

## **TOWN PLANNING BOARD**

### **Minutes of 733<sup>rd</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 22.12.2023**

#### **Present**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Miss Winnie W.M. Ng

Mr K.W. Leung

Professor John C.Y. Ng

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mr Vincent K.Y. Ho

Chief Traffic Engineer/New Territories West,  
Transport Department  
Mr M.Y. Tse

Chief Engineer (Works), Home Affairs Department  
Mr Paul Y.K. Au

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Ms Clara K.W. U

Assistant Director/Regional 3,  
Lands Department  
Ms Jane K.C. Choi

Deputy Director of Planning/District  
Mr C.K. Yip

Secretary

**Absent with Apologies**

Mrs Vivian K.F. Cheung

Mr K.L. Wong

**In Attendance**

Chief Town Planner/Town Planning Board  
Ms Johanna W.Y. Cheng

Town Planner/Town Planning Board  
Ms Charlotte O.C. Ko

1. As Mr Ivan M.K. Chung would arrive later to join the meeting, Mr Stephen L.H. Liu, the Vice-chairman, took up the Chairmanship at this point.

**Agenda Item 1**

Confirmation of the Draft Minutes of the 732<sup>nd</sup> RNTPC Meeting held on 8.12.2023

[Open Meeting]

2. The draft minutes of the 732<sup>nd</sup> RNTPC meeting held on 8.12.2023 were confirmed without amendments.

**Agenda Item 2**

Matter Arising

[Open Meeting]

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

## **Deferral Cases**

### **Sections 12A and 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

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

4. The Secretary reported that there were 19 cases requesting the Town Planning Board to defer consideration of the applications. Details of those requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

#### **Deliberation Session**

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

## **Renewal Cases**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

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

6. The Secretary reported that there were four cases for renewal of temporary planning approval and the Planning Department had no objection to the applications or considered that the temporary uses could be tolerated for the further periods as applied for. Details of those planning applications were in **Annex 2**.

### Deliberation Session

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

*[Post meeting note: For Agenda Item 49, application No. A/YL/313, the planning permission should be renewed for a further period of 6 years and be renewed from 23.12.2023 to 22.12.2029 and approval condition (b) should read “the submission of a condition record of the existing drainage facilities on the Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 23.3.2024”]*

### **Cases for Streamlining Arrangement**

#### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

8. The Committee noted that there were 23 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the temporary uses could be tolerated on a temporary basis for the applied periods. Details of those planning applications were in **Annex 3**.

### Deliberation Session

9. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions stated in the Papers. The

Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

**Sai Kung and Islands District**

[Mr Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), and Mr Steve S.H. Cheung, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

**Agenda Item 4**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCTC/67            Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Developments in “Residential (Group A) 2” and “Residential (Group A) 3” Zones, Tung Chung Areas 42 and 46, Tung Chung, Lantau Island  
(RNTPC Paper No. A/I-TCTC/67)

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10.            The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm. The following Members had declared interests on the item:

Mr Paul Y.K. Au            -    being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; and

Dr Conrad T.C. Wong       -    having current business dealings with HKHA.

11.            As the interests of Mr Paul Y.K. Au and Dr Conrad T.C. Wong were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

[Mr Paul Y.K. Au and Dr Conrad T.C. Wong left the meeting temporarily at this point.]

**Presentation and Question Sessions**

12.            With the aid of a PowerPoint presentation, Mr Steve S.H. Cheung, TP/SKIs,

briefed Members on the background of the application, the proposed minor relaxation of plot ratio (PR) and building height (BH) restrictions for the proposed public housing developments in Tung Chung Area 42 Site (TC 42 Site) and Tung Chung Area 46 Site (TC 46 Site), 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.

13. The Vice-chairman and some members raised the following questions:

*Development Intensities and Surrounding Context*

- (a) BH of the surrounding developments and whether there was any development with maximum BH similar to that proposed (i.e. around 170mPD) in the application;
- (b) justifications for the proposed relaxation in BHs;
- (c) whether the BHs of Blocks 1 to 3 for TC 42 Site would remain unchanged in accordance with the Compliant Scheme;
- (d) detailed calculation of the increase in PR and domestic gross floor area (GFA) for the TC 42 Site;
- (e) whether there was any development to the south of TC 46 Site;

*Visual and Landscape Aspects*

- (f) being located in a green valley setting, how the proposed development at TC 46 Site would result in negligible to slightly adverse impact as stated in the Paper;
- (g) whether there were any private residential developments located in the area between the two application sites (the Sites) and whether the Proposed Scheme would have visual impact on the nearby private residential developments, if any;

- (h) reason for having two different greenery coverages for TC 42 Site (30%) and TC 46 Site (20%); and

*Others*

- (i) locations of the three similar applications for minor relaxation of PR and/or BH restrictions for permitted public housing developments in Tung Chung New Town.

14. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, made the following main points:

*Development Intensities and Surrounding Context*

- (a) Mun Tung Estate with a maximum BH of about 130mPD, which was completed earlier in 2018, was located to the north of the Sites. Yu Tai Court with a maximum BH of about 135mPD, was located further northeast. The surrounding areas of the Sites in Tung Chung West were mainly villages and low-rise and low-density residential developments. In formulating the subject Tung Chung Town Centre Area Outline Zoning Plan (OZP), the Sites were designated for high-density residential developments with maximum BHs of 130mPD (TC 42 Site) and 140mPD (TC 46 Site) taking into account their direct access to Tung Chung Road and the proposed Mass Transit Railway (MTR) Tung Chung West Station. The BH of the property development at the proposed MTR Tung Chung East Station was about 185mPD. Whilst the proposed maximum BH of around 170mPD was similar to the BHs of the developments in Tung Chung East and Tung Chung Town Centre, the proposed developments (which were at higher site levels) with a maximum BH of around 170mPD would be the tallest residential developments in the subject OZP should the application be approved;
- (b) compared with the baseline scheme without minor relaxation of relevant

restrictions under the OZP (the Compliant Scheme), the gross floor area (GFA) of the Proposed Scheme at TC 42 Site would be increased by +20% and the maximum BH was proposed to be increased from 130mPD to 170mPD (i.e. +30.8%). The increase in BH was required to accommodate a total of 10 social welfare facilities and additional parking spaces to meet the latest parking standards in accordance with the updated Hong Kong Planning Standards and Guidelines, as well as to improve the overall design to address the site constraints (i.e. elongated and sloping sites, drainage reserves along Tung Chung Road and traffic noise impacts);

