

TOWN PLANNING BOARD

Minutes of 735th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 26.1.2024

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Stephen L.H. Liu

Vice-chairman

Dr C.H. Hau

Mr K.W. Leung

Professor John C.Y. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

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

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
Mr Lawrance S.C. Chan

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

Secretary

Absent with Apologies

Miss Winnie W.M. Ng

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr K.L. Wong

In Attendance

Chief Town Planner/Town Planning Board
Miss Josephine Y.M. Lo

Town Planner/Town Planning Board
Ms Loree L.Y. Duen

Agenda Item 1

Confirmation of the Draft Minutes of the 734th RNTPC Meeting held on 12.1.2024

[Open Meeting]

1. The draft minutes of the 734th RNTPC meeting held on 12.1.2024 were confirmed without amendment.

Agenda Item 2

Matter 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 Secretary reported that there were 32 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**.

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

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 Secretary reported that there were five 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 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 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.

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 14 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

8. A Member noted that the Lands Department (LandsD) had adverse comments on a few applications due to the presence of unauthorised structures at those application sites and/or illegal occupation of government land. The Secretary explained that the breaches of the respective land leases and/or illegal occupation of government land would be dealt with separately under the land administration regime. To address LandsD's concerns, advisory clauses to remind the applicant to address such issues were recommended for the relevant applications.

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

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/SK-SKT/4 Application for Amendment to the Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6, To rezone the application site from “Village Type Development” to “Residential (Group B) 6” and to amend the Notes of the zone applicable to the site, Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung
(RNTPC Paper No. Y/SK-SKT/4)

Presentation and Question Sessions

10. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

- | | |
|----------------------|---|
| Mr Walter W.N. Kwong | - District Planning Officer/Sai Kung and Islands (DPO/SKIs) |
| Ms Tammy S.N. Kong | - Senior Town Planner/Sai Kung and Islands (STP/SKIs) |
| Mr Matthew L.H. Tai | - Town Planner/Sai Kung and Islands (TP/SKIs) |

Applicant’s Representatives

- | | |
|--------------------------------|--------------------|
| Wisdom Glory Ltd. & Salechoice | - Mr Wai Kong Wong |
|--------------------------------|--------------------|

Properties Ltd.

Arup Hong Kong Ltd. - Ms Theresa Wing Shan Yeung
- Mr Sek Hei Wong

Aedas Ltd. - Mr Cart Lau
- Mr Vincent Lin

Landes Ltd. - Mr Kwong Leung Lam

LLA Consultancy Ltd. - Mr Siu Lung Ng

Westwood Hong & Associates Ltd. - Ms Kit Nga Wong

11. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

12. With the aid of a PowerPoint Presentation, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Residential (Group B) 6" ("R(B)6") to facilitate a residential development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Ms Clara K.W. U joined the meeting during the presentation of PlanD's representative.]

13. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa Wing Shan Yeung, the applicant's representative, made the following main points:

- (a) the Site being used as an open-air public vehicle park was located along the waterfront in Sai Kung Town North. To its south were the WM Hotel and Jockey Club Kau Sai Chau Public Golf Course's Public Car

Park which was zoned “Other Specified Uses” annotated “Commercial and Tourism Related Uses (with Public Vehicle Park)” planned to serve as a ‘Gateway Centre’ for commercial and tourism related uses;

- (b) the application was to rezone the Site from “V” to “R(B)6” to facilitate a residential development with 168 residential units. In addition to the 134 ancillary parking spaces, 120 public vehicle parking spaces (including 100 spaces for private cars, 10 spaces for light goods vehicle and 10 spaces for coach) would be provided. With a stepped building height (BH) profile of 3 to 10 storeys (excluding basements) ascending from the east to west of the Site and a plot ratio (PR) of 1.5, the proposed development was considered compatible with the surrounding developments. All relevant government departments had no objection to or adverse comments on the application;
- (c) it was proposed to revise the Notes of “R(B)” zone by incorporating ‘Public Vehicle Park (excluding container vehicles)’ as a Column 1 use and adding a new Remarks for “R(B)6” subzone to specify the maximum PR of 1.5, a maximum BH of 10 storeys (excluding basements) and the provision of a public vehicle park; and
- (d) the proposed public vehicle park, with number of parking spaces similar to the existing car park on site, could meet the need of on-street parking and at the same time, optimise utilisation of land resources and support tourism development in Sai Kung.

14. As the presentations of PlanD’s representative and the applicant’s representative were completed, the Chairman invited questions from Members.

The “V” Zone of Sha Ha and Small House Demand

15. The Chairman and some Members raised the following questions:

- (a) the extent of Sha Ha and the number of villagers living there;

- (b) whether there would be other sites reserved for Small House developments to compensate for the loss of land area of the “V” zone; and
- (c) land status of the remaining portion of the “V” zone and the number of Small Houses that could be built thereon.

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

- (a) as mentioned in the comments of the Lands Department (LandsD) in paragraph 9.1.1 of the Paper, Sha Ha refers to the recognised village within the village ‘environs’ (‘VE’). There was no information in hand about the number of villagers living in Sha Ha;
- (b) the boundaries of the “V” zone were drawn up having regard to the existing ‘VE’ of Sha Ha, outstanding Small House demand and various site constraints. Under the existing Small House policy, Small House development should be confined within the ‘VE’ of Sha Ha, which comprised three “V” zones, including the Site, as shown on Plan Z-1a of the Paper. Should the application be agreed and the Site be developed for residential use, the eligible indigenous villagers of Sha Ha could only build Small House within the remaining portion of the “V” zone in Sha Ha or in other villages through cross-village application; and
- (c) the remaining portion of the “V” zone located to the north of the Site comprised government land and private land. According to PlanD’s estimate prevailingly adopted, one hectare of land was assumed to accommodate about 40 Small Houses, taking into account the need for access road, circulation space, local open space and other necessary supporting facilities. Hence, it is estimated that 6 Small Houses could be accommodated at the remaining portion of the “V” zone.

