

TOWN PLANNING BOARD

Minutes of 773rd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 19.9.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr K.W. Leung

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Vilian W.L. Sum

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
Mr Kepler S.Y. Yuen

Secretary

Absent with Apologies

Mr Daniel K.S. Lau

Vice- chairperson

Dr Venus Y.H. Lun

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Isabel Y. Yiu

Assistant Town Planner/Town Planning Board
Ms Alanna W.H. Chan

Agenda Item 1

Confirmation of the Draft Minutes of the 772nd RNTPC Meeting held on 5.9.2025

[Open Meeting]

1. The draft minutes of the 772nd RNTPC meeting held on 5.9.2025 were confirmed without amendment.

Agenda Item 2

Matters 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 27 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

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 three cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further renewed periods. Details of the planning applications, Members' declaration of interests for a case and the Committee's views on the declared interests were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied renewal periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, 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 17 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, Member's declaration of interest for a case and the Committee's view on the declared interest 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 Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands, and Mr Adrian S.N. Chiu, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

Agenda Items 3 and 4

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/306 Proposed House (New Territories Exempted House - Small House) in
“Green Belt” Zone, Lots 588 S.B, 592 S.B and 592 RP in D.D. 222,
Pak Kong, Sai Kung

A/SK-PK/307 Proposed House (New Territories Exempted House - Small House) in
“Green Belt” and “Village Type Development” Zones, Lots 491 S.D
RP, 491 S.E, 492 S.B RP and 492 S.F in D.D. 222, Pak Kong, Sai
Kung

(RNTPC Paper No. A/SK-PK/306 and 307)

9. The Committee agreed that as the two applications each for a proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to each other wholly or partly within the same “Green Belt” zone, they could be considered together.

Presentation and Question Sessions

10. With the aid of some plans, Mr Adrian S.N. Chiu, TP/SKIs, 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 Paper. The Planning Department (PlanD) did not support the applications.

11. Members had no question on the applications.

Deliberation Session

12. After deliberation, the Committee decided to reject each of the applications. The reasons were:

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” zone which is 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 no strong justification in the submission for a departure from the planning intention;
- (b) the proposed development is not in line with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “Green Belt” Zone’ in that there are no exceptional circumstances or strong planning grounds to justify the application; and
- (c) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that land is still available within the “Village Type Development” (“V”) zone of Pak Kong for Small House developments. 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 Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

Sha Tin, Tai Po and North District

[Messrs Louis H.W. Cheung, Ryan C.K. Ho, Jeffrey P.K. Wong, Kevin K.W. Lau and Ms Ivy C.W. Wong, Senior Town Planners/Sha Tin, Tai Po and North (STPs/STN), Ms Shirley K.K. Chan, Town Planner/Sha Tin, Tai Po and North (TP/STN), and Mr Peter P.L. Ngan,

Assistant Town Planner/Sha Tin, Tai Po and North (ATP/STN), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/MOS/131 Proposed Exhibition or Convention Hall in “Residential (Group A) 12”
Zone, 29 On Chun Street, Ma On Shan
(RNTPC Paper No. A/MOS/131)

Presentation and Question Sessions

13. With the aid of a PowerPoint presentation, Mr Louis H.W. Cheung, 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.

14. A Member raised the following questions:

- (a) the target users and estimated demand for the proposed use; and
- (b) noting that ‘Exhibition or Convention Hall’ use was normally permitted within a hotel, whether the requirement for planning permission was triggered by the previous rezoning of the application site (the Site) from “Other Specified Uses” annotated “Hotel” (“OU(Hotel)”) to “Residential (Group A) 12” (“R(A)12”).

15. In response, Mr Louis H.W. Cheung, STP/STN, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposed exhibition or convention hall was intended mainly to serve local residents and the community. Currently, there were one community centre and one community hall only in Ma On Shan district, both operated

by the Government, and booking of those facilities required approximately 2 months in advance. While the proposed exhibition or convention hall was small in scale, it would help meet local demand for such facilities; and

- (b) the Site was rezoned from “OU(Hotel)” to “R(A)12” in 2022. According to the Notes for the “R(A)” zone on the approved Ma On Shan Outline Zoning Plan No. S/MOS/28, ‘Exhibition or Convention Hall’ was a Column 2 use. Therefore, planning permission from the Town Planning Board was required.