- (c) the proposed development at TC 42 Site comprised two phases. With a view to shortening the construction time for earlier completion of some flats, the BHs of Blocks 1 to 3 that were under construction in Phase 1 would be lower (i.e. 131mPD for Blocks 1 and 2 and 137mPD for Block 3). The BH of Blocks 4 to 6 would be increased to a maximum of 170mPD to accommodate the remaining additional PR, flats, social welfare facilities and parking spaces;
- (d) the total PR of TC 42 Site was proposed to be increased from 6.4 to 6.8 (with domestic PR of 6.5) (i.e. +6.3%). The domestic GFA was proposed to be increased from 214,920m<sup>2</sup> (with a large site reduction factor (LSRF) of 10% assumed) to 258,700m<sup>2</sup> (i.e. +20%). There was a higher percentage increase in GFA as compared to the percentage increase in maximum PR as no LSRF was adopted in the Proposed Scheme. As background, a LSRF of about 10% was assumed in the development sites under the Planning and Engineering Study on the Remaining Development in Tung Chung for calculation of the maximum GFA achievable. Taking into account the latest planning circumstances, the applicant had submitted technical assessments in support of the planning application to demonstrate that the proposed increase in GFA based on the gross site (without adoption of LSRF) at the proposed domestic PR of 6.5 was technically feasible;
- (e) Lantau North Country Park was located to the south of TC 46 Site;

*Visual and Landscape Aspects*

- (f) with reference to the photomontage in Drawing A-12 of the Paper, the assessment in the Visual Impact Assessment (VIA) compared the visual impacts of the Proposed Scheme with the Compliant Scheme. The VIA finding was that as compared with the Compliant Scheme with a maximum BH of 140mPD, the Proposed Scheme at TC 46 Site with a maximum BH of 170mPD would bring forth negligible to slightly adverse visual impact;
- (g) the area between the Sites was vegetated land zoned “Green Belt” with the Prajna Dhyana Temple zoned “Government, Institution or Community”. The developments with taller BHs and higher intensities were located along Tung Chung Road near the existing MTR Tung Chung Station. The low-rise village settlements and private residential developments were located further west of the Sites and separated by the Tung Chung River and the planned river park;
- (h) the minimum greenery coverages of 30% and 20% were respectively provided according to the site area of TC 42 Site (about 4 hectares) and TC 46 Site (about 1 hectare) in accordance with the Sustainable Building Design Guidelines (SBDG); and

*Others*

- (i) with reference to Plan A-1b of the Paper, in Tung Chung New Town, there were three approved planning applications submitted by HKHA for minor relaxation of PR and/or BH restrictions for permitted public housing development on the approved Tung Chung Extension Area OZP which were approved by the Committee in 2020 and 2022.

Deliberation Session

15. A Member opined that the proposed relaxation of BH of 170mPD at TC 42 Site was visually acceptable and compatible with the surrounding developments. On the other hand, the Member and a few other Members generally considered that relaxation of BH to

170mPD at TC 46 Site was not desirable and expressed grave concern on the adverse visual impact from the Proposed Scheme at TC 46 Site in view of its close proximity to the Lantau North Country Park and the surrounding low-density rural character. They considered that the maximum BH of 170mPD at TC 46 Site was incompatible with the surrounding area, and would create an out of place development with significant visual obstructions especially when viewing downhill from the country park or viewing from north towards south with the country park as a background. A Member said that the massive roof top structures would further aggravate the adverse visual impact. In response, the Secretary said that as shown in the VIA, the visual impact on the surrounding areas varied depending on the viewpoints, viewpoints near the waterfront and further away would have negligible visual impact and viewpoints against the surrounding country park setting would be slightly adverse. The Chief Town Planner/Urban Design and Landscape, PlanD had indicated no adverse comment on the application.

16. A Member said that there should be alternative option to accommodate the proposed increase in GFA while keeping the BH of 140mPD under the Compliant Scheme. In that connection, some Members said that (i) a non-standard building design with a larger site coverage might be adopted; (ii) careful consideration in colours of building façade for better integration with the surrounding areas; and (iii) assigning some domestic GFA on top of the 6-storey non-domestic block. The Committee noted that it might not be technically feasible to accommodate the increased domestic GFA in the non-domestic block or in an additional block due to the site constraints.

17. The Secretary remarked that although the increase in BH being sought under the current application was 170mPD, the proposed BHs of the two housing blocks at TC 46 Site were 163mPD to 166mPD. According to the applicant, mitigation measures such as stepped BH descending from the hill and building separations had been incorporated in the Proposed Scheme in order to promote visual interest. Although there might be limited scope to substantially lower the BH of the Proposed Scheme for TC 46 Site having regard to the site constraints, accommodation of a range of social welfare facilities and compliance with the SBDG requirements in relation to greenery coverage, the applicant could be advised to further explore more design measures and to lower the BH as far as practicable to minimise the potential visual impact and better integrate with the surrounding areas at the detailed design stage. Reduction in BH with increased site coverage might reduce the greenery

coverage. A Member said that there might be room to reduce the greenery coverage at TC 46 Site as the surrounding was all green areas.