17. With reference to the said LandsD 's comments and the table setting out the number of Small House applications of Sha Ha received, approved and rejected by LandsD in the past 10 years, the Chairman and some Members raised the following questions:

- (a) the reason of having Small House applications rejected while there were no Small House applications received in recent 10 years;
- (b) the rejection grounds and the locations of the 12 Small House applications rejected in 2021; and
- (c) what the estimated demand for Small House was for Sha Ha.

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

- (a) the table in paragraph 9.1.1(d) of the Paper indicated the number of Small House applications received, approved and rejected by LandsD in the past 10 years from 2013 to 2023. While there were no Small House applications received in the past 10 years, there were applications rejected by LandsD in certain years and it was understood that these rejected applications were received before 2013, which fell outside the time period indicated in the table;
- (b) 12 of the Small House applications were rejected by LandsD in 2021 due to the change of land ownership by that the land was no longer available for the respective applicants to build Small Houses. These 12 applications were located within the Site; and
- (c) in estimating the Small House demand, reference was made to both the information on outstanding Small House application and the 10-year Small House demand forecast provided by the Indigenous Inhabitant Representative (IIR) and more weighting would be given to the number of outstanding Small House applications under the more cautious approach adopted by the Board since August 2015. According to LandsD, there was one outstanding Small House application in Sha Ha

and the 10-year Small House demand forecast provided by IIR of Sha Ha was 11.

Applicant's Proposal to Address the Small House Demand

19. The Chairman and some Members raised the following questions:
- (a) noting that the applicant had reduced the area of the Site to allow for a larger area reserved as “V” zone, whether the remaining portion of the “V” zone could be available to meet the Small House demand by the villagers as the land was mostly owned by the applicant;
 - (b) noting that the Site was the last piece of land of considerable size available for Small House development for Sha Ha, and the villagers of the 12 Small House applications rejected by LandsD might apply for Small Houses again in future, whether the applicant had considered to increase the reserved area in the “V” zone to facilitate more Small house developments in future;
 - (c) noting that the applicant had met with several village representatives and villagers of Sha Ha, whether they could represent the views of most of the villagers of Sha Ha and whether other villagers in Sha Ha had expressed any views on the rezoning proposal; and
 - (d) whether the village representatives with whom the applicant had previously met were elected in the 2023 Village Representative Election thereby they could still represent the villagers of Sha Ha.
20. In response, Ms Theresa Wing Shan Yeung, the applicant’s representative, made the following main points:
- (a) should the rezoning application be agreed by the Committee, the applicant would submit land exchange application to LandsD to consolidate the land ownership of the Site. The land owned by the applicant to the north of the Site (i.e. the remaining portion of the “V”

zone) would be surrendered to the Government in exchange for the government land within the Site. As such, the remaining portion would be reverted to the Government upon land exchange which would be available for Small House applications by the villagers under the prevailing Small House Policy. As compared with the previous application (i.e. No. Y/SK-SKT/3) submitted by the applicant, the site area under the current application was reduced by 541m², leaving more land area reserved for Small House development;

- (b) with reference to the indicative scheme as shown on Drawing Z-9 of the Paper, the remaining portion of the “V” zone could accommodate 11 Small Houses, which should be sufficient to meet the 10-year Small House demand forecast of Sha Ha. In addition, a meeting was held between the applicant and the Sai Kung Rural Committee (SKRC) in 2022. The Chairman of SKRC, the IIR and the Resident Representative (RRs) of Sha Ha and some villagers attended the meeting and expressed no objection to the rezoning proposal, having considered that the living environment of the area would be improved with the provision of an underground public vehicle park and at-grade greening;
- (c) the applicant had been keeping in close contact with the local villagers in Sha Ha. Earlier in 2020, the applicant had held a meeting with the SKRC at which the Chairman of SKRC supported the proposed residential development at the Site. It was also noted that among the 417 public comments on the application, none was submitted by the local villagers of Sha Ha; and
- (d) with reference to the relevant notes of meeting and the lists of Rural Committee and Rural Representatives, it was confirmed that the SKRC Chairman, IIRs and RRs the applicant had previously consulted in 2021 and 2022 were elected for the current term in the 2023 Rural Committee Election and Rural Representative Election. While the SKRC Chairman remained the same, the previous incumbent IIR of Sha Ha was elected as the RR while the previous incumbent RR was elected as the IIR.

21. To supplement, Mr Walter W.N. Kwong, DPO/SKIs, remarked that no public comment was received from SKRC, the village representatives or the villagers of Sha Ha during the statutory publication period of the application.

Planning Considerations

22. A Member asked about the planning intention of the “V” zone and whether such intention was still valid for the Site given that most of the land within the “V” zone was now owned by the applicant and might not be available for the villagers for Small House development. In response, Mr. Walter W.N. Kwong, DPO/SKIs, said that the “V” zone was intended for village type development with a maximum BH of 3 storeys (8.23m). ‘House (New Territories Exempted House (NTEH) only)’ was a Column 1 use, whereas ‘Flat’ and other ‘House’ uses were Column 2 uses which required planning permission. Should the Site be rezoned to “R(B)6”, ‘Flat’ and ‘House’ including NTEH would be Column 1 uses subject to a maximum PR of 1.5 and maximum BH of 10 storeys (excluding basements). That said, while Small House development was still permissible within the Site, upon rezoning, the planning intention of the Site would be primarily for medium-density residential developments, which was different from that of “V” zone.