16. The Chairperson supplemented that while the Site was rezoned to facilitate conversion of the existing hotel at the Site into a residential development with supporting retail and dining facilities, the conversion works had not yet commenced. The current application aimed to facilitate the inclusion of the proposed exhibition or convention hall into the future residential development.

Deliberation Session

17. The Chairperson remarked that the main issue in this application was whether incorporating the proposed exhibition or convention hall into the residential development would create any nuisance to the future residents. Given the small scale and design of the proposed use, it was not expected to cause any disturbance to the residents on the upper floors.

18. 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 19.9.2029, 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 applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/258 Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486, 487 RP, 497 S.A RP, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling
(RNTPC Paper No. A/NE-FTA/258B)

Presentation and Question Sessions

19. With the aid of some plans, Ms Shirley K.K. Chan, TP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

20. A Member raised the following questions:

- (a) whether the temporary cold storage for poultry and distribution centre (CSDC) was already operating at the application site (the Site); and
- (b) the specific circumstances relating to land issues that prevented the applicant from commencing the previously approved schemes, and resulted in revocation of the two previous planning permissions due to non-compliance with approval conditions.

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

- (a) the proposed temporary CSDC had not yet been constructed at the Site. According to the applicant, the members of the Hong Kong Chilled Meat and Poultry Association (the Association) was currently storing chilled

meat and poultry by leasing cold storage facilities throughout Hong Kong, which typically faced difficulties in operating in conventional industrial premises. The Association therefore attempted to identify a suitable location to build a dedicated and purpose-designed CSDC for centralisation of those operations. The Environment and Ecology Bureau had given policy support to the application, recognising the genuine operational need for a CSDC in maintaining a stable food supply in Hong Kong; and

- (b) the Site comprised various private lots, including tso/tong lands (about 38%). In particular, three of the private lots (i.e. Lot 471 S.B RP, 474 and 502 in D.D. 89) were currently subject to legal disputes with hearings scheduled in the High Court for June 2026 as advised by the applicant. Those complex land ownership issues had significantly delayed the applicant's ability to commence the previously approved schemes, including applying for a Short Term Waiver (STW) from the Lands Department and complying with the approval conditions for the provision of certain facilities such as fire service installations at the Site. According to the applicant, substantial efforts had been made to resolve the land matters since the previous planning approvals, including obtaining consents from all relevant land owners (including those tso/tong lands) in recent years, and the land issues were now being resolved. Regarding the public comments alleging that the applicant had no authorisation from the land owner(s) to submit the current application, the applicant had complied with the requirements set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by demonstrating that reasonable steps had been taken to comply with the requirements by publishing newspaper notices and sending notice to the Ta Kwu Ling District Rural Committee. With the land ownership matters now resolved, the applicant intended to apply for a STW under the land administration regime once planning approval was obtained. Given that (i) the proposed use was not entirely incompatible with the surrounding land uses, (ii) two previous applications had already been approved, (iii) the Secretary for Environment and Ecology gave in-principle policy support to

the application, and (iv) there were no adverse departmental comments or relevant concerns could be addressed through imposition of approval conditions, PlanD had no objection to the current application.

22. Noting that the Government had proposed reserving land near the Heung Yuen Wai Boundary Control Point (HYW BCP) for food related facilities, a Member asked whether the applicant's proposed use could be accommodated in that area. In response, Mr Ryan C.K. Ho, STP/STN, said that under the "East in East out, West in West out" strategy for cross-boundary freight traffic in the Northern Metropolis, the Government intended to reserve land near HYW BCP for the development of large-scale food supply chain facilities including relocating the existing boundary-crossing and inspection facilities for fresh produce and live food animals from Man Kam To BCP to a site near HYW BCP. The applicant planned to erect a temporary CSDC at the Site to centralise storage and distribution as soon as practicable, while the permanent location for the CSDC was yet to be determined.