18. The Vice-chairman concluded that Members generally had no objection to the proposed minor relaxation of PR and BH restrictions for TC 42 Site. In response to the Vice-chairman's enquiry on ways to deal with some Members' concern that the proposed relaxation of BH to 170mPD at TC 46 Site was not desirable, the Secretary suggested that the Committee could (i) approve the application and include Members' suggestions for improving the Proposed Scheme in the Planning Brief and impose a relevant advisory clause; (ii) defer the application pending submission of supplementary information by the applicant to address the Committee's concerns; or (iii) reject the application.

19. Amongst the three options, a Member preferred option (i) to approve the application with incorporation of Members' suggestion in the Planning Brief and imposition of an additional advisory clause for improvement of visual and landscape measures, lowered BH and improved layout to mitigate the potential visual impact and harmonise with the country park setting. Two other Members also preferred option (i) but opined that the applicant should be advised to lower the BH of the proposed development at TC 46 Site as far as practicable and enquired whether the SBDG requirements regarding the greenery coverage could be relaxed to allow a larger site coverage. In response, the Secretary said that the proposed greenery coverages of 30% and 20% for TC 42 Site and TC 46 Site respectively was in accordance with the SBDG requirements under the Buildings Ordinance. Nevertheless, there should be room to adopt a more relaxed minimum greenery coverage to achieve other design merits under special circumstances. A Member opined that achieving quantity in public housing developments should not compromise its quality and compatibility with surrounding developments.

20. After further discussion, the Vice-chairman concluded that Members in majority had no objection to the application and agreed that an additional advisory clause be incorporated requesting the applicant to improve the layout, visual and landscape measures and lower the BH of the proposed development for the TC 46 Site, so as to mitigate the potential visual impact and better harmonise with the surrounding country park setting. The Secretary said that Members' views and concerns would be reflected in the minutes of the meeting, which would be issued to the applicant for consideration.

21. 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 22.12.2027, 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 and the following additional advisory clause.

“to improve the layout, visual and landscape measures and lower the BH of the proposed development for the TC 46 Site, so as to mitigate the potential visual impact and better harmonise with the surrounding country park setting.”

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

[Dr Conrad T.C. Wong rejoined the meeting at this point.]

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

[Mr Jeffrey P.K. Wong, Senior Town Planner/Shan Tin, Tai Po and North (STP/STN), Ms Carman C.Y. Cheung and Ms Amy Y.T. Chong, Town Planners/Shan Tin, Tai Po and North (TPs/STN), and Mr William S.T. Wong, Assistant Town Planner/Shan Tin, Tai Po and North (ATP/STN), were invited to the meeting at this point.]

## **Agenda Item 8**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/69      Proposed Service Reservoirs (Fresh Water and Flushing Water) and Associated Excavation of Land in “Green Belt” and “Government, Institution or Community” Zones, Government Land in D.D. 52, D.D. 87 and D.D. 89 (adjacent to the Existing Table Hill Fresh Water Service Reservoir), Table Hill, Cheung Po Tau, Fanling, New Territories  
(RNTPC Paper No. A/NE-HLH/69)

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22.            The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD). Dr C.H. Hau had declared interests on the item for conducting contract research projects with CEDD; being a member of a focus group of CEDD on the study related to the Kau Yi Chau Artificial Islands; and being an adviser to CEDD on the development of New Territories North.

23.            As Dr C.H. Hau had no involvement in the application, the Committee agreed that he could stay in the meeting.

### **Presentation and Question Sessions**

24.            With the aid of a PowerPoint presentation, Ms Carman C.Y. Cheung, 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 had no objection to the application.

25.            Some Members raised the following questions:

- (a) as the application site (the Site) was located on government land, whether a tree compensatory planting ratio of 1:1 by girth in accordance with the Development Bureau Technical Circular (DEVB TC) could be adopted to provide additional tree planting/greening at the Site, instead of the minimum compensatory planting ratio of 1:1 in terms of number as proposed by the applicant;

- (b) what the area shown in white on Drawing A-5 of the Paper was;
- (c) noting the unsatisfactory slope treatment and green design features of the Kwu Tung North Fresh Water Service Reservoir (FWSR) under construction, elaboration on details of the design features of the proposed service reservoirs at the Site to minimise the visual impact; and
- (d) the alternative locations considered during the site selection stage.

26. In response, Ms Carman C.Y. Cheung, TP/STN, made the following main points:

- (a) the applicant proposed a tree compensation ratio of 1:1 by number. According to the tree survey submitted by the applicant, amongst the 261 trees identified within the Site, 184 would be retained and 77 trees (with 25 heavy standard trees of which 4 were dead) would be felled. 77 compensatory standard trees of native species were proposed on the newly formed slopes within the Site. Given that the Site was hilly with undulating slopes, it was difficult to transplant the heavy standard trees at the Site due to the site constraints;
- (b) the area in white as shown on Drawing A-5 of the Paper was the existing Table Hill No. 2 Fresh Water Service Reservoir which was not within the application site boundary. The aerial photo of the existing reservoir was shown in Plan A-3 of the Paper;
- (c) with reference to the photomontages in Drawing A-4d of the Paper providing a view from the hiking trail, the proposed development was low-rise and was considered not incompatible with the surrounding area. According to visual impact assessment and Landscape Master Plan (as shown on Drawing A-3 of the Paper), mitigation measures such as landscape planting at the lower level to shield the structures, slope hydroseeding, rooftop greening and careful consideration in colour and texture treatment of building features and finishes were proposed within the Site to mitigate any potential visual impact and harmonise with the

surrounding rural setting; and

- (d) several locations in the vicinity of Fanling North New Development Area (NDA), including Tong Hang, were considered in the site selection stage. However, taking into account various site selection criteria and operational requirements including high topographical level (where water supply could flow by gravity as required by the Water Supplies Department), proximity to the Kwu Tung North and Fanling North NDAs, minimising tree felling and avoiding ecological impacts to the special species, the Site at the peak of the Table Hill was considered to be the most suitable location for the proposed development.

[Mr Paul Y.K. Au rejoined the meeting during the question and answer session.]

