Committee noted Mr Vincent K.Y. Ho had left the meeting and Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting. As the interest of Mr Rocky L.K. Poon was considered direct, he should be invited to leave the meeting temporarily.

[Mr Rocky L.K. Poon left the meeting at this point.]

Presentation and Question Sessions

33. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the proposed amendments to the approved Yuen Long OZP No. S/YL/27 (the OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. Items A to C were to take forward three s.12A applications partially agreed/agreed by the Committee. The proposed amendments included:

- (a) Item A – rezoning of a site at the junction of Shap Pat Heung Road (SPHR) and Tai Shu Ha Road East from “Village Type Development” (“V”) to “Residential (Group A) 9” (“R(A)9”) subject to a maximum domestic plot ratio (PR) of 6 and a maximum building height (BH) of 120mPD;
- (b) Item B – rezoning of a site near the junction of SPHR and Yuen Long Tai Yuk Road from “Government, Institution or Community” to “R(A)10” subject to a maximum PR of 6.5, of which the domestic PR should not exceed 6, and a maximum BH of 25 storeys (excluding basement(s)). A gross floor area (GFA) of not less than 2,495m² should be provided for government, institution and community facilities, which should be included for PR calculation; and
- (c) Item C – rezoning of a site to the west of Yuen Long Pau Cheung Square from “R(A)” to “R(A)11” subject to a maximum domestic GFA of 3,088m², a maximum non-domestic GFA of 1,522m², a maximum GFA of 4,723m² for the provision of residential care home for the elderly and a maximum BH of 30 storeys (excluding basement(s)).

34. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedules of Notes to Statutory Plans (MSN).

35. As the presentation of the Planning Department (PlanD)'s representative had been completed, the Chairperson invited questions from Members.

36. The Vice-chairperson and two Members raised the following questions on Item A:

- (a) details of the requirement to submit Layout Plan as stipulated in the Remarks of the Notes;
- (b) any update on the acquisition of land by the applicant of application No. Y/YL/19; and
- (c) the management and maintenance party of the strip of government land (GL) adjoining the rezoning application site, which was proposed to be included in the "R(A)9" zone.

37. In response, Ms Carol K.L. Kan, STP/TMYLW, with the aid of some PowerPoint slides, made the following main points:

- (a) given that the Phase 2 development of Item A site was occupied by brownfield operations, to address the Committee's concern on the potential industrial/residential (I/R) interface during consideration of the s.12A application, paragraph (h) in the Remarks of the Notes for the "R(A)" zone specified the requirements for submission of a layout plan and relevant technical assessment(s) for any development in the "R(A)9" zone for the Committee's consideration to facilitate appropriate planning control over the proposed development;
- (b) based on the prevailing understanding, there was no update on the status of land ownership as compared to the status at the s.12A application stage, in which private lots owned by the applicant and other owners accounted for about 40% and 12% of the entire development site respectively, while the rest was GL; and

- (c) the concerned strip of GL covered part of the existing road of Tai Shu Ha Road East and a portion of the footpath was maintained by the Highways Department and the remaining footpath was maintained by the Lands Department. This strip of residual GL was zoned “V” on the OZP and it was proposed to be rezoned to “R(A)9” to rationalise the zoning boundary in tandem with the rezoning of the s.12A application site, and it would retain its existing status as GL with the current management and maintenance under the established practice by relevant government departments.

38. In response to the Vice-chairperson’s concern on the phased implementation of the proposed development and the potential environmental implications as the applicant had yet acquired the remaining private land of Item A site and the brownfield operations might still exist upon completion of the first phase development, the Chairperson said that the submission of a layout plan to the Board for development in the “R(A)9” zone specified in the Notes was to address the Committee’s concern on the potential I/R interface and related issues. The applicant should include schemes on development covering the whole site and partial development with brownfield operations co-existed, and the relevant technical assessments with proposed mitigation measures, including those for the co-existed scenario, for the Committee’s consideration.

39. The Chairperson remarked that the proposed amendments to the OZP were mainly to take forward three s.12A applications which were previously agreed by the Committee. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

40. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 and that the draft Yuen Long OZP No. S/YL/27A at Attachment II of the Paper (to be renumbered to S/YL/28 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning

Ordinance (the Ordinance); and

- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Yuen Long OZP No. S/YL/27A (to be renumbered to S/YL/28 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones on the OZP and the revised ES will be published together with the OZP.”

41. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

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

Agenda Item 42

Any Other Business

[Open Meeting]

42. There being no other business, the meeting was closed at 3:20 p.m.

**Minutes of 767th Rural and New Town Planning Committee
(held on 20.6.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/TP/38	2 nd [^]
6	A/TP/703	1 st
7	A/NE-FTA/260	1 st
11	A/NE-MKT/45	1 st
24	A/YL-KTN/1111	1 st
25	A/YL-KTN/1113	1 st
30	A/YL-PH/1065	1 st
32	A/YL/324	2 nd [^]
33	A/YL/326	1 st
35	A/YL-TT/695	2 nd [^]
38	A/HSK/565	1 st
41	A/YL-TYST/1300	2 nd [^]

Note:

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

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
6	The application site (the Site) was located in Mui Shue Hang, Tai Po.	<ul style="list-style-type: none"> - Mr Daniel K.S. Lau for co-owning with spouse a property in Tai Po - Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po

As the properties of Mr Daniel K.S. Lau and Dr Venus Y.H. Lun had no direct view of the Site, the Committee agreed that they could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/767_rnt_agenda.html for details of the planning applications.