23. Given the considerable size of the proposed temporary CSDC (about 2 ha), a Member enquired about the electricity supply arrangements. In response, Mr Ryan C.K. Ho, STP/STN, said that the applicant had not submitted details regarding how power would be provided to the temporary CSDC or the projected electricity consumption. Nevertheless, the applicant had indicated that the facility would adopt smart logistics operations, which were expected to significantly reduce energy consumption. For instance, about 40% to 50% of the warehouse area could operate without lighting by using robotic systems. The applicant would subsequently liaise with the electricity supplier (i.e. CLP Power) to finalise the power supply arrangements for the proposed use.

Deliberation Session

24. The Chairperson remarked that the Site was the subject of two previously approved applications (No. A/NE-FTA/201 and 220). PlanD would remind the applicant to resolve any outstanding land ownership issues promptly after obtaining planning permission, and ensure compliance with the approval conditions and timely commencement of the proposed use.

25. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 19.9.2028, 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 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/846 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 386 RP in D.D. 85, Fanling
(RNTPC Paper No. A/NE-LYT/846B)

Presentation and Question Sessions

26. 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 did not support the application.

27. In response to a Member’s enquiry as to whether the applicant had been informed of the Transport Department (TD)’s comments on the outstanding traffic issues, Mr Ryan C.K. Ho, STP/STN, confirmed that the departmental comments, including those from TD, had been conveyed to the applicant, who subsequently submitted further information to address the concerns. Nevertheless, as mentioned in paragraph 9.2.4 of the Paper, the feasibility of the alignment of the proposed access was yet to be ascertained due to the conflict between the proposed vehicular access and an existing fence on adjacent private lots, and the applicant had not provided a swept-path analysis to demonstrate satisfactory vehicle manoeuvring at the access between the application site (the Site) and Lau Shui Heung Road. Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, TD supplemented that the swept-path analysis submitted by the applicant lacked sufficient details to demonstrate how vehicles would navigate the narrow bends of Lau Shui Heung Road.

Deliberation Session

28. The Chairperson remarked that the Site was generally surrounded by domestic structures and fallow agricultural land, with no existing brownfield activities in the vicinity. The proposed use was considered incompatible with the surrounding land uses and technical concerns regarding traffic issues remained unresolved.

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

- “(a) the proposed use with associated filling of land 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 such planning intention, even on a temporary basis; and
- (b) the proposed use with associated filling of land is not compatible with the surrounding land uses.”

Agenda Items 12 to 14

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/855 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Green Belt” Zones, Lot 162 S.B ss.10 in D.D. 46, Ma Me Ha, Fanling

A/NE-LYT/856	Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Green Belt” Zones, Lot 162 S.B ss.11 in D.D. 46, Ma Me Ha, Fanling (RNTPC Paper No. A/NE-LYT/855 and 856)
A/NE-LYT/857	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 162 S.B ss.8 in D.D. 46, Ma Me Ha, Fanling (RNTPC Paper No. A/NE-LYT/857)

30. The Committee agreed that as the three applications each for a proposed house (New Territories Exempted House (NTEH) – Small House) were similar in nature and the application sites were located in close proximity to one another wholly or partly within the same “Agriculture” and/or “Green Belt” zones, they could be considered together.

Presentation and Question Sessions

31. With the aid of some plans, Mr Ryan C.K. Ho, STP/STN, 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 had no objection to the applications.

32. A Member enquired whether the proposed NTEHs under applications No. A/NE-LYT/855 and 856 would encroach onto a local track adjacent to the application sites (the Sites), potentially impeding pedestrian access. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of some plans, explained that while the Sites included part of a local track on private lots, the footprint of the proposed NTEHs did not overlap with the adjoining track. Pedestrian access concerns could be further addressed during the land administration stage of processing the Small House grant applications, through consultation with local residents and by imposing appropriate requirements and conditions under the Small House grants. The applicants would be required to construct the proposed Small Houses in compliance with the approved Small House grants.