#### Deliberation Session

27. Taking into account the site context and the Site being on government land, a Member said that there was room to provide compensatory planting at a ratio of 1:1 by girth in accordance with the DEVB TC to optimise the greening opportunity at the Site. Another Member, whilst supporting the applied use, considered that the design and landscape treatment of the proposed development could be further improved so as to harmonise with the surrounding rural setting.

28. Members generally had no objection to the application. To address Members' concerns, the Secretary proposed and the Committee agreed that two additional advisory clauses with regard to provision of tree compensatory planting ratio by girth as far as practicable and improvement of the design and landscape treatment of the proposed development would be added. A Member indicated that the government should also consider to improve the greening and landscape treatment for the Kwu Tung North FWSR currently under construction.

29. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 22.12.2027, 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 and the following additional advisory clauses:

- “(a) to consider a tree compensatory planting ratio of 1:1 by girth (i.e. in terms of aggregated Diameter at Breast Height) in accordance with the Development Bureau Technical Circular (Works) No. 4/2020 as far as practicable; and
- (b) to improve the design and landscape treatment of the proposed development at the detailed design stage to harmonise with the surrounding rural setting.”

### **Agenda Item 9**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/812 Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1575 RP in D.D. 83, Tung Kok Wai, Lung  
Yeuk Tau, Fanling  
(RNTPC Paper No. A/NE-LYT/812)

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30. The Secretary reported that the application site (the Site) was located in Lung Yeuk Tau. Dr Conrad T.C. Wong had declared an interest on the item for his firm owning a factory in Kwan Tei.

31. As the factory owned by the firm of Dr Conrad T.C. Wong had no direct view of the Site, the Committee agreed that he could stay in the meeting.

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

32. With the aid of some plans, Ms Carman C.Y. Cheung, 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 did not support the application.

33. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone in the Lung Yeuk Tau and Kwan Tei South area which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Lung Yeuk Tau village cluster which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

### **Agenda Item 13**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/726 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C, 601 S.G, 601 S.H and 601 RP in D.D. 82, Lei Uk, Ta Kwu Ling, New Territories (RNTPC Paper No. A/NE-TKL/726B)

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35. The Secretary reported that the application site (the Site) was located in Ta Kwu Ling. Dr Conrad T.C. Wong had declared an interest on the item for his firms owning some land in Ta Kwu Ling.

36. As the land owned by the firms of Dr Conrad T.C. Wong had no direct view of the Site, the Committee agreed that he could stay in the meeting.

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

37. With the aid of some plans, Ms Amy Y.T. Chong, 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 considered that the proposed temporary use could be tolerated for a period of three years.

38. Members had no question on the application.

#### **Deliberation Session**

39. By referring to the aerial photo and layout plan as shown on Plan A-4a and Drawing A-1 of the Paper respectively, the Committee noted that the applicant had advised that all the existing paved concrete within the Site would be removed for the proposed temporary hobby farm and holiday camp (private tent camping ground) upon approval of the subject application.

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.12.2026, 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 14**

**Section 16 Application**

[Open Meeting]

A/NE-TKL/728 Proposed Temporary Concrete Batching Plant for a Period of 5 Years in “Industrial (Group D)” Zone, Lots 173 RP, 174, 175, 177, 178 S.A, 178 S.B and 178 S.C in D.D. 77 and Adjoining Government Land, Ping Che

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

**Agenda Item 15**

**Section 16 Application**

[Open Meeting]

A/NE-TKL/731 Proposed Temporary Open Storage of Construction Materials and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1117 RP (Part) and 1340 (Part) in D.D. 82 and Adjoining Government Land, Ping Che Road, Ping Che

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

## **Agenda Item 16**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/69      Public Utility Installation (Solar Photovoltaic System) in “Recreation”  
Zone, Lots 1117 and 1118 in D.D. 78, Ta Kwu Ling North, New  
Territories  
(RNTPC Paper No. A/NE-TKLN/69A)

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### **Presentation and Question Sessions**

43.            With the aid of some plans, Mr William S.T. Wong, ATP/STN, briefed Members on the background of the application, the applied 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.

44.            Noting that an enforcement notice (EN) was issued by the Planning Authority against the unauthorised use on the application site (the Site), a Member asked about the enforcement procedures including whether prosecution action would be undertaken should the subject application be approved by the Committee. In response, Mr William S.T. Wong, ATP/STN, said that the Site was the subject of an enforcement case against unauthorised use for solar panels installation and an EN was issued by the Planning Authority in July 2023 requiring discontinuation of the unauthorised development (UD). Consideration of planning application and whether planning enforcement would be undertaken were separate matters, and the operation on the Site was under close monitoring according to established procedures. The Secretary remarked that enforcement action, including any prosecution action, would be undertaken by the Planning Authority separately and based on circumstances of the case and established considerations and was not directly related to whether planning permission was granted.

45.            Two Members raised the following questions:

- (a)    what the area shown in white on Plan A-4a of the Paper was and whether the open area on the Site not covered by solar panel should be required to be

reinstated; and

- (b) how the previous condition of the Site was.

46. In response, Mr William S.T. Wong, ATP/STN, made the following main points:

- (a) with reference to site photos shown on Plan A-4c of the Paper, the Site was currently concrete paved with solar panels. Under the Notes of the “Recreation” (“REC”) zone covering the Site, there was no control on filling of land and there was no provision to request the applicant to reinstate the Site; and
- (b) according to an aerial photo taken in 2010 (i.e. before the date of the first publication of the draft development permission area plan), the Site was mainly fallow farm land.

[Mr Ivan M.K. Chung joined the meeting during the question and answer session.]

#### Deliberation Session

47. The Secretary remarked that the Site was subject of an enforcement case against unauthorised use for solar panels installation but planning permission was not required for filling of land on the Site zoned “REC”.

