

## **TOWN PLANNING BOARD**

### **Minutes of 781<sup>st</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 23.1.2026**

#### **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

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

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  
Mr William H.K. Lung

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

Deputy Director of Planning/District  
Ms Donna Y.P. Tam

Secretary

**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 Sandy S.Y. Yik

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 780<sup>th</sup> RNTPC Meeting**

[Open Meeting]

1. The draft minutes of the 780<sup>th</sup> RNTPC meeting held on 9.1.2026 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 20 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 two 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 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 19 cases selected for streamlining arrangement and the Planning Department (PlanD) had no objection to the applications for temporary uses for the applied/recommended periods. Details of the planning applications, Members' declaration of interests for individual cases and the Committee's 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 or the period as recommended by PlanD 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.

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

### **Agenda Item 5**

#### **Section 12A Application**

[Open Meeting]

Y/TP/41                      Application for Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/31, To rezone the application site from “Comprehensive Development Area (1)” to “Residential (Group B)13”, “Residential (Group B)14” and “Recreation”, and to amend the building height restriction for “Government, Institution or Community” zone from two storeys to eight storeys, Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po  
(RNTPC Paper No. Y/TP/41)

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9.                      The Secretary reported that the application was withdrawn by the applicants.

## **Sai Kung and Islands District**

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

### **Agenda Item 7**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/85                      Proposed Minor Relaxation of Building Height Restriction for Permitted House Development in “Residential (Group C) 3” Zone, 8 Fung Sau Road, Tai Mong Tsai, Sai Kung  
(RNTPC Paper No. A/SK-TMT/85A)

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

10. With the aid of a PowerPoint presentation, Ms Sylvia L.Y. Lam, TP/SKIs, 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.

11. Members had no question on the application.

#### Deliberation Session

12. The Chairperson remarked that the proposed minor relaxation of building height restriction was mainly to enable a higher floor-to-floor (FTF) height, and the proposed FTF height complied with the maximum allowable FTF height for house under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-5 issued by the Buildings Department. Members generally agreed with PlanD's recommendation to approve the application.

13. 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 23.1.2030, 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.]

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

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

**Agenda Item 13**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/87            Proposed Temporary Mountain Search and Rescue Training Centre  
with Ancillary Facilities and Associated Filling of Land for a Period of  
3 Years in “Agriculture” Zone, Lots 611 (Part) and 682 (Part) in D.D.  
84, Hung Lung Hang  
(RNTPC Paper No. A/NE-HLH/87)

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**Presentation and Question Sessions**

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

[Mr Daniel K.S. Lau joined the meeting during PlanD’s presentation.]

15.            Noting from Drawing A-1 of the Paper that there were three functional areas (i.e. Western Operation Support Area, Central Sustainable and Energy Zone comprising the greenhouses, and Eastern Intensive Training Zone) in the proposed training centre, the Chairperson and a Member enquired about relevancy of these components to the proposed mountain search and rescue training centre. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of Drawing A-1 and some photos attached to the Paper (Appendix Ia), said that the applicant had currently operated a similar training centre in Pat Heung, which comprised indoor and outdoor areas and store rooms accommodating search-and-rescue related equipment for conducting training programme. For the current application, the eastern part



of the application site (the Site) was designated as an open-air area featuring aluminium rope frames, camping areas and indoor activity halls for training and educational purposes in relation to rescue operation. To enhance first-aid training, environmental awareness and biodiversity conservation for trainees, several greenhouses were proposed in the central part of the Site for cultivating different plant species, including medicinal plants, native flora, toxic plants (e.g. *Alocasia macrorrhizos* (海芋)) and species useful for navigation and direction identification (e.g. *Nepenthes mirabilis* (豬籠草)), as advised by the applicant.

16. In response to a Member's enquiry whether the proposed use with the greenhouses for cultivation activity, which accounted for more than 50% of the site area, was considered in line with the planning intention of the "Agriculture" ("AGR") zone, Mr Ryan C.K. Ho, STP/STN, said that previous agricultural structures on the Site were approved by the Lands Department under a Letter of Approval in 2015, having considered that the facilities were genuinely for farming operation. While 'Agricultural Use' was a Column 1 use, which was always permitted in the "AGR" zone, the proposed cultivation activity under the application was primarily for educational and training purposes, rather than for agricultural purpose. The Chairperson supplemented that the proposed greenhouse use was only part of the proposed training centre and the consideration of the application should be based on the nature of the proposed use, which was a training centre, and planning permission from the Town Planning Board was required.