Deliberation Session

33. After deliberation, the Committee decided to approve the applications, on the

terms of the applications as submitted to the Town Planning Board. Each of the permission should be valid until 19.9.2029, 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 applicants to note the advisory clauses as set out in the appendix of the Papers.

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/858 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” and “Village Type Development” Zones, Lot 691 S.B in
D.D. 83, Kwan Tei Village, Fanling
(RNTPC Paper No. A/NE-LYT/858)

Presentation and Question Sessions

34. With the aid of some plans, Mr Peter P.L. Ngan, ATP/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.

35. Members had no question on the application.

Deliberation Session

36. 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 19.9.2029, 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 17

Section 16 Application

[Open Meeting]

A/NE-MKT/50 Proposed Temporary Open Storage of Scrap Metals with Ancillary Workshop and Office and Associated Filling of Land for a Period of 3 years in “Agriculture” Zone, Lots 663 S.A RP (Part), 664 S.A, 681 S.A RP (Part), 685 (Part), 686 (Part) and 687 RP (Part) in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling, New Territories

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/811 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 689 S.C ss.4 in D.D. 77, Ha Shan Kai Wat, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/811)

Presentation and Question Sessions

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

39. In response to a Member’s enquiry about the processing of the Small House grant concerning the application site, Ms Ivy C.W. Wong, STP/STN, said that as advised by the Lands Department, the issuance of the offer letter was pending due to the applicant’s need to execute an undertaking relating to a technical issue within the site boundary. The offer letter would be issued once the applicant executed the undertaking.

Deliberation Session

40. 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 19.9.2029, 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 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/839 Proposed Temporary Private Vehicle Park (Private Cars Only) for a
Period of 3 Years in “Agriculture” Zone, Lot 455 S.H RP in D.D. 23,
Po Sam Pai, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/839)

Presentation and Question Sessions

41. 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.

42. In response to a Member’s enquiry on whether the Commissioner for Transport (C for T) had supported the previous application (i.e. No. A/NE-TK/739), Mr Jeffrey P.K. Wong, STP/STN, with the aid of some plans, said that C for T had no in-principle objection to that application. In view of the current parking demand in the vicinity, C for T now supported the current application. Compared with the previous scheme, the current proposal covered a smaller site area (reduced from 1,046m² to 536m², i.e. - 48.8%) and did not involve any land filling, while retaining the same number of private car parking spaces. Those factors were taken into account in PlanD’s assessment.

43. Noting that all parking spaces were located on the northern portion of the application site (the Site), while the southern portion remained vegetated, a Member raised the following questions:

- (a) the rationale for including the southern portion of the Site in the current application; and
- (b) whether the applicant had confirmed that the vegetation cover in the southern portion would not be removed.

44. In response, Mr Jeffrey P.K. Wong, STP/STN, with the aid of some plans, made the following main points:

- (a) while PlanD had advised the applicant not to include the southern portion of the Site (within the same lot) in the current application noting that the parking spaces were concentrated in the northern portion, the applicant decided to pursue the current proposal covering the entire private lot (i.e. Lot 455 S.H RP in D.D. 23); and
- (b) according to the further information (FI) submitted by the applicant, neither the vegetation cover in the southern portion of the Site nor the adjacent stream course would be affected by the proposed use.

Deliberation Session

45. The Chairperson remarked that part of the Site was the subject of a previous application for a temporary private vehicle park involving land filling, which was rejected by the Committee in 2022. The current application sought planning permission for the same use without involving land filling. Given that the Site was adjacent to village houses and the proposal was supported by C for T, PlanD had no objection to the application. Similar applications in the future should be assessed on a case-by-case basis, taking into account site context and conditions, parking demand in the vicinity, departmental comments, etc.

46. The Committee noted that the reduced site area in the current application was primarily resulted from excluding the vehicular access adjacent to the Site and a portion of the manoeuvring area that were included in the previous planning application. Despite this, the number of car parking spaces remained unchanged. The concerned vehicular access would serve not only the proposed temporary private vehicle park under the current application but also the surrounding neighbourhood.