48. Two Members said that an approval condition requiring the applicant to reinstate the Site should be imposed as the solar panels were installed without planning permission, and that would send a clear message that the Committee did not encourage ‘destroy first, build later’ activities. The Secretary said that the Committee normally included approval condition to reinstate the application site to an amenity area upon expiry of the planning permission for temporary uses in “Agriculture” and “Green Belt” zones only, noting that filling of land in those zones required planning permission from the Town Planning Board (the Board). However, as planning permission was not required for filling of land in “REC” zone covering the Site, there might not be strong basis to request the applicant to reinstate the Site. While one Member said that a reinstatement clause was reasonable as the concrete

paving was not compatible with the surroundings, some other Members shared the views that imposition of approval condition for reinstatement of the Site was not appropriate.

49. A Member suggested that the Committee might consider to defer the application until the enforcement action was completed. The Secretary remarked that planning application and enforcement were separate matters. The Site was under close monitoring by the Planning Authority according to the established procedures and enforcement and prosecution action against UDs would be taken if necessary. In response to a Member's question on whether a fine would be imposed to the applicant as a kind of penalty, the Secretary said that if prosecution action was undertaken by the Planning Authority, the Court might order a fine if the applicant was found guilty.

50. Some Members shared the views that approval of the subject application might encourage 'destroy first, build later' activities. A Member, however, remarked that the Committee had previously considered and approved many applications with on-going enforcement actions and rejection of the subject application due to UD was not in line with the Committee's previous decisions. That said, the Member suggested and another Member concurred that a mechanism should be explored to tackle planning applications involving 'destroy first, build later' activities in the long term.

51. The Secretary supplemented that in considering planning applications, the Board/Committee would take into account the circumstances of the case as well as pertinent planning considerations and criteria notwithstanding that the application site was subject to enforcement action. The applied development was generally in line with the 'Assessment Criteria for Considering Applications for Solar Photovoltaic (SPV) System made under Section 16 of the Town Planning Ordinance' in that the applicant had obtained CLP Power Hong Kong Limited's approval to demonstrate the technical feasibility of the SPV system; height of the applied development was in keeping with the surrounding areas and commensurate with the function it performed; and relevant departments consulted generally had no adverse comments on the application from various technical perspectives.

52. After discussion, the Vice-chairman concluded that while individual Members' concerns on the 'destroy first, build later' activities at the Site were noted, the Committee generally considered that the subject application could be approved and agreed not to impose an approval condition in relation to reinstatement of the Site.



## Deliberation Session

56. 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 22.12.2027, 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 20**

### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/152 Proposed Utility Installation for Private Project (Transformer Room and Switch Room) and Associated Filling of Land in “Conservation Area” Zone, Lot 476 (Part) in D.D. 207, Shap Sz Heung, Sai Kung, New Territories  
(RNTPC Paper No. A/NE-SSH/152)

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### Presentation and Question Sessions

57. With the aid of some plans, Mr Jeffrey P.K. 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 did not support the application.

58. Noting that the applicant indicated that the proposed transformer room and switch room were to supply electricity to Lots 472, 473, 475, 476 and 477 in D.D. 207 (the concerned lots) in future, a Member asked whether the concerned lots fell within area zoned “Conservation Area” (“CA”) and whether there was any development plans for the concerned lots. In response, Mr Jeffrey P.K. Wong, STP/STN, with the aid of Plan A-2 of the Paper, said that the concerned lots were all within the “CA” zone. As advised by the District Lands Officer/Tai Po, Lands Department (LandsD), a recent inspection carried out by the LandsD

revealed that unauthorised structures were erected on private land in the vicinity of the application site (the Site) and adjoining government land (GL) without prior approval from LandsD and no permission was given for occupation of GL. Besides, the Site was part of a previous planning enforcement case (No. E/NE-SSH/40) against unauthorised development (UD), and the UD was subsequently discontinued and that site was reinstated. The Site was not subject to any active planning enforcement action but was under close monitoring by the Planning Authority.

### Deliberation Session

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

“the proposed installation with filling of land is not in line with the planning intention of the “Conservation Area” zone which is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development within this zone. The applicant fails to demonstrate that the proposed installation is an essential infrastructure project with overriding public interest that warrants a departure from such planning intention.”

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

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

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

## **Agenda Item 25**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/969      Proposed House (New Territories Exempted House – Small House) in  
“Agriculture” Zone, Lot 763 S.A (Part) in D.D. 109, Kam Tin North,  
Yuen Long  
(RNTPC Paper No. A/YL-KTN/969)

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### **Presentation and Question Sessions**

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

61.            Members had no question on the application.

### **Deliberation Session**

62.            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 22.12.2027, 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 27**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/979      Religious Institution (Temple) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 900 (Part), 901 S.A, 901 S.B (Part), 902 (Part), 903 (Part), 904 (Part), 905 (Part), 906 (Part) in D.D. 103, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/979)

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**Presentation and Question Sessions**

63.            With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the applied 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.

64.            The Chairman and two Members raised the following questions:

- (a)    whether the proposed development involved domestic use and whether lease modification was required if the applicant wished to include domestic use in the proposed development in future;
- (b)    whether the subject application was for regularisation of the existing structures or proposing new structures on the application site (the Site) and whether the applied religious institution (temple) was for a permanent use;
- (c)    should the application be approved by the Committee, whether submission of general building plan (GBP) for the structures was required;
- (d)    whether an approval condition requiring submission of GBP within a specific time could be imposed to ensure timely submission of GBP; and
- (e)    whether application for a permanent hobby farm was allowed under the “Agriculture” (“AGR”) zoning of the Site.