23. A Member asked whether there was similar application for rezoning a major portion of a “V” zone for residential use. In response, Mr. Walter W.N. Kwong, DPO/SKIs, said that although there was no such similar application in Sai Kung, there were two similar applications in Ping Shan (i.e. Application No. Y/YL-PS/6) and Fanling/Sheung Shui (i.e. Application No. Y/FSS/18) for rezoning part of the concerned “V” zones to residential zones which were agreed by the Board in 2023 and 2022 respectively. For the more recent application (No. Y/YL-PS/6), about 50% of the application site was zoned “V” and the remaining portion was zoned “Comprehensive Development Area” (“CDA”). For another application (No. Y/FSS/18), the whole application site was zoned “V”. Both application sites were situated outside ‘VE’.

24. Noting that the Site was surrounded by a “CDA” zone to its southwest and “Other Specified Uses” annotated ‘Commercial and Tourism Related Uses (Including Hotel)’ zones to its north and south, a Member asked whether the Site was considered more suitable

for commercial and tourism related use instead of residential development. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that the “CDA” zone to the southwest of the Site was the subject of a planning application for comprehensive residential development approved by the Committee in 2022 and there were hotels as well as leisure and tourism facilities in operation in the vicinity of the Site. To supplement, Ms Theresa Wing Shan Yeung, the applicant’s representative, said that while there were many tourists visiting Sai Kung, the Site was proposed for residential development which could act as a buffer to minimise the potential disturbance caused to the villagers currently living in the “V” zones and to maintain their tranquil living environment.

25. As the applicant’s representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant’s representatives that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee’s decision in due course. The Chairman thanked the representatives from PlanD and the applicant’s representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

26. In response to a Member’s question on whether the villagers who had sold their land to the private developer were still eligible for Small House applications, Mr Lawrence Chan, Assistant Director/Regional 3, LandsD, explained that there was no relationship between the indigenous villagers’ rights of building Small Houses and land ownership. Eligible indigenous villagers could apply for Small House development on their own lots or on Government land within their villages. Cross-village Small House applications were not common as there might be strong objections from the villagers of the receiving village.

27. Some Members held adverse views on the application as follows:

- (a) the Site was largely under the ownership of the applicant which might render the planning intention of primarily providing land for Small House development for the Site no longer effective;
- (b) there had never been a similar application for rezoning such a major

portion of a “V” zone, which was situated within ‘VE’, previously approved by the Board. Approval of the application might set an undesirable precedent for similar application of rezoning a sizable “V” zone for non-Small House developments through consolidation of land ownership;

- (c) while the Chairman of SKRC and village representatives of Sha Ha supported the rezoning proposal, it could not necessarily represent the views of all eligible indigenous villagers of Sha Ha who might apply for Small House development in future. If the Site was rezoned for residential development, the land available in the remaining portion of the “V” zone might not be sufficient to meet the Small House demand and to cater for future village expansion. This in turn would create the situation that these villagers would have to ask for building of Small Houses in area outside the “V” zone, such as in area zoned “Green Belt”;
- (d) the outstanding Small House applications and the 10-year Small House demand forecast provided by LandsD might not be able to reflect the genuine need for Small House development in Sha Ha. For the rejected Small House applications due to change of land ownership, the indigenous villagers, who were still eligible to apply for Small House grant, could re-submit their applications. In addition, there would be increasing number of eligible indigenous villagers when they reached the age eligible for Small House application; and
- (e) the applicant’s current proposal of reserving some 500m² of land as “V” zone, which could accommodate about 6 Small Houses according to PlanD’s estimation, could not demonstrate that the potential Small House demand could be met in the future given that the Site was the last piece of “V” zone of considerable size for Sha Ha.

28. On the other hand, few other Members had the following views from a different perspective:

- (a) whether there was a genuine need for such a large piece of “V” zone to

address the Small House demand or village expansion for Sha Ha;

- (b) while the actual demand for Small House development could hardly be ascertained, it was not unreasonable to expect that the government land within the Site (with a size of about 1,995m² which could accommodate about 8 Small Houses according to PlanD's estimation prevailingly adopted) could be reserved for Small House development; and
- (c) the Site, which had been left vacant for a long period of time, should be better utilised for development in an ordered and systematic manner given its reasonable size and readiness in availability from land utilisation viewpoint. As the private land within the Site was mainly owned by the applicant, it was unlikely that the Site would be developed for Small House even if it was kept as "V".

29. In response to a question from a Member, the Secretary explained that "V" zone was normally designated with reference to the 10-year Small House demand forecast provided by IIR, the number of outstanding Small House applications provide by LandsD, as well as the physical context and site constraints of the village concerned. A cautious approach had been adopted by the Board when considering planning applications since 2015 in that more weighting was put on the number of outstanding Small House application in estimating the Small House demand. In any case, the planning intention of the proposed "R(B)" zone was different from "V" zone in that it was not intended for development of Small Houses by indigenous villagers, and the application involved rezoning a major part of the only sizeable "V" zone for the village.

30. The Chairman supplemented that, apart from the host of factors mentioned above, consideration would also be given to designating "V" zone in indigenous villages to reflect the existing village clusters within the 'VE' and to adopt an incremental approach by first confining the "V" zone to the existing village settlements and then expanding outwards upon due consideration of all relevant planning considerations. For non-indigenous villages, the "V" zone was intended for provision of land for the retention of the existing village areas.

31. The Chairman remarked that while the Site was currently owned by the applicant, further change of land ownership in future could not be ruled out. For the current

application, Members might wish to consider if the planning intention of the “V” zone to provide land for Small House development for Sha Ha was still valid and if land remained was still enough to address the demand. Given the remaining area within the ‘VE’ of Sha Ha was mainly road and slope, the future Small House development would likely be concentrated mainly in the remaining area of the “V” zone, as suggested by the applicant, should the Site be rezoned for non-Small House development.