#### Deliberation Session

17. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.1.2029, 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 18**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/226                      Proposed 18 Houses (New Territories Exempted Houses – Small Houses) in “Agriculture” Zone, Government Land in D.D. 91, Ping Kong, Sheung Shui  
(RNTPC Paper No. A/NE-PK/226)

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### **Presentation and Question Sessions**

18.                      With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, 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 application.

19.                      Members had no question on the application.

### **Deliberation Session**

20.                      The Committee noted that there was sufficient land within the “Village Type Development” zone of Ping Kong to fully meet the future Small House demand (both outstanding Small House grant applications and 10-year Small House demand forecast), and hence the application did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories. Members agreed with PlanD’s recommendation not to approve the application and to revise the rejection reason (b) of the Paper suitably. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, Lands Department (LandsD) clarified that the 10-year Small House demand forecast was estimated and provided by the Indigenous Inhabitant Representative of the concerned village rather than LandsD.

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

“(a)     the proposed developments are not in line with the planning intention of the

“Agriculture” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and

- (b) the proposed developments do not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that there is no general shortage of land in meeting the demand for Small House development in the “Village Type Development” (“V”) zone of Ping Kong. It is considered more appropriate to concentrate the proposed Small House developments within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

## **Agenda Item 19**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/847      Proposed Temporary Private Vehicle Park (Light Goods Vehicles Only) for a Period of 3 Years in “Agriculture” Zone, Lots 455 S.H ss.6 (Part), 455 S.H RP (Part) and 455 RP (Part) in D.D. 23, Po Sam Pai, Ting Kok, Tai Po  
(RNTPC Paper No. A/NE-TK/847)

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### **Presentation and Question Sessions**

22.            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 had no objection to the application.

23.            In response to the Vice-chairperson’s enquiry about the planning considerations for parking private cars as compared with those for light goods vehicles (LGVs) under the

current application, Mr Jeffrey P.K. Wong, STP/STN, said that as advised by the applicant, planning permission was sought for parking LGVs only. Mr K.L. Wong, Chief Traffic Engineer/New Territories East, Transport Department (TD), supplemented that the Government strived to provide more parking spaces for commercial vehicles to address the demand and the needs of the trades concerned. Compared with parking spaces for private cars, it was more difficult to identify suitable locations for parking spaces for commercial vehicles.

24. A Member asked whether five parking spaces for LGVs could be accommodated within the application site (the Site) with an area of about 90 square metres, as proposed by the applicant, and whether private cars could be parked at the proposed private vehicle park. In response, Mr Jeffrey P.K. Wong, STP/STN, said that according to the applicant's submission, the Site would provide parking spaces for van-type LGVs. The size of a van-type LGV parking space was 6m (L) x 3m (W), which was smaller than that for an LGV (i.e. 7m (L) x 3.5m (W)) but larger than that for a private car (i.e. 5m (L) x 2.5m (W)), and hence the area of the Site could accommodate the proposed five parking spaces for van-type LGVs. TD supported the application in view of the parking demand in the vicinity. The Chairperson added that the implementation of the proposed use should be in accordance with the scheme submitted to the Committee under the application, and vehicles other than LGVs were not permitted to be parked at the Site should the application be approved.

#### Deliberation Session

25. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.1.2029, 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 20**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-STK/30            Proposed Temporary Private Club for a Period of 3 Years in  
                                 “Recreation(1)” Zone, Lots 229 S.B ss.1 and 227 RP in D.D. 41, Sha  
                                 Tau Kok  
                                 (RNTPC Paper No. A/NE-STK/30A)

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### **Presentation and Question Sessions**

26.            With the aid of some plans, Mr. William S.T. Wong, 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 had no objection to the application.