47. The Committee also noted that should planning permission be granted, it would be scheme-based and the applicant had to implement the proposed use in accordance with the submitted layout. Although the applicant affirmed in the FI that the vegetation cover in the southern portion of the Site would remain unaffected, a Member proposed and the Committee agreed that PlanD should remind the applicant to apply clear demarcations or signage on-site to indicate the designated parking areas, thereby preventing vehicles from encroaching onto the vegetated area in the southern portion of the Site.

48. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.9.2028, 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 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/840	Filling and Excavation of Land for Permitted Agricultural Use in “Green Belt” Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po (RNTPC Paper No. A/NE-TK/840)
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Presentation and Question Sessions

49. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, 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 had no objection to the application.

50. In response to a Member's enquiry on the "Agri enJoy" Scheme (「農+樂」農場計劃) (the Scheme), Mr Jeffrey P.K. Wong, STP/STN, with the aid of some plans, said that the Scheme was launched by the Agriculture, Fisheries and Conservation Department in June 2024. Unlike hobby farms that primarily offered recreational activities, the Scheme was intended to support farms engaged in commercial crop production and facilitate agriculture-related ancillary activities. Its objectives were to enhance farmers' incomes, promote their agricultural products (including organic crops as in the current application), and provide visitors with meaningful and enjoyable farming experiences. Any crop farms that met the eligibility criteria might apply to participate in the Scheme. According to the Definition of Terms published by the Town Planning Board, ancillary activities directly related to commercial crop farming and aquaculture with or without structures endorsed by the Director of Agriculture, Fisheries and Conservation were regarded as 'Agricultural Use', which was applicable to the Scheme.

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 19.9.2029, 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 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 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/704 Proposed Two Houses (New Territories Exempted Houses) in “Green Belt” Zone, Lots 715 and 722 in D.D. 5, Chuk Hang Village, Tai Po
(RNTPC Paper No. A/TP/704)

Presentation and Question Sessions

52. 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.

53. Members had no question on the application.

Deliberation Session

54. The Chairperson remarked that the application site had building entitlement and the proposed houses complied with the development parameters of New Territories Exempted Houses.

55. 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 19.9.2029, 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 applicants to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/705 Proposed House (New Territories Exempted House - Small House) in
“Village Type Development” and “Green Belt” Zones, Lot 495 S.A in
D.D. 21, Pun Shan Chau Village, Tai Po
(RNTPC Paper No. A/TP/705)

Presentation and Question Sessions

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

57. Members had no question on the application.

Deliberation Session

58. 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 19.9.2029, 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.

[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

[Ms Josephine Y.M. Lo, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Ms Kirstie Y.L. Law, Messrs Alexander W.Y. Mak and Adrian Y.G. To, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Ms Hilary H.L. Wong, Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

Agenda Item 30

[Open Meeting]

Proposed Amendments to the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(RNTPC Paper No. 11/25)

Presentation and Question Sessions

59. With the aid of a PowerPoint presentation, Ms Kirstie Y.L. Law, STP/FSYLE, briefed Members on the background of the proposed amendments to the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Item A was to take forward a section 12A (s.12A) application (No. Y/YL-SK/1) for rezoning the application site (the Site) from “Residential (Group D)” (“R(D)”) to “Residential (Group C)” (“R(C)”) agreed by the Committee on 14.3.2025 and the Planning Department (PlanD)’s recommendation to rezone the remaining part of the subject “R(D)” zone to “R(C)” in one go subject to a maximum plot ratio (PR) of 0.8 and a maximum building height (BH) of six storeys and 45mPD. The concerned “R(D)” zone covered an area to the south of Kam Sheung Road and west of Lai Uk Tsuen (the Area). There were also amendments to the Notes of the OZP consequential to the amendments to the Plan, to tally with the latest Master Schedules of Notes to Statutory Plans as well as to incorporate a technical amendment.