32. The Chairman concluded that while Members considered that the proposed residential development at the Site might not be unacceptable, there was still a need to reserve suitable land as “V” zone to address the potential demand for Small House development in Sha Ha. Hence, it was appropriate to retain the zoning of “V” for the Site, unless it could be demonstrated that the potential Small House demand could be met even if part of the “V” zone was rezoned for other uses. For rezoning of the “V” zone, adequate land must be retained to cater for the future Small House demand, and the reserved land should be of adequate size, e.g. at least should be more than the government land currently within the Site.

33. After deliberation, the Committee decided not to agree to the application for the following reasons:

“the application site falls within an area zoned “Village Type Development” (“V”) and the ‘village environs’ of Sha Ha. The subject “V” zone is the only sizeable “V” zone for Sha Ha. There is no strong planning justification for rezoning the application site from “V” to “Residential (Group B) 6” to make provision for non-Small House developments. The current “V” zone for the application site is considered appropriate and should be retained to reserve land for meeting the demand for Small House development and village expansion.”

[The meeting was adjourned for a 5-minute break.]

[Dr Conrad T.C. Wong, Mrs Vivian K. F. Cheung, Ms Clara K.W. U and Mr Paul Y.K. Au left the meeting at this point]

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 5

Section 12A Application

[Open Meeting]

Y/YL-NSW/8

Application for Amendment to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, To rezone the application site from “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area 1”, Lots 8 RP (Part), 8 S.A RP, 12, 13, 14 S.B ss.2, 14 S.B RP, 14 S.C RP, 16, 17, 31 S.B RP, 33 RP, 36 RP, 45, 55 S.A and 1740 S.A RP in D.D.107 and Adjoining Government Land, West of Castle Peak Road – Tam Mi, Yuen Long

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

Sha Tin, Tai Po and North District

[Mr Tim T.Y. Fung, Mr Kevin K.W. Lau and Mr Jeffrey P.K. Wong, Senior Town Planners/Sha Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/225 Proposed Temporary Logistics Centre for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 558 RP (Part), 559 RP (Part), 561 RP (Part), 562 S.F (Part), 563 (Part), 564 S.B (Part), 565 (Part), 567 (Part) and 568 (Part) in D.D. 89, Man Kam To Road, Sha Ling, Sheung Shui
(RNTPC Paper No. A/NE-FTA/225B)

Presentation and Question Sessions

35. With the aid of some plans, Mr Tim T.Y. Fung, 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 considered that the proposed temporary development could be tolerated for a period of three years.

36. The Chairman and some Members raised the following questions:

- (a) noting that the middle part of the application site (the Site) was covered with some vegetation, whether there would be any tree felling due to the proposed development;
- (b) whether adverse comments from the Environmental Protection Department (EPD) could be addressed;
- (c) whether the proposed vehicular run-in and run-out would be fronting the nearby residential dwellings; and

- (d) justifications for the building height (BH) and the scale of the proposed development.

37. In response, Mr Tim T.Y. Fung, STP/STN, made the following main points:

- (a) as observed during a recent site visit, the middle part of the Site was mainly covered by grass. Trees were mainly found to the northwest of the Site along Man Kam Road and they could act as a landscape buffer to mitigate the visual impact of the proposed development. The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) considered that significant adverse impact on the landscape character and the existing landscape resources arising from the proposed development was not anticipated and had no objection to the application from landscape planning perspective;
- (b) to address EPD's concern that the proposed development would generate environmental nuisance to the nearby residential dwellings, the applicant proposed to enclose the proposed structure with sound insulation materials to minimise nuisance, in particular traffic noise and visual impacts, to the surrounding areas. Approval conditions restricting the operation hours of the proposed development and prohibiting workshop activities were recommended, and an advisory clause would also be incorporated to remind the applicant to follow the relevant guidelines promulgated by EPD;
- (c) the proposed vehicular run-in and run-out were located at the northeast and northwest of the Site respectively near Man Kam To Road. The vehicles could enter and exit the Site direct without passing through the residential dwellings; and
- (d) the proposed development was a logistics centre transshipment depot providing international freight forwarding, temporary warehousing and cross-border trucking services, etc.. The proposed development with a BH not exceeding 13m and a gross floor area of about 5,180m² was comparable with other logistics centre use to meet the operational requirement. The

surrounding areas were characterised by similar uses such as warehouses, and CTP/UD&L, PlanD had no adverse comment on the application from landscape and visual perspectives. Taking into account that the planning application was temporary in nature and would facilitate relocation of brownfield operation displaced by the Hung Shui Kiu/Ha Tsuen New Development Area with the support of the Development Bureau, sympathetic consideration could be given based on its special circumstances.

Deliberation Session

38. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.1.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Items 15 and 16

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/817 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1757 S.A in D.D.76, Ma Mei Ha Leng Tsui, Fanling

A/NE-LYT/818 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1760 S.D in D.D. 76, Ma Mei Ha Leng Tsui, Fanling

(RNTPC Paper No. A/NE-LYT/817 and 818)

39. The Committee agreed that as the two applications for a proposed house (New Territories Exempted House (NTEH) – Small House) on each of the application sites were similar in nature and the Sites were located in close proximity to one another within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

40. With the aid of some plans, Mr Tim T.Y. Fung, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications.

41. Members had no question on the applications.

Deliberation Session

42. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. Each of the permission should be valid until 26.1.2028, 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 24

Section 16 Application

[Open Meeting]

A/NE-TKLN/77 Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Kwu Ling North, Lin Ma Hang Road

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

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/821 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” and “Village Type Development” Zones, Lot 1644 S.A
in D.D. 76, Kan Tau Tsuen, Fanling
(RNTPC Paper No. A/NE-LYT/821)

Presentation and Question Sessions

44. With the aid of some plans, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

45. Noting that the Site was the subject of a previous application for the same use approved by the Committee in 2017 (i.e. Application No. A/NE-LYT/629), a Member asked about the reasons for rejecting the current application. Mr Kevin K.W. Lau, STP/STN, explained that the current application was submitted by a different applicant and the previous application was approved mainly on sympathetic consideration that there were Small House applications approved in the vicinity to form a village cluster. Nevertheless, the planning circumstances of the current application were different in that sufficient land was available in meeting the Small House demand within the “V” zone, the said approved Small House applications in the vicinity had not been implemented to form a village cluster, and the surrounding area of the Site was still vacant. As such, sympathetic consideration could not be given to the current application.