65. In response, Mr C.K. Fung, STP/FSYLE, made the following main points:

- (a) the proposed development was for religious institution (temple) use with ancillary facilities. There would be no domestic use in the proposed development. Should the applicant wish to include domestic use in the proposed development in future, planning approval and lease modification would be required to effect such proposal;
- (b) with reference to Drawing A-1 of the Paper, the subject application was mainly for regularisation of the existing structures on the Site, and Structure B1, which was currently used for store room purpose as revealed in a recent site inspection, would be converted into a permanent religious institution (temple) use;
- (c) relevant government departments including the Buildings Department (BD) and the Drainage Services Department (DSD) were consulted on the application. The applicant needed to submit GBP for the existing structures and building works on the Site. An approval condition regarding the submission and implementation of a drainage proposal was recommended to address the technical requirements of DSD;
- (d) developments involving building works would require GBP submissions, and detailed fire service requirements would be formulated upon receipt of GBP submission. The GBP would then be processed by the BD in consultation with other concerned Government departments (including the Fire Services Department and the Lands Department). The applicant had to apply for a land exchange for the permanent religious institution (temple) with ancillary facilities should the application be approved, and compliance with the approved scheme could also be checked at that stage; and
- (e) according to the Notes of the extant Kam Tin South Outline Zoning Plan, hobby farm that was regarded as a 'place of recreation, sports or culture' and 'religious institution' were Column 2 uses under the "AGR" zone. The Site could be used for such permanent uses subject to the Town

Planning Board's approval.

Deliberation Session

66. The Committee noted that the Site was the subject of a previous application No. A/YL-KTS/814 for a temporary place of recreation, sports or culture (hobby farm), and GBPs should be required for erection of structures of considerable scale.

67. A Member, whilst having no objection to the application, raised concern that the applicant might not submit GBP for the relatively large structures of the applied development after obtaining planning approval from the Board and asked whether a relevant approval condition with specific time limit should be imposed. In response, the Chairman said that if the application was approved, the planning permission would lapse after four years unless the applied use was commenced by way of obtaining approved GBP or land exchange.

68. 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 22.12.2027, 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 34**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/312 Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 1 Year in “Village Type Development” and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zones, Lots 3664 (Part), 3665 RP (Part), 3666 RP (Part), 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 (RNTPC Paper No. A/YL-NSW/312B)

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

69. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

70. Members had no question on the application.

#### **Deliberation Session**

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

- “(a) the applied use is not in line with the planning intentions of the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Village Type Development” zones which are intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area, and to phase out existing sporadic open storage and port back-up uses on degraded

wetlands and to designate both existing recognized villages and areas of land considered suitable for village expansion. The applied use is incompatible with the rural character of the surrounding area. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

- (b) the applied use is not in line with the Town Planning Board (TPB) Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C) in that there is insufficient information in the submission to demonstrate that the applied use would not have adverse disturbance impact on the ecological integrity and ecological value of the fish ponds within the Wetland Conservation Area in the Deep Bay Area. Applications for new open storage uses within the Wetland Buffer Area would normally not be allowed in particular for such uses involving filling of contiguous ponds; and
- (c) the applied use is not in line with the TPB Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) in that there is no previous planning approval for the applied use and there are adverse departmental comments on ecological, environmental, landscape and traffic aspects.”

[Miss Winnie W.M. Ng left the meeting temporarily at this point.]

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

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

**Agenda Item 43**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/495                      Proposed Temporary Private Club for a Period of 5 Years in “Village Type Development” Zone, Lots 641 S.B ss.2 (Part), 641 S.B ss.3 (Part), 641 S.B ss.4 (Part) and 641 S.B RP (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/495)

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**Presentation and Question Sessions**

72.                      With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

73.                      Members had no question on the application.

**Deliberation Session**

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

“the proposed use is not in line with the planning intention of the “Village Type Development” zone, which is primarily to designate both existing recognized villages and areas of land considered suitable for village expansion. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.”

**Agenda Item 47**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/304                      Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Flat with Shop and Services, Eating Place and Social Welfare Facility Uses in “Residential (Group E)2” Zone, 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot No. 362)  
  
(RNTPC Paper No. A/YL/304A)

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75.                      The Secretary reported that Savills (Hong Kong) Limited (Savills) was one of the consultants of the applicant. Ms Jane K.C. Choi had declared an interest on the item for her spouse being Senior Director of Savills Valuation and Professional Services Limited which was a subsidiary of Savills.

76.                      As the spouse of Ms Jane K.C. Choi had no involvement in the application, the Committee agreed that she could stay in the meeting.

[Ms Jane K.C. Choi left the meeting temporarily at this point.]

**Presentation and Question Sessions**

77.                      With the aid of a PowerPoint presentation, Ms Carmen K.K. Cheung, TP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

78.                      A Member asked whether the proposed development would bring air ventilation impact to the Keung Yip Street Rest Garden at pedestrian level during the summer prevailing wind. In response, Ms Carol K.L. Kan, with the aid of some plans and PowerPoint slides, said that the Air Ventilation Assessment – Initial Study submitted by the applicant demonstrated that the proposed scheme would have comparable ventilation performance at

the Keung Yip Street Rest Garden at pedestrian/podium levels during the summer prevailing wind as compared with the baseline scheme.

### Deliberation Session

79. A Member opined that the applicant had demonstrated efforts in addressing the air ventilation and noise impacts. That said, the Member raised concern on the air ventilation performance at the Keung Yip Street Rest Garden during the summer prevailing wind as the proposed development might block the summer south-westerly wind to the Keung Yip Street Rest Garden at the pedestrian level.

80. The Chairman suggested and Members agreed to include an additional advisory clause to request the applicant to improve the building layout and design of the proposed development for better air ventilation, in particular at the Keung Yip Street Rest Garden, during the detailed design stage.

81. 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 22.12.2027, 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 and the following additional advisory clause.

“to improve the building layout and design of the proposed development for better air ventilation, in particular at the Keung Yip Street Rest Garden.”

**Agenda Item 50**

**Section 16 Application**

[Open Meeting]

A/TM/573                      Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries Use (Proposed Data Centre Development) in “Other Specified Uses” annotated “Business” Zone, No. 3 Kin Tai Street, Tuen Mun

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

**Agenda Item 53**

**Section 16 Application**

[Open Meeting]

A/YL-TT/621                      Proposed Temporary Animal Boarding Establishment for a Period of 3 Years in “Agriculture” Zone, Lots 1295 S.B RP (Part) and 1436 in D.D. 118, Tai Shu Ha Road West, Yuen Long

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

[Miss Winnie W.M. Ng and Ms Jane K.C. Choi rejoined the meeting at this point.]