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

61. Two Members enquired about the site level of the Area and the rationale behind

the proposed BH restrictions of six storeys and 45mPD. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, said that the proposed site formation levels for the Site under the s.12A application ranged from 24mPD to 26mPD, and the existing site levels of the remaining land within the Area was about 22mPD to 24mPD. The BH restrictions under the subject OZP for low-rise residential zones were typically specified in terms of number of storeys. Taking into account the existing BH profile of the surrounding low-rise dwellings/village settlements, i.e. three storeys in height in general, and the Shek Kong Airfield Height Restriction of 69mPD for the Area, dual BH restrictions specifying both number of storeys and mPD were considered appropriate to ensure visual compatibility with the surrounding areas.

62. In response to a Member's enquiry, Ms Josephine Y.M. Lo, DPO/FSYLE, said that there were records of flooding in the locality. As the surrounding areas were occupied mainly by low-rise dwellings/village settlements, extensive site formation works thereat were not anticipated. Prospective developer(s) of the Area might adopt an appropriate site formation level during the detailed design stage to suit their development needs. While the indicative scheme under the s.12A application had proposed a site formation level of 26mPD which was higher than the existing site levels, adverse drainage impact was not anticipated as future development(s) in the Area should comply with the relevant drainage requirements and regulations.

63. The Chairperson recapitulated that the proposed amendments to the OZP were mainly to take forward a s.12A application agreed by the Committee and Members' suggestion to review the feasibility of rezoning the entire "R(D)" zone to "R(C)" in view of the irregular configuration of the s.12A application site.

64. Members generally supported the proposed amendments. A Member opined that the BH restriction of six storeys and 45mPD was considered reasonable as it was in line with the indicative scheme under the s.12A application, which assumed a typical floor-to-floor height of about 3m. The Chairperson remarked that the site formation level could be adjusted at the detailed design stage to meet various design considerations, and there was provision for minor relaxation of BH restriction in the proposed "R(C)" zone to provide flexibility for such adjustment.

65. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9 and that draft Shek Kong OZP No. S/YL-SK/9A at Attachment II of the Paper (to be renumbered to S/YL-SK/10 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition 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 Shek Kong OZP No. S/YL-SK/9A (to be renumbered as No. S/YL-SK/10 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings on the OZP and the revised ES will be published together with the OZP.”

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

Agenda Item 39

Section 16 Application

[Open Meeting]

A/YL-KTN/1150	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 40 (Part), 44 RP (Part), 45 RP and 46 (Part) in D.D. 110, Tai Kong Po, Pat Heung, Yuen Long
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67. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 42

Section 16 Application

[Open Meeting]

A/YL-KTN/1154 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years in “Agriculture” Zone, Lot 1550 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

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

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/352 Proposed Public Utility Installation (Underground Power Cable) and Associated Excavation and Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Government Land in D.D. 104, Tai Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/352)

69. 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 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 tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

70. With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the application, the proposed installation, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

71. Members had no question on the application.

Deliberation Session

72. 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 19.9.2029, 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 56

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1083 Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Open Storage”, “Agriculture” and “Industrial (Group D)” Zones, Government Land near Kam Tai Road, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/1083)

Presentation and Question Sessions

73. With the aid of some plans, Mr Adrian Y.G. To, 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.

74. Members had no question on the application.

Deliberation Session

75. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 19.9.2028, 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.

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

Tuen Mun and Yuen Long West District

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

Agenda Item 62

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1193 Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D. 128, Pak Nai, Yuen Long
(RNTPC Paper No. A/YL-HTF/1193)

Presentation and Question Sessions

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

77. In response to a Member's question on whether the proposed development would have potential impacts on the Ngau Hom Sha Site of Archaeological Interest (the archaeological area) given its proximity to the application site (the Site), Mr Eric C.Y. Chiu,

STP/TMYLW, said that excavation works in the archaeological area might result in ground disturbance and therefore might potentially affect artefacts underground. For the current application, the applicant only sought approval for land filling (0.2m) for the entire Site, with no excavation works proposed. The Antiquities and Monuments Office of the Development Bureau had no objection to the application. The Chairperson supplemented that excavation of land at the Site required planning permissions from the Town Planning Board.