Deliberation Session

46. 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 Kan Tau Tsuen 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 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/763 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 338 S.A. ss.1 in D.D.19, San Uk Pai, Lam
Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/763)

Presentation and Question Sessions

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

48. Members had no question on the application.

Deliberation Session

49. 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 26.1.2028, 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/NE-SLT/5 Proposed Public Utility Installation (Telecommunication Duct and Cables) and Associated Excavation of Land in “Conservation Area”, “Green Belt”, “Site of Special Scientific Interest” and “Village Type Development” Zones, Government Land in D.D. 31 near Cheung Uk, Sha Lo Tung, Tai Po
(RNTPC Paper No. A/NE-SLT/5A)

Presentation and Question Sessions

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

51. Some Members raised the following questions:

- (a) given that there were only a few villagers living in Cheung Uk currently, whether the proposed PUI was considered necessary;
- (b) noting from Plan A-1 of the Paper that the extent of the fibre cables covered only the area of an existing local track running from the southern part of Sha Lo Tung (SLT) to Cheung Uk, whether the proposed installation would be extended further south to connect with those underneath the main road;
- (c) details about the ‘Subsidy Scheme to Extend Fibre-based Networks to

Villages in Remote Areas' (the Subsidy Scheme);

- (d) the extent and coverage of the 5G mobile and Wi-Fi services; and
- (e) considering that the proposed PUI would span across part of SLT which was a sensitive conservation area, whether there would be any associated aboveground structure, such as radio base station, proposed by the applicant and any visual and landscape impacts would be induced.

52. In response, Mr Kevin K.W. Lau, STP/STN, made the following main points:

- (a) upon non-in-situ land exchange in 2022 to facilitate the preservation of SLT, the Government pledged to provide suitable public facilities and introduce technologies to complement the conservation work and public education on the importance of conserving the ecology of SLT. According to the comments of the Head of Countryside Conservation Office, Environment and Ecology Bureau (paragraph 9.1.2 of the Paper), visitor facilities would be provided in SLT. In addition, the Director-General of Communication remarked that, as set out in paragraph 9.1.1 of the Paper, extension of fibre-based networks was encouraged as this could provide telecommunications infrastructures necessary for the conservation and revitalization of rural and remote areas, benefitting not only villagers living in Cheung Uk village, but also countryside visitors to enjoy free Wi-Fi Services. The Office of the Communications Authority (OFCA) supported the application as SLT was one of the 235 villages covered under the Subsidy Scheme;
- (b) no information was provided by the applicant whether the proposed PUI would be extended further south to Ting Kok Road;
- (c) the Subsidy Scheme supported by OFCA was to encourage fixed network operators granted with subsidies to conduct network rollout works to the remotest villages concerned. Given that Cheung Uk village, being one of the villages selected in the Subsidy Scheme, was surrounded by areas zoned

“Green Belt” (“GB”), “Conservation Area” (“CA”) and “Site of Special Scientific Interest” (“SSSI”), it was inevitable that the extension of fibre-based network would pass through these zonings. The alignment of the fibre cables had been carefully designed to run along an existing local track in order to minimise any potential impact on the nearby ecologically sensitive area;

- (d) free Wi-Fi would be available at Cheung Uk village, while 5G mobile service was not covered by the proposed PUI under the current application; and
- (e) the proposed PUI comprised fibre cables to be laid inside an underground duct. Apart from a section of the proposed duct (as shown on Plan A-4b of the Paper) which would be exposed aboveground, the applicant did not provide any information on the provision of aboveground infrastructure. A separate planning permission might be required for any additional structures/installations within “GB”, “CA” and “SSSI” zones which were not covered by the current planning application.

Deliberation Session

53. Whilst Members generally supported the application, a Member questioned the feasibility of the proposed PUI since it was not connected further south to Ting Kok Road, where probably the existing main fibre-based networks located. Two Members reiterated the concern on the possible visual impacts on SLT if aboveground infrastructure was required for the proposed PUI and approval of the alignment under the current application would dictate the locations of the aboveground structures in future.

54. The Chairman remarked that the proposed PUI, including the alignment and coverage of the fibre-based network, was assessed and agreed by OFCA under the Subsidy Scheme. Besides, any additional structures/installations not covered by the proposed PUI under the current application, depending on its scale, nature and location, might require separate planning permission and the Committee could scrutinise new proposal, if any, based on individual merit. In this regard, the Chairman suggested and the Committee agreed to

incorporate an additional advisory clause to address Member's concerns.

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 26.1.2028, 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 with the following additional advisory clause:

“the permission is given to the proposed public utility installation under application, which covers two fibre cables to be laid inside an underground/ aboveground duct in accordance with the approved scheme. Any other structures/installations not covered by the approved scheme, even if it is associated with the approved scheme, may require separate planning permission from the Town Planning Board.”

Agenda Item 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/790 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 256 S.A ss.3 and 256 S.A RP in D.D. 17, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/790)

Presentation and Question Sessions

56. With the aid of some plans, Mr Jeffrey P.K. 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. The Planning Department did not support the application.