**Agenda Item 60**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/499          Public Utility Installation (Solar Photovoltaic System), and Filling and Excavation of Land in “Village Type Development” Zone, Lot 2921 RP in D.D. 129, Sha Kong Wai, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/499)

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**Presentation and Question Sessions**

84.            With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the applied 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.

85.            Noting that the subject application was the first planning application for public utility installation (solar photovoltaic (SPV) system) within the subject “Village Type Development” (“V”) zone, a Member raised a question on the planning considerations of having no objection to the applied development in “V” zone. In response, Mr Eric C.Y. Chiu, STP/TMYLW, said that whilst the subject application was the first planning application for public utility installation (SPV system) within the subject “V” zone on Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP), there was a similar application for the SPV system use (with a much larger covered area of about 530m<sup>2</sup>, as compared to 162m<sup>2</sup> under the subject application) within a “V” zone on the Kau Lung Hang OZP which was approved by the Committee in November 2022. In assessing applications for public utility installation (SPV system), reference would be made to the ‘Assessment Criteria for Considering Applications for SPV made under Section 16 of the Town Planning Ordinance’ promulgated by the Board. The main criteria for consideration included whether (i) the applicant had obtained a ‘Consent Letter’ or similar confirmation letter from CLP Power Hong Kong Limited to demonstrate the technical feasibility of the system; (ii) the scale of the proposed development was in keeping with the surrounding developments and commensurate with the function it performed; and (iii) the relevant government departments consulted had no adverse comment on the application.

Deliberation Session

86. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

**Agenda Item 62**

Section 16 Application

[Open Meeting]

A/YL-PS/702 Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) Development in “Government, Institution or Community” Zone, Lots No. 257 (Part), 258 RP (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long

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

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

**Agenda Item 67**

Any Other Business

[Open Meeting]

88. There being no other business, the meeting was closed at 5:30 p.m..

**Minutes of 733<sup>rd</sup> Rural and New Town Planning Committee  
(held on 22.12.2023)**

**Deferral Cases**

(a) Request for Deferment by Applicant for Two Months

Item No.	Application No.	Times of Deferment
3	Y/MOS/7	1 <sup>st</sup>
5	A/ST/1024	1 <sup>st</sup>
7	A/NE-HLH/67	1 <sup>st</sup>
12	A/NE-MUP/193	2 <sup>nd</sup> <sup>^</sup>
17	A/NE-TKLN/74	1 <sup>st</sup>
23	A/YL-KTN/967	1 <sup>st</sup>
28	A/YL-KTS/980	1 <sup>st</sup>
33	A/YL-PH/978	1 <sup>st</sup>
35	A/YL-NTM/468	1 <sup>st</sup>
37	A/YL-ST/661	1 <sup>st</sup>
38	A/YL-SK/355	1 <sup>st</sup>
41	A/HSK/476	2 <sup>nd</sup> <sup>^</sup>
45	A/HSK/497	1 <sup>st</sup>
46	A/HSK/498	1 <sup>st</sup>
48	A/YL/306	1 <sup>st</sup>
51	A/TM-LTYYY/465	1 <sup>st</sup>
56	A/YL-HTF/1163	1 <sup>st</sup>

**Note:**  
<sup>^</sup> The 2<sup>nd</sup> Deferment is the last deferment and no further deferment will be granted unless under special circumstances and supported with strong justifications.

(b) Request for Deferment by Applicant for One Month

Item No.	Application No.	Times of Deferment
10	A/NE-LYT/813	1 <sup>st</sup>
65	A/YL-TYST/1246	1 <sup>st</sup>

**Declaration of Interests**

The Secretary reported the following declaration of interests:

Item No.	Members' Declared Interests
5	The application site was located in Sha Tin <ul style="list-style-type: none"> <li>- Professor John C.Y. Ng for owning a property in Sha Tin</li> <li>- Mr Vincent K.Y. Ho for co-owning a property with spouse in Sha Tin</li> </ul>
10	The application site was located in Lung Yeuk Tau <ul style="list-style-type: none"> <li>- Dr Conrad T.C. Wong for his firm owning a factory in Kwan Tei</li> </ul>

37	The application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holdings Limited (CLP)	- Dr Conrad T.C. Wong for having current business dealings with CLP
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For Item 5, as the property owned/co-owned by Professor John C.Y. Ng and Mr Vincent K.Y. Ho had no direct view of the application site, the Committee agreed that they could stay in the meeting.

For Item 10, as the factory owned by the firm of Dr Conrad T.C. Wong had no direct view of the application site, the Committee agreed that he could stay in the meeting.

For Item 37, as the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from the discussion.

*\*Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/733\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/733_rnt_agenda.html) for details of the planning applications.*

**Minutes of 733<sup>rd</sup> Rural and New Town Planning Committee  
(held on 22.12.2023)**

**Renewal Cases**

(a) 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>
22	A/YL-KTN/966	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale in “Residential (Group D)” Zone, Lots 666 S.B (Part) and 667 (Part) in D.D. 110, Kam Tin Road, Yuen Long	27.1.2024 - 26.1.2027
26	A/YL-KTS/978	Temporary Animal Boarding Establishment (Dog Kennel) in “Agriculture” Zone, Lots 706 (Part), 711 (Part), 712 (Part), 713 RP (Part), 716 (Part), 717 (Part) and 718 S.A (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin, Yuen Long	9.1.2024 - 8.1.2027
66	A/YL-TYST/1247	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop in “Undetermined” Zone, Lots 1160 (Part), 1161, 1163 S.B (Part), 1164 RP (Part), 1174 (Part) and 1175 (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories	9.1.2024 - 8.1.2027