Deliberation Session

78. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.9.2028, 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 63

Section 16 Application

[Open Meeting]

A/YL-HTF/1196	Filling of Land and Pond for Permitted Agricultural Use in “Coastal Protection Area” Zone, Lots 593 S.A RP (Part), 593 RP (Part) and 595 RP (Part) in D.D. 128 and Adjoining Government Land, Yuen Long
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79. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 65

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/568 Proposed Temporary Open Storage of Building Materials for a Period of 3 Years in “Recreation” Zone, Lots 2072 (Part), 2075 (Part), 2081 (Part), 2082 (Part), 2083 (Part), 2084, 2085, 2086 and 2087 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/568)

Presentation and Question Sessions

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

81. Members had no question on the application.

Deliberation Session

82. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.9.2028, 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 71

Section 16 Application

[Open Meeting]

A/YL-TYST/1326 Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group D)” Zone, Lots 551 RP (Part), 625, 626 RP, 627, 629 (Part), 632 (Part) and 635 (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

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

[The Chairperson thanked Planning Department’s representative for attending the meeting. He left the meeting at this point.]

Agenda Item 74

Any Other Business

[Open Meeting]

84. There being no other business, the meeting was closed at 4:30 p.m.

**Minutes of 773rd Rural and New Town Planning Committee
(held on 19.9.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.	Times of Deferment
5	A/TKO/131	1 st
8	A/NE-FTA/260	2 nd [^]
10	A/NE-KLH/658	1 st
19	A/NE-MTL/13	1 st
20	A/NE-MUP/218	1 st
24	A/NE-TKLN/103	1 st
25	A/NE-TKLN/104	1 st
31	A/YL-SK/414	2 nd [^]
32	A/YL-SK/426	1 st
33	A/YL-SK/428	1 st
34	A/YL-SK/430	1 st
36	A/KTN/109	1 st
40	A/YL-KTN/1151	1 st
43	A/YL-KTN/1155	1 st
44	A/YL-KTN/1156	1 st
45	A/YL-KTS/1088	1 st
46	A/YL-MP/394	1 st
49	A/YL-NSW/348	1 st
50	A/YL-NSW/349	1 st
57	A/HSK/576	1 st
61	A/YL/330	1 st
64	A/YL-LFS/567	1 st
66	A/YL-TT/721	1 st
67	A/YL-TT/722	1 st
68	A/YL-TT/723	1 st
69	A/YL-TT/726	1 st
72	A/YL-TYST/1327	1 st

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	
10	The application was located in Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
46	The application was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
57 & 71	The application sites were located near 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 Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting. As the property owned by Mr K.W. Leung had no direct view of the application site under Item 46 and Mr Timothy K.W. Ma had no involvement in the applications under Items 57 and 71, the Committee agreed that they could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/773_rnt_agenda.html for details of the planning applications.

**Minutes of 773rd Rural and New Town Planning Committee
(held on 19.9.2025)**

Renewal Cases

Application for renewal of temporary approval for 2 years

Item No.	Application No.	Renewal Application	Renewal Period
53	A/YL-NSW/354	Temporary Centralised Quarter for Imported Labour in Construction Sector in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”, “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (2)” and “Conservation Area” Zones, Lots 2 (Part), 8 S.F (Part), 8 RP (Part), 14 S.B RP, 45 and 1740 S.A RP in D.D. 107 and Adjoining Government Land, Tam Mei, Yuen Long	1.11.2025 to 31.10.2027

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
16	A/NE-LYT/859	Temporary Public Vehicle Park (Private Cars Only) in “Agriculture” Zone, Lots 1532 S.A ss.1 to 1532 S.A ss.15 and 1532 S.A RP in D.D. 76, Kan Tau Tsuen, Fanling	16.11.2025 to 15.11.2028
35	A/YL-SK/432	Temporary Rural Workshop (Food Processing Workshop) in “Residential (Group D)” Zone, Lot 1445 S.A (Part) in D.D. 114, Kam Sheung Road, Yuen Long	5.10.2025 to 4.10.2028

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
53	<ul style="list-style-type: none"> - The application was submitted by the Civil Engineering and Development Department (CEDD). - The owners of the private lots of the application site were King Garden Limited (a subsidiary of Sun Hung Kai 	<ul style="list-style-type: none"> - Mr Daniel K.W. Chung for being a former director of CEDD - Mr Vincent K.Y. Ho for his firm having current business dealing with SHK - Mr Ryan M.K. Ip for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from SHK and NWD