**Minutes of 767th Rural and New Town Planning Committee
(held on 20.6.2025)**

Renewal Cases

Applications for renewal of temporary approval for 3 Years

Item No.	Application No.	Renewal Application	Renewal Period
26	A/YL-KTS/1070	Temporary Vegetable Collection Station in “Village Type Development” Zone, Lot 365 S.A in D.D. 106, Shek Wu Tong, Kam Sheung Road, Yuen Long, New Territories	16.7.2025 to 15.7.2028
27	A/YL-KTS/1072	Temporary Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials in “Other Specified Uses” annotated “Rural Use” Zone, Lots 476 RP (Part) and 477 in D.D. 106, Kam Sheung Road, Pat Heung, Yuen Long	14.7.2025 to 13.7.2028
29	A/YL-PH/1064	Temporary Private Vehicle Park (Private Cars Only) in “Residential (Group D)” Zone, Lots 163 (Part), 164 (Part), 165 (Part) and 166 (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long	16.7.2025 to 15.7.2028
36	A/HSK/563	Temporary Open Storage of Containers in “Residential (Group B) 2”, “Commercial (5)”, “Open Space”, “Government, Institution or Community” and “Other Specified Uses” annotated “Sewage Pumping Station” Zones and area shown as ‘Road’, Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories	6.7.2025 to 5.7.2028
40	A/YL-PS/753	Temporary Logistics Centre in “Comprehensive Development Area” Zone, Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long	25.6.2025 to 24.6.2028

**Minutes of 767th Rural and New Town Planning Committee
(held on 20.6.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 20.6.2028

Item No.	Application No.	Planning Application
8	A/NE-HLH/81	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 202 (Part) in D.D. 87, Hung Lung Hang, New Territories
10	A/NE-LYT/836	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) with Ancillary Office and Storage Room in “Village Type Development” Zone, Lots 1406 S.B ss.1 S.A, 1406 S.B ss.1 RP, 1406 S.B ss.2 RP, 1406 S.B ss.3 RP, 1406 S.B RP, 1407 S.A. RP and 1407 RP (Part) in D.D. 83 and Adjoining Government Land, San Uk Tsuen, Lung Yuek Tau, Fanling, New Territories
12	A/NE-MUP/215	Proposed Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office and Associated Filling of Land in “Agriculture” Zone, Lots 23, 24, 25 (Part) and 26 (Part) in D.D. 38 and Lot 803 in D.D. 46 and Adjoining Government Land, Man Uk Pin, New Territories
13	A/NE-TKL/797	Proposed Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 1874 RP (Part) and 1875 RP in D.D. 76, Leng Tsai Tsuen, Ta Kwu Ling, New Territories
14	A/NE-TKLN/95	Proposed Temporary Shop and Services (Local Provision Store) and Associated Filling of Land in “Agriculture” Zone, Lot 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North, New Territories
15	A/NE-KLH/651	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lots 735 S.A, 735 RP, 736 S.A, 736 S.B, 736 S.C and 736 RP in D.D. 9, Yuen Leng, Tai Po, New Territories
17	A/NE-KTS/557	Proposed Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 495 S.A ss.2 RP, 495 S.A ss.3 S.A, 495 S.A ss.3 RP, 495 S.A ss.4, 495 S.A ss.5 and 495 S.A ss.6 in D.D. 92, Kam Tsin, Kwu Tung South, Sheung Shui, New Territories
19	A/STT/22	Proposed Temporary Shop and Services in “Other Specified Uses” annotated “Effluent Polishing Plant and Food Waste Pre-treatment Facilities” Zone, Lots 1762 RP and 1768 in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
20	A/STT/23	Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office in “Open Space” Zone and area shown as ‘Road’, Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long
23	A/YL-SK/416	Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land in “Agriculture” Zone, Lots 286 RP and 287 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories
28	A/YL-PH/1048	Proposed Temporary Open Storage and Warehouse (excluding Dangerous Goods Godown) of Porcelain Products/Sanitary Utensils, Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 44 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories

Item No.	Application No.	Planning Application
37	A/HSK/564	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities in “Government, Institution or Community” Zone, Lots 462 RP (Part), 768 RP (Part), 770 (Part), 796 (Part), 797 (Part), 798 (Part), 799 RP (Part), 803 (Part) and 804 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories
39	A/YL-LFS/557	Proposed Temporary Warehouse for Storage of Building Materials in “Recreation” zone, Lots 2207 RP (Part), 2213 S.A RP, 2213 S.B and 2214 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

(b) Applications on a temporary basis for 5 years until 20.6.2030

Item No.	Application No.	Planning Application
9	A/NE-HT/24	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) in “Village Type Development” Zone, Lots 855 S.D (Part), 855 S.E (Part), 857 and 858 (Part) in D.D. 76, Hok Tau Wai, Fanling, New Territories
21	A/YL-MP/389	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in “Open Space” Zone, Lot 28 RP in D.D. 101, Mai Po, Yuen Long

(c) Application on a temporary basis for 6 years until 20.6.2031

Item No.	Application No.	Planning Application
34	A/YL/327	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities in “Residential (Group B)” and “Village Type Development” Zones, Lots 825 RP (Part), 839, 840 and 843 in D.D. 116 and Adjoining Government Land, Yuen Long, New Territories

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
15	The application site was located in Yuen Leng Village, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
21	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
37	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 near Tai Tao Tsuen in HSK

The Committee noted that Mr Timothy K.W. Ma had tendered an apology for being unable to attend the meeting. As the properties of Dr Venus Y.H. Lun and Mr K.W. Leung had no direct view of the application sites under Items 15 and 21 respectively, the Committee agreed that they could stay in the meeting.