27.            Noting that the Site was situated at an area near the sea, a Member enquired whether the application site (the Site) was susceptible to flooding associated with sea level rise due to storm surges during super typhoons. In response, Ms Ivy C.W. Wong, STP/STN, said that relevant government departments, including the Drainage Services Department (DSD), were consulted and had no objection to or adverse comment on the application, and no information on any recent flooding incidents at the Site was provided by the relevant government departments. To address technical requirements and concerns, relevant approval conditions on the submission and implementation of a drainage proposal were recommended. The Chairperson remarked that as shown on Plan A-2 of the Paper, the formation level of the Site was 4.1 metres above Principal Datum (mPD) while the land near the sea was about 3mPD, with a difference of about 1 metre (m). DSD had no objection to the application and relevant approval conditions were recommended to be imposed.

### **Deliberation Session**

28.            The Chairperson recapitulated that while the proposed private club of a temporary nature was not entirely in line with the planning intention of “Recreation” zone, there was no known planned development at the Site.

29. A Member, while expressing no objection to the proposed use which was not intended for residential use in the flood-prone area, said that according to the historical data, the water level at Quarry Bay and Tai Po Kau rose to about 3.96m and about 5m respectively during Typhoon Wanda. The Member suggested advising the applicant that the Site might be subject to flooding risk associated with storm surges in view of its low-lying site condition. While there was a section of seawall along Sha Tau Kok Hoi (Plan A-2 of the Paper), having noted the Member's concern, the Chairperson proposed and the Committee agreed that an additional advisory clause should be included, requesting the applicant to explore and provide preventive measures against flooding risk to cope with storm surges at the detailed design stage.

30. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.1.2029, 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 and the following additional advisory clause.

“- the applicant is advised to explore and provide preventive measures against flooding risk to cope with storm surges at the detailed design stage.”

## **Agenda Item 22**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/ NE-TKL/824	Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1114 (Part) and 1115 (Part) in D.D. 82, Ta Kwu Ling (RNTPC Paper No. A/ NE-TKL/824)
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### **Presentation and Question Sessions**

31. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed uses, departmental and public comments, and

the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

32. Members had no question on the application.

#### Deliberation Session

33. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.1.2029, 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 23**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/115 Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lot 87 RP (Part) in D.D. 82, Lin Ma Hang Road, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/115)

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#### Presentation and Question Sessions

34. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the applied uses, 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 a temporary basis for a period of 3 years until 23.1.2029, 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 24**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/165            Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in “Village Type Development” Zone, Lots 2452 S.B (Part), 2467 (Part), 2473 (Part), 2474 (Part), 2475 (Part) and 2476 in D.D. 39 and Adjoining Government Land, Shek Chung Au, Sha Tau Kok  
(RNTPC Paper No. A/NE-LK/165A)

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### **Presentation and Question Sessions**

37. With the aid of some plans, Ms Ivy C.W. Wong, STP/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. While the Planning Department (PlanD) had no objection to the application, it was recommended to impose, among others, an approval condition restricting the use of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system on the application site (the Site) at any time during the planning approval period (the recommended approval condition) to minimise the potential noise nuisance should the Committee approve the application.

### ***Background on Enforcement***

38. In response to the Vice-chairperson’s enquiry on the enforcement action against unauthorized developments (UD) on the Site, Ms Ivy C.W. Wong, STP/STN, said that the western part of the Site was the subject of planning enforcement action against UD involving use for place of recreation, sports or culture (including camping ground) and storage use.



Enforcement Notice (EN) had been issued in September 2025 requiring discontinuation of the UD on the Site by the specified date. A recent site inspection revealed that the EN issued had not been complied with and the UD would be monitored in accordance with the planning enforcement procedures. In response to the Vice-chairperson's follow-up question on whether the recipient of the EN was the same as the on-site operator of the UD, Ms Ivy C.W. Wong, STP/STN, said that such information was not available at hand. The Site was the subject of two previously approved planning applications (No. A/NE-LK/133 and 162) for temporary hobby farm and temporary holiday camp (private tent camping ground), covering the western and eastern parts of the Site respectively. The previous application No. A/NE-LK/162 was submitted by the same applicant for the same use as the current application, which was subsequently revoked due to non-compliance with the approval condition related to prohibiting the use of any audio amplification system on the Site at any time during the planning approval period.