	Properties Limited (SHK)) and Planet Universal Limited (a subsidiary of New World Development Company Limited (NWD)).	- Mr Rocky L.K. Poon for being an employee of a company which was a subsidiary of NWD
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As Messrs Daniel K.W. Chung and Vincent K.Y. Ho had no involvement in the application, the Committee agreed that they could stay in the meeting. The Committee noted that Messrs Ryan M.K. Ip and Rocky L.K. Poon had tendered apologies for being unable to attend the meeting.

**Minutes of 773rd Rural and New Town Planning Committee
(held on 19.9.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 19.9.2028

Item No.	Application No.	Planning Application
9	A/NE-HLH/85	Proposed Temporary Warehouse for Storing Car Parts with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lot 529 S.A in D.D. 84, Hung Lung Hang, Ta Kwu Ling
18	A/NE-MKT/51	Proposed Temporary Animal Boarding Establishment in “Recreation” Zone, Lot 954 RP (Part) in D.D. 82, Ta Kwu Ling
21	A/NE-STK/29	Proposed Temporary Shop and Services (Retail Shop) in “Village Type Development” Zone, Lot 172 S.B ss.2 (Part) in D.D. 40, Ha Tam Shui Hang, Sha Tau Kok
22	A/NE-TKL/806	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 979 (Part) in D.D. 82, Ta Kwu Ling
37	A/YL-KTN/1091	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long
38	A/YL-KTN/1123	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
41	A/YL-KTN/1153	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land in “Agriculture” Zone, Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Kam Tin, Yuen Long
47	A/YL-NTM/483	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage in “Residential (Group D)” Zone, Lot 1319 in D.D. 104, Ngau Tam Mei, Yuen Long
48	A/YL-NTM/484	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities in “Residential (Group D)” Zone, Lots 1560 RP (Part), 2511 RP (Part), 2512 RP (Part), 2513 (Part) and 2514 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long
52	A/YL-NSW/353	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), and 3673 RP (Part) in D.D. 104, Nam Sang Wai, Yuen Long
54	A/YL-PH/1063	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” Zone, Lots 2813 (Part), 2823 RP (Part), 2825 (Part) and 2826 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Item No.	Application No.	Planning Application
55	A/YL-PH/1082	Temporary Animal Boarding Establishment with Ancillary Facilities in “Residential (Group D)” zone, Lots 121 (Part), 122, 123 (Part), 124 (Part), 125 (Part), 127 (Part) and 128 (Part) in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung
59	A/TM-LTTY/498	Proposed Temporary Shop and Services with Ancillary Office in “Residential (Group D)” Zone, Lot 1038 S.A (Part) in D.D. 130, Fuk Hang Tsuen, Tuen Mun
70	A/YL-TYST/1300	Temporary Warehouse for Storage of Exhibition Materials in “Undetermined” Zone, Lot 1022 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
73	A/YL-TYST/1328	Proposed Temporary Shop and Services and Associated Excavation of Land in “Village Type Development” Zone, Lots 312 S.A, 312 S.B, 312 S.C, 312 S.D, 312 S.E, 312 S.F and 312 RP in D.D. 119, Shan Ha Tsuen, Yuen Long

(b) Application approved on a temporary basis for a period of 5 years until 19.9.2030

Item No.	Application No.	Planning Application
58	A/HSK/577	Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facility and Associated Filling of Land in “Village Type Development” Zone, Lots 136 RP (Part) and 137 RP (Part) in D.D. 127 and Adjoining Government Land, Yuen Long

(c) Application approved on a temporary basis for a period of 6 years until 19.9.2031

Item No.	Application No.	Planning Application
60	A/YL/324	Proposed Temporary Shop and Services with Ancillary Facilities in “Village Type Development” Zone, Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member’s Declared Interest	
58	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

As Mr Timothy K.W. Ma had no involvement in the application, the Committee agreed that he could stay in the meeting.