57. Members had no question on the application.

Deliberation Session

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

“the applied use is not in line with the planning intention of the “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 current submission for a departure from the planning intention, even on a temporary basis.”

[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 Kimson P.H. Chiu, Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), was invited to the meeting at this point.]

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/355 Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land in “Conservation Area” Zone, Government Land in D.D. 101, Mai Po San Tsuen, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/355A)

59. The Secretary reported that the Site was located in Mai Po and the application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CLP Holding

Limited (CLP). The following Members had declared interests on the item:

Mr K.W. Leung - owning a property in Mai Po; and

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

60. As the property owned by Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting. The Committee also noted that Dr Conrad T.C. Wong had already left the meeting.

Presentation and Question Sessions

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

62. Members had no question on the application.

Deliberation Session

63. 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 26.1.2028, 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 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/317 Proposed Filling of Land for Permitted Houses (New Territories Exempted Houses) in “Village Type Development” Zone, Lots 3540 S.B ss.1 (Part), 3540 S.B ss.2, 3540 S.B ss.3, 3540 S.B ss.4, 3540 S.B ss.5, 3540 S.B ss.6 (Part), 3540 S.B RP (Part), 3559 S.A, 3559 S.B and 3559 RP in D.D. 104, Pok Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/317B)

Presentation and Question Sessions

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

65. In response to a Member’s enquiry on whether the orange-hatched area as shown on Plan A-1 of the Paper indicated the proposed land filling area, Mr. Kimson P.H. Chiu, STP/FSYLE, clarified that the orange-hatched area indicated the site of a similar application previously approved. The proposed land filling area under the application was indicated by the red solid line as shown on Plan A-1 of the Paper.

Deliberation Session

66. 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 26.1.2028, 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 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/663 Temporary Vehicle Park for Goods Vehicles and Container Vehicles and Tyre Repair Area with Ancillary Canteen and Site Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 56 RP, 165 RP, 166 RP and 167 S.B RP in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/663)

Presentation and Question Sessions

67. 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 considered that the temporary use could be tolerated for a period of three years.

68. In response to a Member’s question on the sewage treatment and disposal for the existing canteen occupying part of the Site as shown on the site photos (Plan A-4b of the Paper), Mr Kimson P.H. Chiu, STP/FSYLE, said that the applicant had not provided information on the sewage arrangement for the existing canteen. In general, sewage would be discharged to the nearby public sewer.

Deliberation Session

69. Whilst Members generally supported the application, a Member remarked that the applicant had not provided information on the sewage arrangement for the existing canteen and raised concern on the potential mishandling of wastewater that might cause adverse sewage impact. In this regard, the Chairman suggested and the Committee agreed to incorporate an additional advisory clause to address Member’s concerns.

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.1.2027, 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 with the following additional advisory clause:

“the applicant is reminded to ensure that the wastewater generated from the Site, including that from the ancillary canteen, should be properly treated in accordance with the Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by Environmental Protection Department” and effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance.”

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/664 Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices for a Period of 3 Years in “Other Specified Uses” annotated “Service Stations” Zone, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/664)

Presentation and Question Sessions

71. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, 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 considered that the temporary use could be tolerated for a period of three years.

72. Members had no question on the application.

Deliberation Session

73. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.1.2027, 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 Chairman thanked PlanD's representative for attending the meeting. He left the meeting at this point.]

Agenda Item 54

Section 16 Application

[Open Meeting]

A/YL-SK/357 Proposed Temporary Rural Workshop (Metalware) for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 453 S.A ss.3 in D.D.112, Shek Kong, Yuen Long

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

Tuen Mun and Yuen Long West District

[Mr Simon P.H. Chan, Ms L.C. Cheung, Mr Eric C.Y. Chiu and Mr Alexander W.Y. Mak, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Ms Charlotte C.Y. Lam and Mr Chris S.M. Leung, Assistant Town Planners/Tuen Mun and Yuen Long West (ATPs/TMYLW) were invited to the meeting at this point.]

Agenda Item 56

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/474 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development in “Other Specified Uses” annotated “Mixed Use” Zone, Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long
(RNTPC Paper No. A/HSK/474)

75. The Secretary reported and the Committee noted that several comments were received via email from a public (who had previously submitted comments on the application during the relevant commenting period) on the day of and the day prior to the meeting. The comments mainly expressed disagreement with the Planning Department (PlanD)’s views and assessments on the application as detailed in the Paper and requested the Town Planning Board (TPB) to defer consideration of the application. As the public comments were submitted outside the first three-week of the statutory public inspection periods of the application and the further information submitted, they should be treated as not having been made and would not be considered. The Committee also noted that as set out in the TPB Guidelines on ‘Deferment on Decision on Representations, Further Representations and Applications Made under the Town Planning Ordinance’ (TPB PG-No. 33B), request for deferment can only be made by the applicant or government departments.

Presentation and Question Sessions

76. With the aid of a PowerPoint presentation, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no objection to the application.

77. In response to a Member’s request for clarifications on the Buildings Department’s comment regarding the proposed site area as detailed in paragraph 10.1.7(b) of the Paper, Mr. Simon P.H. Chan, STP/TMYTLW, with reference to Plan A-2 of the Paper clarified that under the latest set of General Building Plan (GBP) for the development at the

Site approved in 2022, only private land owned by the applicant was included in the site area. For the current application, the proposed site area was extended to cover the whole “Other Specified Uses” annotated “Mixed Use” zone which involved both private land and government land.

78. The same Member further asked whether the inclusion of the strips of government land would have any impact on Kiu Shing Street to the west of the Site. In response, Mr. Simon P.H. Chan, STP/TMYTLW, said that the connectivity at Kiu Shing Street would not be affected as there would be planned road improvement works along Kiu Shing Street, including an extension towards the south.