#### *Noise Issue*

39. With regard to the public complaints related to noise nuisance, the Chairperson and some Members raised the following questions:

- (a) whether the complaints received by the Hong Kong Police Force (HKPF) in the past 7 months were all related to the use of audio amplification system;
- (b) details of the public complaints in relation to the time of occurrence of noise nuisance;
- (c) follow-up actions taken by HKPF in response to the public complaints and noise annoyance; and
- (d) whether PlanD had liaised with the applicant on the time restriction for the use of audio amplification system, taking into account the operation of the campsite.

40. In response, Ms Ivy C.W. Wong, STP/STN, made the following main points:

- (a) as of 21 January 2026, at least 14 complaints related to noise nuisance at the Site had been received by HKPF since April 2025. Among them, seven cases were associated with the use of loudspeaker;
- (b) according to the information provided by HKPF, the complaints were primarily made between around 12 noon and 9 p.m.;
- (c) verbal warnings and verbal advice were given by HKPF to the operator/event organisers, and no further enforcement/prosecution action was taken; and
- (d) PlanD had not liaised with the applicant regarding the time limit on the use of audio amplification system. The applicant proposed that no audio amplification system would be used between 11 p.m. to 7 a.m. with reference to the “night time” as defined under the Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites (the Technical Memorandum), which was issued pursuant to the Noise Control Ordinance (NCO).

41. The Chairperson said that the applicant had not provided information on the timing of social activities and had proposed no use of audio amplification system between 11 p.m. to 7 a.m. under the current application. The recommended approval condition was the same as that imposed under the previous approval, having considered that the use of audio simplification system might cause potential nuisance to the surroundings and HKPF had adverse comments on the application as noise complaints relating to the campsite covered by the previously approved application No. A/NE-LK/162 had been received.

#### *Noise Control under NCO*

42. Two Members asked whether there were regulatory tools on noise other than NCO and whether there were difference in noise control standards by area under NCO. In response, Mr William H.K. Lung, Principal Environmental Protection Officer (Territory North), Environmental Protection Department (EPD), said that according to the Technical Memorandum, the appropriate Acceptable Noise Level (ANL), which was expressed in terms

of dB(A), for a particular Noise Sensitive Receiver (NSR) was dependent on the character of the area within which the NSR was located and the time of day under consideration. Generally speaking, the ANL was more stringent during night time from 11 p.m. to 7 a.m. that a lower ANL was allowed compared with day time and evening time, and there were differences in ANLs between rural and urban areas. Subject to investigation and checking, an abatement notice could be issued requiring the person on whom it was served to abate the noise within the acceptable ANL. Ms Ivy C.W. Wong, STP/STN, with the aid of the visualiser, showed the ANLs for different time periods and different types of area where NSRs were located, as set out in the Technical Memorandum.

### Deliberation Session

43. The Chairperson remarked that in rural and open-air area, holiday camp or other recreational use, such as hobby farm, would inevitably generate some noise. Having considered the factors mentioned in paragraph 41 above, PlanD suggested the recommended approval condition prohibiting the use of audio amplification system, etc. for the current application. Besides, there was also noise control under NCO. The Chairperson then invited views from Members.

### *Proposed Use and the Surroundings*

44. Noting that apart from the camping service, ancillary social activities (e.g. corporate gatherings and wedding ceremonies), which might involve musical performances, would also take place in the Site, some Members considered that such social activities might generate noise nuisance to residents living to the northeast and southwest of the Site. Regarding the frequency of such social activities, the Committee noted that based on the information provided by the applicant, the Site was mainly for camping use and ancillary social activities would take place only occasionally, e.g. the number of wedding ceremonies would be fewer than 10 annually. In response to a Member's enquiry as to whether wedding ceremonies were allowed given that the application was for holiday camp (private tent camping ground) use, the Chairperson said that generally speaking, a range of activities might be carried out at campsites. For the current application, as the applicant had stated that some kinds of ancillary social activities as aforementioned would be carried out at the Site, the Committee would consider the application based on the applicant's submission.

### *Approval Condition*

45. A Member opined that an approval condition should not be imposed if it could not be practically enforced. As certain types of sound systems would be required for ancillary social activities carried out at the Site, it was considered impractical to impose an approval condition prohibiting the use of loudspeaker and audio amplification system throughout the whole day. Should noise concern be a material planning consideration, the application should not be approved at the outset.