(b) Application for renewal of temporary approval for 6 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
49	A/YL/313	Temporary School (Outdoor Activity Space) in “Village Type Development” Zone, Government Land in D.D. 115, Nam Pin Wai, Yuen Long, New Territories	23.12.2023 - 22.12.2029

**Minutes of 733<sup>rd</sup> Rural and New Town Planning Committee  
(held on 22.12.2023)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 22.12.2026

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
6	A/NE-HLH/66	Proposed Temporary Open Storage of Construction Machinery and Construction Materials in “Agriculture” Zone, Lot 160 (Part) in D.D. 87, Hung Lung Hang, New Territories
11	A/NE-MUP/192	Proposed Temporary Open Storage of Planters and Landscaping Materials and Site Office in “Agriculture” Zone, Lots 23, 24, 25 and 26 in D.D. 38 and Lot 803 in D.D. 46 and Adjoining Government Land, Man Uk Pin
18	A/NE-TK/788	Proposed Temporary Shop and Services (Store) in “Recreation” Zone, Lot 1652 S.A in D.D. 17, Lo Tsz Tin, Tai Po, New Territories
21	A/YL-KTN/965	Temporary Open Storage of Vehicles and Vehicle Parts for Export and Filling of Land in “Agriculture” Zone, Lots 422 S.C RP (Part) and 422 RP (Part) in D.D. 110, Pat Heung, Yuen Long, New Territories
29	A/YL-KTS/981	Temporary Place of Recreation, Sports or Culture (Hobby Farm) in “Agriculture” Zone, Lot 760 RP, 762 RP, 795 RP, 797 RP, 799, 800, 801, 802, 803 in D.D. 103 & Adjoining Government Land, Sze Pai Shek, Kam Tin, Yuen Long
30	A/YL-PH/945	Temporary Open Storage (Private Car and Vans Prior to Sale) in “Agriculture” Zone, Lot 1479 S.B in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long
36	A/YL-ST/660	Temporary Open Storage of Construction Materials in “Undetermined” Zone, Lots 244 S.B RP (Part), 252 RP (Part), 253 (Part), 254 (Part), 258 (Part), 266 (Part) and 270 in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
39	A/YL-SK/356	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land in “Agriculture” Zone, Lot 428 (Part) in D.D. 112, Yuen Long
40	A/HSK/448	Temporary Warehouse for Storage of Exhibition Materials in “Commercial (3)” and “Residential (Group A) 2” Zones and area shown as ‘Road’, Lots 597 RP (Part), 599 RP, 601 RP, 602 (Part), 637 RP (Part), 638 RP, 639 RP, 648 RP, 649 RP, 650, 651, 652 (Part) and 653 RP in D.D.124 and Adjoining Government Land, Ha Tsuen, Yuen Long
42	A/HSK/494	Proposed Temporary Eating Place (Canteen) in “Village Type Development” Zone, Lots 67 (Part), 68 (Part) and 69 (Part) in D.D. 124, Ha Tsuen, Yuen Long
44	A/HSK/496	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors in “Residential (Group A)2”, “Government, Institution or Community”, “Open Space” and “Other Specified Uses” annotated “Parking and Operational Facilities for Environmentally Friendly Transport Services” Zones and an area shown as ‘Road’, Various Lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories

52	A/TM-LTYT/466	Proposed Temporary Office in “Village Type Development” Zone, Lot 526 RP (Part) in D.D. 130, Lam Tei, Tuen Mun
54	A/YL-TT/622	Proposed Temporary Public Vehicle Park (Private Cars) in “Village Type Development” Zone, Lots 168 S.C, 168 RP, 169 S.C and 169 S.D in D.D. 117, Shui Tsiu San Tsuen, Tai Tong Road, Yuen Long
55	A/YL-TT/623	Proposed Temporary Public Vehicle Park (Private Cars) in “Village Type Development” Zone, Lots 5144 S.A and 5144 RP in D.D. 116 and Lots 13 S.B, 13 S.C, 13 S.D, 13 S.E, 13 S.F and 13 S.G in D.D. 117, Shui Tsiu San Tsuen, Tai Tong Road, Yuen Long
57	A/YL-HTF/1164	Proposed Temporary Logistics Centre and Open Storage of Metal Waste with Ancillary Office in “Residential (Group D)” Zone, Lot 136 (Part) in D.D 128, Ha Tsuen, Yuen Long, New Territories
58	A/YL-LFS/497	Proposed Temporary Warehouse for Storage of Construction Materials in “Recreation” Zone, Lots 1672 (Part), 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
59	A/YL-LFS/498	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials in “Recreation” Zone, Lots 1962, 1963 (Part), 1979 S.A, 1979 RP, 1980, 1981 and 1982 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
61	A/YL-PN/73	Proposed Temporary Shop and Services (Plant Showroom) in “Agriculture” Zone, Lot 60 S.C (Part) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories
63	A/YL-TYST/1244	Temporary Warehouse for Storage of Documents and Office Supplies in “Undetermined” Zone, Lots 1544 (Part) and 1545 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
64	A/YL-TYST/1245	Temporary Open Storage of Construction Machinery, Construction Material and Charcoal and Ancillary Site Office in “Residential (Group A) 3” and “Open Space” Zones, Various Lots in D.D. 120, Shan Ha Tsuen, Yuen Long, New Territories

(b) Applications approved on a temporary basis for a period of 5 years until 22.12.2028

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
24	A/YL-KTN/968	Proposed Temporary Animal Boarding Establishment and Filling of Land in “Agriculture” Zone, Lot 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories
31	A/YL-PH/963	Proposed Temporary Recyclable Collection Centre (Waste Metalware, Waste Paper and Cloth) with Ancillary Office and Filling of Land in “Residential (Group D)” Zone, Lots 68 (Part), 69 S.B (Part), 70 (Part) and 71 RP (Part) in D.D. 108, Pat Heung, Yuen Long
32	A/YL-PH/969	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Filling of Land in “Agriculture” Zone, Government Land in D.D. 114, Kei Ling, Pat Heung, Yuen Long