Deliberation Session

79. 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 26.1.2028, 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 57

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/586	Proposed Hotel (Extension for an Ancillary Block for Facilities including Shop and Services/Eating Place/Office/Place of Entertainment/Place of Recreation, Sports or Culture/Private Club) and ancillary car park in “Residential (Group B) 12” Zone, Tuen Mun Town Lot No. 238 S.A3 (Part), So Kwun Wat, Tuen Mun (RNTPC Paper No. A/TM/586B)
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80. The Secretary reported that the application was submitted by Golden Organise Ltd, which was a subsidiary of Sino Group. Dr Conrad T.C. Wong had declared an interest

on the item for having current business dealings with Sino Estates Management Limited, which was a subsidiary of Sino Group. The Committee noted that Dr Conrad T.C. Wong had already left the meeting.

Presentation and Question Sessions

81. With the aid of a PowerPoint presentation, Mr Chris S.M. LEUNG, ATP/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.

82. Members had no question on the application.

Deliberation Session

83. 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 26.1.2028, 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 58

Section 16 Application

[Open Meeting]

A/YL/303

Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat and Proposed Shop and Services Uses in “Residential (Group B)” Zone and area shown as ‘Road’, Lots 4614 and 4615 RP in D.D. 116, Lots 1753 S.B ss.3 (Part), 1753 S.B RP (Part), 1756 S.A (Part), 1756 RP (Part), 1757, 1758 RP and 1760 RP in D.D. 120, and Adjoining Government Land, Tai Kei Leng, Yuen Long
(RNTPC Paper No. A/YL/303)

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

Agenda Item 59

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/501

Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Green Belt” and “Open Space (1)” Zones, Lots 2705 (Part), 2708 (Part), 2709 (Part), 2713 (Part), 2714 (Part), 2716 (Part), 2717 (Part), 2718, 2719 (Part), 2720, 2721 (Part), 2722 (Part), 2723 (Part), 2724 (Part), 2726 (Part), 2727 (Part), 2728 (Part), 2729 (Part), 2730, 2731, 2732 (Part), 2753 (Part), 2754 (Part), 2755 (Part), 2756 (Part) and 2757 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/501)

Presentation and Question Sessions

85. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, 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 had no objection to the application.

86. Members had no question on the application.

Deliberation Session

87. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.1.2027, 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 60

Section 16 Application

[Open Meeting]

A/YL-PN/69 Proposed Temporary Warehouse for Storage of Household Goods for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long

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

Agenda Item 61

Section 16 Application

[Open Meeting]

A/YL-PS/690 Proposed Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land in “Recreation” Zone, Lots 48 (Part), 66, 330, 331, 333, 339 S.A (Part), 339 S.B ss.1 and 339 S.B ss.2 (Part) in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long

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

Agenda Item 62

Section 16 Application

[Open Meeting]

A/YL-PS/694 Proposed Filling of Land for Permitted Agricultural Use in “Recreation” Zone, Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part) in D.D. 126, Ping Shan, Yuen Long

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

Agenda Item 63

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/700 Proposed Filling of Pond for Four Permitted Houses (New Territories Exempted Houses – Small Houses) in “Village Type Development” Zone, Lots 182 S.A RP, 182 S.B, 182 S.C, 182 S.D RP and 182 RP (Part) in D.D. 123, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/700A)

Presentation and Question Sessions

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

92. Members had no question on the application.

Deliberation Session

93. Whilst not objecting to the application, a Member pointed out that there was a cluster of Small Houses arranged in an organised and structured manner in the vicinity of the

Site. The Chairman remarked that the Lands Department would follow the prevailing policy when processing Small House applications.

94. 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 26.1.2028, 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.

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

Agenda Item 76

Any Other Business

95. There being no other business, the meeting was closed at 6:05 p.m..

**Minutes of 735th Rural and New Town Planning Committee
(held on 26.1.2024)**

Deferral Cases

(a) Requests for Deferment by Applicant for Two Months

Item No.	Application No.	Times of Deferment
4	Y/NE-TKL/6	1 st
6	Y/YL-SK/1	1 st
7	A/I-SW/1	2 nd [^]
9	A/SK-PK/292	1 st
14	A/NE-LYT/816	1 st
17	A/NE-LYT/819	1 st
20	A/NE-TKL/728	2 nd [^]
21	A/NE-TKL/744	1 st
22	A/NE-TKLN/75	1 st
23	A/NE-TKLN/76	1 st
30A	A/YL-KTN/964	1 st
31	A/YL-KTN/973	1 st
34	A/YL-KTN/976	1 st
35	A/YL-KTS/974	2 nd [^]
36	A/YL-KTS/982	1 st
37	A/YL-KTS/983	1 st
39	A/YL-PH/968	2 nd [^]
40	A/YL-PH/981	1 st
41	A/YL-PH/982	1 st
42	A/YL-PH/983	1 st
43	A/YL-PH/984	1 st
44	A/YL-PH/985	1 st
46	A/YL-MP/356	2 nd [^]
48	A/YL-NTM/466	2 nd [^]
65	A/YL-TYST/1242	2 nd [^]
67	A/TM-LTYYY/467	1 st
68	A/YL-TT/618	2 nd [^]
71	A/YL-TT/626	1 st
72	A/YL-TT/627	1 st
73	A/YL-TT/628	1 st
74	A/YL-TT/629	1 st
<p><u>Note:</u> [^] The 2nd Deferment is the last deferment and no further deferment will be granted unless under special circumstances and supported with strong justifications.</p>		

(b) Request for Deferment by Applicant for One Month

Item No.	Application No.	Times of Deferment
66	A/YL-TYST/1249	1 st

Declaration of Interests

The Secretary reported the following declaration of interests:

Item No.	Members' Declared Interests	
4, 20 and 21	The application site was located in Ta Kwu Ling.	- Dr Conrad T.C. Wong for his firms owning some land in Ta Kwu Ling
9	The application was submitted by CLP Power Hong Kong Limited, which was a subsidiary of CPL Holdings Limited (CLP).	- Dr. Conrad T.C. Wong for having current business dealings with CLP
30A	The application was submitted by Ease Gold Development Ltd., which was a subsidiary company of Sun Hung Kai Properties Limited (SHK).	- Miss Winnie W.M. Ng for being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Company Limited (Long Win), and SHK was one of the shareholders of KMB and Long Win - Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho for having current business dealings with SHK
46	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po area.