46. The Vice-chairperson and some Members considered that noise nuisance was administered and regulated under NCO and its Technical Memorandum, which specified ANLs. The applicant could be reminded to comply with the requirements under the Technical Memorandum. Some of them considered that the approval condition might make reference to the ANL requirements of the Technical Memorandum. Failure to fully comply with the relevant requirements would be subject to enforcement in accordance with the NCO and revocation of the planning permission.

47. A Member opined that the same approval condition restricting the use of loudspeaker/audio amplification system whole day as imposed under the previously approved application should be adopted for the current application in view of the potential noise nuisance generated. Some Members considered that sound system might be required for operational reasons, e.g. announcements in the event of accidents or during sports activities, and an approval condition restricting time period for the use of loudspeaker/audio amplification system would be more appropriate. Two Members raised that the term 'audio amplification system' might be too general and should be more clearly defined if possible.

48. In response to a Member's enquiry as to whether the recommended approval condition was commonly imposed on planning applications for holiday camp use, the Secretary said that the recommended approval condition restricting the use of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system was imposed for land use compatibility purpose, having regard to the nature of the applied/proposed use and the surrounding environment, such as the presence of nearby residents and the potential noise nuisance caused. The same condition was imposed

for the previously approved application No. A/NE-LK/162 at the Site, and the planning permission was subsequently revoked due to non-compliance, as PlanD staff observed that amplifier was in use during site inspection.

49. The Chairperson stressed that approval conditions imposed should be practically enforceable by PlanD, particularly in terms of the collection of sufficient supporting evidence for revocation of the planning permission. If the approval condition was made with reference to ANLs of the Technical Memorandum, there would be difficulties for PlanD staff in undertaking on-site noise measurements as PlanD had no such expertise. There would also be practical difficulties in qualifying or defining audio amplification system. With regard to a Member's suggestion to include EPD's comments in paragraphs (f)(i) to (iii) in Appendix IV of the Paper as approval conditions, the Chairperson said that they were related to measures regulated under the environmental regime. It was the general practice not to incorporate the statutory requirements/guidelines of the ordinances/regulations as planning conditions, and it would therefore be more appropriate to include advisory clauses to remind the applicant to observe and comply with the relevant environmental legislation requirements and guidelines/code of practice.

50. Members generally agreed to impose an approval condition restricting the use of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system. Having considered the operational needs of the holiday camp, such as announcements in the event of accidents and the conduct of activities, as well as the rural settings with residents in the vicinity, Members considered it appropriate to impose a time restriction on the use of audio amplification system in the approval condition, with non-compliance resulting in revocation of the planning permission. With reference to the time periods specified in the Technical Memorandum, and taking into account the rural environment of the Site and the need to minimise noise nuisance to nearby residents during late evening/night time, the Committee, after some discussion, agreed to restrict the use of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system from 9 p.m. and 7 a.m. during the planning approval period. Meanwhile, the applicant should liaise and maintain good communication with residents in the vicinity to address the noise nuisance, and the applicant should also comply with the relevant requirements under the environmental regime specified in paragraphs (f)(i) to (iii) of Appendix IV of the Paper and inform the visitors/users of the holiday camp to observe the

requirements accordingly. Any non-compliance might be subject to enforcement under the relevant legislation.

[Mr Timothy K.W. Ma left the meeting during deliberation.]

51. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.1.2029, 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 agreed to revise approval condition (a) as follows:

“ no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site between 9:00 p.m. and 7:00 a.m. during the planning approval period.”

52. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper and the following additional advisory clauses.

- “- the applicant is advised to inform the visitors/users of the holiday camp to note and observe the requirements under relevant environmental regulations and guidelines, including the Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites and the Noise Control Guidelines for Music, Singing and Instrument Performing Activities; and
- the applicant is advised to liaise with the residents in the vicinity to address any noise nuisance generated from the operation of the holiday camp.”

## **Agenda Item 24A**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/219      Proposed House (New Territories Exempted House) in “Agriculture”  
Zone, Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok  
(RNTPC Paper No. A/NE-MUP/219B)

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### **Presentation and Question Sessions**

53.            With the aid of some plans, Mr William S.T. Wong, TP/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.

54.            Members had no question on the application.

### **Deliberation Session**

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 23.1.2030, 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**

[Messrs C.K. Fung and Alexander W.Y. Mak, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

**Agenda Item 26**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/303	Proposed Religious Institution (Church) in “Residential (Group A)” Zone, Shop 193, 1/F, Union Plaza, 9 Wo Muk Road, Fanling (RNTPC Paper No. A/FSS/303)
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**Presentation and Question Sessions**

56. The Secretary reported the application premises (the Premises) was located in Fanling, Mr Timothy K.W. Ma had declared interest on the item for living in the vicinity of the Premises. The Committee noted that Mr Timothy K.W. Ma had left the meeting.

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

58. Members had no question on the application.

**Deliberation Session**

59. 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 23.1.2030, 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 34**

#### **Section 16 Application**

[Open Meeting]

A/YL-KTS/1108      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 1229 (Part) and 1367 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long  
(RNTPC Paper No. A/YL-KTS/1108)

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

### **Agenda Item 35**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1109      Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 1176 in D.D. 113, Pat Heung, Kam Tin South, Yuen Long  
(RNTPC Paper No. A/YL-KTS/1109)

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

61.            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 and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

62. Members had no question on the application.

### Deliberation Session

63. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 23.1.2031, 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.]

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

[Mr Eric C.Y. Chiu, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), and Messrs Wilfred K.H. Chu and Kanic C.K. Kwok, Town Planners/Tuen Mun and Yuen Long West, were invited to the meeting at this point.]

### **Agenda Item 47**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1203      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 477 (Part), 492 (Part), 504 (Part), 505 RP (Part) and 506 (Part) in D.D. 128 and Adjoining Government Land, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1203)

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

64. 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.

65. Members had no question on the application.

#### Deliberation Session

66. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.1.2029, 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 51**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/585      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/585)

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#### Presentation and Question Sessions

67. 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.

68. Members had no question on the application.

#### Deliberation Session

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

“ 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 Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that there are no exceptional circumstances or very strong planning grounds in the submission to justify the need for the filling and excavation of land and a departure from the planning intention.”

## **Agenda Item 52**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/586      Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years in “Green Belt” Zone, Lot 349 in D.D. 129, Lau Fau Shan, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-LFS/586)

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### **Presentation and Question Sessions**

70. 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 (PlanD) did not support the application.

71. In response to a Member’s enquiry on the planning considerations of a similar planning application (No. A/YL-LFS/423) and the current application, Mr Eric C.Y. Chiu, STP/TMYLW, said that the similar application for temporary animal boarding establishment involving another application site within the “Green Belt” (“GB”) zone was approved by the Committee mainly on sympathetic considerations as (i) there were previous planning permissions granted for temporary recreational use with ancillary car park between 2001 and 2005; (ii) the applicant was a charitable institution under section 88 of the Inland Revenue

Ordinance (Cap. 112); and (iii) there was no objection or adverse comment from relevant government departments. For the current application, the major considerations were that no previous planning permission had been granted for the application site (the Site) and the Chief Town Planner/Urban Design and Landscape of PlanD had reservation on the application as the proposed use would further degrade of the landscape resources and quality of the “GB” zone. As such, the planning considerations of the current application were not comparable to those of the approved similar application.

#### Deliberation Session

72. Noting that a maximum of 30 animals would be accommodated on the Site, which had an area of more than 2000 square meters, a Member expressed doubt as to the need for such a sizable site area. The same Member supported PlanD’s recommendation to reject the application and opined that there was no strong justification for developing the Site for animal boarding establishment and noted that the Site was used for storage of bamboo sticks and the applicant was involved in aquatic business.

73. The Chairperson remarked that generally, whether the applicant was associated with a charitable institution should not be a material planning consideration, and the application in “GB” zone should be assessed based on relevant planning factors such as the site condition and site history at the time of consideration. The aerial photos revealed that site formation works had been undertaken at the Site in January 2025. As such, the application did not warrant the same consideration as the similar application (No. A/YL-LFS/423) mentioned in paragraph 71 above.