- For Items 4, 20 and 21, as the land owned by the firms of Dr Conrad T.C. Wong had no direct view of the application sites, the Committee agreed that he could stay in the meeting.
- For Item 9, 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. For Item 30A, the Committee also noted that Miss Winnie W.M. Ng and Mr Vincent K.Y. Ho had tendered apologies for being unable to attend the meeting.
- For Item 46, as the property owned by Mr K.W. Leung had no direct view of the application site, the Committee agreed that he could stay in the meeting.

**Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/734_rnt_agenda.html for details of the planning applications.*

**Minutes of 735th Rural and New Town Planning Committee
(held on 26.1.2024)**

Renewal Case

Application for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
8	A/SK-HH/82	Temporary School (Kindergarten) in “Other Specified Uses” annotated “Residential Cum Marina Development” Zone, Shop D & Yard, G/F, Marina Cove Shopping Centre, Sai Kung	27.1.2024 to 26.1.2027
13	A/NE-LYT/815	Temporary Public Vehicle Park (Private Cars) “Agriculture” Zone, Lot 470 (Part) in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling	6.2.2024 to 5.2.2027
64	A/YL-PS/703	Temporary Public Vehicle Park (Private Cars) in “Village Type Development” Zone, Lots 44 (Part), 72 (Part) and 73 (Part) in D.D. 122 and Adjoining Government Land, Ha Mei San Tsuen, Ping Shan, Yuen Long	27.2.2024 to 26.2.2027
70	A/YL-TT/625	Temporary Private Vehicle Park and Shop and Services in “Village Type Development” Zone, Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long	27.2.2024 to 26.2.2027
75	A/YL-TT/630	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lot 3563 S.C RP (Part) in D.D. 116, Tong Tau Po Tsuen, Yuen Long	6.2.2024 to 5.2.2027

**Minutes of 735th Rural and New Town Planning Committee
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Cases for Streamlining Arrangement

Applications approved on a temporary basis for a period of 3 years until 12.1.2027

Item No.	Application No.	Planning Application
11	A/NE-FTA/236	Temporary Logistics Warehouse in “Other Specified Uses” annotated “Port Back-up Uses” and “Agriculture” Zones, Lots 189 S.A, 189 S.B, 189 S.C, 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan
12	A/NE-HT/21	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Barbecue Spot, Play Area, Handicraft Making and Refreshment Kiosk) and Associated Filling of Land in “Agriculture” Zone, Lots 1091 RP, 1134 S.A and 1134 RP in D.D. 76, Hok Tau, Fanling
18	A/NE-LYT/820	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Agriculture” and “Residential (Group C)” Zones, Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling
19	A/NE-MUP/197	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) in “Agriculture” Zone, Lot 244 in D.D.37, Man Uk Pin, Sha Tau Kok
28	A/NE-TK/778	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) in “Agriculture” and “Open Space” Zones, Lot 552 (Part) in D.D. 17, Ting Kok, Tai Po
29	A/NE-TK/789	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) in “Village Type Development” Zone, Lots 210 (Part), 211 (Part) and 213 RP (Part) in D.D. 28, Lung Mei, Tai Po
32	A/YL-KTN/974	Temporary Site Office and Filling of Land in “Agriculture” Zone, Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long
33	A/YL-KTN/975	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Filling of Land in “Agriculture” Zone, Lots 1400 (Part) and 1401 (Part) in D.D. 107, Kam Tin North, Yuen Long
38	A/YL-PH/966	Proposed Temporary Shop and Services and Filling of Land in “Village Type Development” Zone, Lot 222 RP (Part) in D.D. 111, Sheung Che Tsuen, Pat Heung, Yuen Long
49	A/YL-ST/659	Temporary Shop and Services (Retail Shops and Convenience Store) in “Village Type Development” Zone, Lots 3049 RP (Part) and 3050 RP (Part) in D.D.102 and Adjoining Government Land, San Tin, Yuen Long
52	A/YL-ST/665	Temporary Cargo Handling and Forwarding Facilities and Warehouse for Cold Storage with Ancillary Facilities (Site Office, Staff Rest Room and Washroom) in “Residential (Group D)” Zone, Lots 204 RP (Part), 205, 206 RP (Part), 207 to 209, 210 (Part), 211 (Part), 212 (Part), 213 RP, 214 RP (Part), 215 RP (Part), 353 (Part), 354 (Part),

		355, 356 (Part), 357 (Part), 358 (Part), 359 (Part), 360 and 2 House Lot Blocks (HL-YL HLB) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long
53	A/YL-SK/349	Proposed Temporary Public Vehicle Park with Electric Vehicle Charging Facility and Filling of Land in “Agriculture” Zone, Lot 631 RP in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long
55	A/HSK/471	Temporary Warehouse for Storage of Provisions in “Residential (Group A) 2” Zone and area shown as ‘Road’, Lots 629 and 631 in D.D. 124, Lot 2002 in D.D. 125, Hung Shui Kiu, Yuen Long
69	A/YL-TT/621	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” Zone, Lots 1295 S.B RP (Part) and 1436 in D.D. 118, Tai Shu Ha Road West, Yuen Long