74. In response to the concerns raised by some Members on genuine need for animal boarding establishments, the Chairperson remarked that some submitted planning applications were suspected of seeking to defer compliance with enforcement requirements at the sites concerned. The Board might approve an application if supported with justifications. The Planning Authority would continue to monitor the site conditions, and follow-up actions would be undertaken if the actual use on site deviated from the approved scheme. Subject to collection of sufficient evidence, the Planning Authority would consider undertaking enforcement action in accordance with the planning enforcement mechanism.

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

- “(a) the proposed use is not in line with the planning intention of the “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 the planning intention, even on a temporary basis; and
- (b) the proposed use is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed use would not have significant adverse landscape impact on the surrounding areas.”

#### **Agenda Item 54**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/588      Proposed Temporary Electric Vehicle Charging Station for a Period of  
3 Years in “Recreation” Zone, Lot 2210 RP in D.D. 129, Lau Fau  
Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/588)

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##### **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 comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

77. Members had no question on the application.

### Deliberation Session

78. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.1.2029, 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.]

### **Agenda Item 60**

#### Any Other Business

[Open Meeting]

79. There being no other business, the meeting was closed at 4:50 p.m.

**Minutes of 781<sup>st</sup> Meeting of the Rural and New Town Planning Committee  
(held on 23.1.2026)**

**Deferral Cases**

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/NE-STK/7	1 <sup>st</sup>
4	Y/TP/40	1 <sup>st</sup>
9	A/ST/1045	1 <sup>st</sup>
15	A/NE-LYT/868	1 <sup>st</sup>
16	A/NE-LYT/869	1 <sup>st</sup>
17	A/NE-LT/786	1 <sup>st</sup>
25	A/KTN/110	1 <sup>st</sup>
28	A/YL-KTN/1157	2 <sup>nd</sup> <sup>^</sup>
29	A/YL-KTN/1163	2 <sup>nd</sup> <sup>^</sup>
31	A/YL-KTN/1189	1 <sup>st</sup>
33	A/YL-KTS/1090	2 <sup>nd</sup> <sup>^</sup>
37	A/YL-SK/431	2 <sup>nd</sup> <sup>^</sup>
38	A/YL-SK/433	2 <sup>nd</sup> <sup>^</sup>
39	A/YL-SK/439	1 <sup>st</sup>
43	A/YL-PH/1098	1 <sup>st</sup>
53	A/YL-LFS/587	1 <sup>st</sup>
56	A/YL-TT/753	1 <sup>st</sup>
57	A/YL-TT/755	1 <sup>st</sup>
58	A/YL-TT/756	1 <sup>st</sup>
59	A/YL-TT/757	1 <sup>st</sup>

Note:

<sup>^</sup> The 2<sup>nd</sup> Deferment as requested by the applicant(s) 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	
9	The application premises were located in Fo Tan.	- Mr Daniel K.W. Chung for co-owning with spouse a property and a car parking space in Fo Tan



		<ul style="list-style-type: none"> <li>- Mr Vincent K.Y. Ho for co-owning with spouse a property in Fo Tan</li> <li>- Mr Lawrance S.C. Chan for co-owning with spouse a property in Fo Tan</li> </ul>
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As the interests of Messrs Daniel K.W. Chung, Vincent K.Y. Ho and Lawrance S.C. Chan were considered indirect, the Committee agreed that they could stay in the meeting.

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/781\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/781_rnt_agenda.html) for details of the planning applications.

**Minutes of 781<sup>st</sup> Meeting of the Rural and New Town Planning Committee  
(held on 23.1.2026)**

**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>
30	A/YL-KTN/1188	Temporary Storage of Logistics Products and Goods with Ancillary Office in “Agriculture” Zone, Lots 409 S.A (Part) and 413 in D.D. 110, Pat Heung, Yuen Long	29.1.2026 to 28.1.2029
41	A/YL-PH/1096	Temporary Open Storage of Construction Materials and Machinery with Ancillary Office in “Agriculture” and “Open Storage” Zones, Lots 371 RP, 373 (Part) and 385 in D.D. 110, Pat Heung, Yuen Long	29.1.2026 to 28.1.2029

**Minutes of 781<sup>st</sup> Meeting of the Rural and New Town Planning Committee  
(held on 23.1.2026)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 23.1.2029

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
6	A/SK-HC/370	Proposed Temporary Shop and Services in “Residential (Group E)” Zone, Lots 463 RP in D.D. 210 and 1297 RP in D.D. 244, Ho Chung, Sai Kung
12	A/NE-FTA/270	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land in “Agriculture” Zone, Lots 335 and 337 in D.D. 87 and Adjoining Government Land, Hung Lung Hang
14	A/NE-HLH/88	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lot 189 RP (Part) in D.D. 87, Hung Lung Hang
21	A/NE-TKL/812	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lot 557 in D.D. 82, Ping Che, Ta Kwu Ling
27	A/YL-KTN/1124	Temporary Shop and Services and Eating Place with Ancillary Parking Spaces in “Village Type Development” and “Residential (Group B)” Zones, Various Lots in D.D. 103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
32	A/YL-KTN/1190	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long
36	A/YL-SK/426	Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land in “Agriculture” Zone, Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106, Shek Kong, Yuen Long
40	A/YL-PH/1086	Temporary Shop and Services (Convenience Store) and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1689 S.A (Part), 1689 S.B (Part), 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long
42	A/YL-PH/1097	Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials with Ancillary Facilities and Associated Filling of Land in “Residential (Group D)” Zone, Lots 3017 S.B ss.2, 3017 S.B ss.3 (Part), 3017 S.B ss.4 (Part), 3017 S.B ss.5, 3017 S.B ss.6 (Part), 3017 S.B ss.7 (Part) and 3017 S.B ss.8 (Part) in D.D. 111 and Adjoining Government Land, Wang

		Toi Shan, Pat Heung, Yuen Long
44	A/HSK/592	Temporary Logistics Centre with Ancillary Office in “Open Space”, “Residential (Group B) 1” and “Residential (Group B) 2” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
45	A/YL-HTF/1197	Temporary Warehouse (Storage of Recyclable and Construction Materials) with Ancillary Open Storage and Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128 and Adjoining Government Land, Yuen Long
46	A/YL-HTF/1198	Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 295, 296 and 297 in D.D. 128, Ha Tsuen, Yuen Long
48	A/YL-LFS/582	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities in “Residential (Group E)” and “Recreation” Zones, Lots 2219 RP (Part) and 2226 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
49	A/YL-LFS/583	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials in “Recreation” Zone, Lots 1822 S.A ss.2, 1822 S.A RP and 1825 in D.D. 129, Lau Fau Shan, Yuen Long
50	A/YL-LFS/584	Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land in “Village Type Development” Zone, Lot 2563 RP in D.D. 129, Lau Fau Shan, Yuen Long
55	A/YL-PS/768	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Village Type Development” Zone, Lots 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 23.1.2031

Item No.	Application No.	Planning Application*
8	A/ST/1044	Shop and Services in “Industrial” Zone, Unit A01b, Portion of Unit A, G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin
10	A/ST/1046	Shop and Services in “Industrial” Zone, Unit B4 (Portion), G/F, Block 2, Kin Ho Industrial Building, 14-24 Au Pui Wan Street, Fo Tan, Sha Tin
11	A/ST/1047	Proposed Shop and Services (not more than 460m <sup>2</sup> ) and Proposed Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/or Showroom only) (about 311.48m <sup>2</sup> ) in “Industrial (1)” Zone, G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin
* The applications were for the proposed uses on a permanent basis, but approved by the Committee on a temporary basis for a period of 5 years, as recommended in the Papers.		

### **Declaration of Interests**

The Committee noted the following declaration of interests:

<b>Item No.</b>	<b>Members' Declared Interests</b>	
8 and 10	The application premises were located in Fo Tan.	<ul style="list-style-type: none"> <li>- Mr Daniel K.W. Chung for co-owning with spouse a property and a car parking space in Fo Tan</li> <li>- Mr Vincent K.Y. Ho for co-owning with spouse a property in Fo Tan</li> <li>- Mr Lawrance S.C. Chan for co-owning with spouse a property in Fo Tan</li> </ul>

As the interests of Messrs Daniel K.W. Chung, Vincent K.Y. Ho and Lawrance S.C. Chan were considered indirect, the Committee agreed that they could stay in the meeting.