

## **TOWN PLANNING BOARD**

### **Minutes of 738<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 15.3.2024**

#### **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

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

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

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**

Professor John C.Y. Ng

Mr K.L. Wong

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

**In Attendance**

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

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

Town Planner/Town Planning Board  
Mr Timothy T.C. Kau

1. The Vice-chairman said that as the Chairman was engaged in another official duty, he would take up the Chairmanship of the meeting until the Chairman returned to join the meeting.

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 737<sup>th</sup> RNTPC Meeting held on 1.3.2024**

[Open Meeting]

2. The draft minutes of the 737<sup>th</sup> RNTPC meeting held on 1.3.2024 were confirmed without amendment.

**Agenda Item 2**

**Matters 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 34 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**.

5. The Secretary reported that a letter from a Legislative Council Member, Honorary Michael Tien Puk-sun, was received on 8.3.2024. The letter raised an objection to the application No. A/YL/316 mainly on the grounds that the proposed development would overload the existing transport infrastructure and social welfare facilities. According to the Town Planning Ordinance, as the letter was submitted outside the first three-week of the statutory public inspection period of the application, it should be treated as not having been made and would not be considered. The Committee noted that the applicant had requested deferment of consideration of the application.

#### Deliberation Session

6. 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.

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

## **Renewal Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

7. The Secretary reported that there were eight 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, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 2**.

#### Deliberation Session

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

9. The Committee noted that there were 21 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, a Member's declaration of interests for individual cases and the Committee's view on the declared interests were in **Annex 3**.

### Deliberation Session

10. 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.

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

### **Agenda Item 3**

#### Section 12A Application

[Open Meeting]

Y/YL-PH/6                      Application for Amendment to the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11, To rezone the application site from "Open Storage" to "Other Specified Uses" annotated "Columbarium (1)", Lot 403 (Part) in D.D. 114, Sheung Tsuen, Pat Heung, Yuen Long

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

## **Sai Kung and Islands District**

### **Agenda Item 5**

[Open Meeting]

Proposed Amendments to the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4 (RNTPC Paper No. 1/24)

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Presentation and Question Sessions

12. The following representatives from the Planning Department (PlanD) were invited to the meeting at this point:

PlanD

- |                      |   |
|----------------------|---|
| Mr Walter W.N. Kwong | - District Planning Officer/Sai Kung and Islands (DPO/SKIs) |
| Mr Sunny K.Y. Tang   | - Senior Town Planner/Sai Kung and Islands                  |
| Ms Kennie M.F. Liu   | - Town Planner/Sai Kung and Islands (TP/SKIs)               |

13. With the aid of a PowerPoint presentation, Ms Kennie M.F. Liu, TP/SKIs, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments included:

- (a) Amendment Item A – rezoning a site to the north of Discovery Valley Road from “Other Specified Uses” annotated “Staff Quarters (5)” to “Residential (Group C) 12” (“R(C)12”);
- (b) Amendment Item B1 – incorporating a sea area in Nim Shue Wan into the planning scheme area and zoning it as “R(C)13”, and rezoning a site to the south of Discovery Bay Road from “Government, Institution or Community” (“G/IC”), “Other Specified Uses” annotated “Staff Quarters (1)” (“OU(Staff Quarters)1”), “Residential (Group D)” and “Green Belt” to “R(C)13”;
- (c) Amendment Item B2 – incorporating a sea area in Nim Shue Wan into the planning scheme area and zoning it as “R(C)14”, and rezoning a site near Nim Shue Wan from “OU(Staff Quarters)1”, “Other Specified Uses” annotated “Service Area” (“OU(Service Area)”), “Other Specified Uses” annotated “Pier (3)” (“OU(Pier)3”) and “Other Specified Uses” annotated

“Petrol Filling Station” (“OU(PFS)”) to “R(C)14”;

- (d) Amendment Item B3 – rezoning a site to the northwest of the marina from “Other Specified Uses” annotated “Sports and Recreation Club (4)” (“OU(SRC)4”) and “R(C)7” to “R(C)15”;
- (e) Amendment Item B4 – rezoning a site to the south of Discovery Bay Road from “OU(Staff Quarters)1”, “OU(Service Area)”, “Other Specified Uses” annotated “Dangerous Goods Store/LPG Store”, “OU(Pier)3”, “OU(PFS)”, “G/IC” and “R(C)7” to “Other Specified Uses” annotated “Residential Development with Service Area Below” (“OU(RDSAB)”) and stipulating sub-areas for it;
- (f) Amendment Item B5 – incorporating a sea area in Nim Shue Wan into the planning scheme area and zoning it as “OU(SRC)4” and stipulating as Area B, and rezoning a site to the west of the marina from “OU(Service Area)”, “Other Specified Uses” annotated “Marina” and “OU(PFS)” to “OU(SRC)4” and stipulating it as Area B; and
- (g) Amendment Item B6 - incorporating a sea area in Nim Shue Wan into the planning scheme area and zoning it as “Other Specified Uses” annotated “Helicopter Landing Pad”.

14. As the presentation by PlanD’s representative had been completed, the Vice-chairman remarked that the amendment items were to take forward the Committee’s decisions to agree two section 12A applications (s.12A applications) No. Y/I-DB/2 and Y/I-DB/4. The Vice-chairman asked that as compared with the agreed s.12A applications, whether there were any changes in development controls under the current proposed amendments to take into account Members’ previous comments.

15. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that to address some Members’ concerns on the building height along Nim Shue Wan during the consideration of the agreed s.12A application No. Y/I-DB/4, the proposed “OU(RDSAB)” zone under Amendment Item B4 was sub-divided into three sub-areas with building height restrictions



descending from the north towards the waterfront to provide statutory control on the stepped building height profile. Besides, suitable modifications had been made to the Notes of the “OU(RDSAB)” zone, where ‘Bus Depot’, ‘Recyclable Collection Centre’, ‘Refuse Disposal Installation’, ‘Transport Terminus or Station’, ‘Vehicle and Golf Cart Depot’ and ‘Vehicle Repair Workshop’ uses would be restricted at the lowest two floors of the future development to avoid possible conflict with/adverse impact on the proposed residential development above. Except for the above, the development controls under the current proposed amendments were generally in line with the agreed s.12A applications.

16. The Vice-chairman then invited questions from Members. Some Members raised the following questions on the proposed reclamation in relation to Amendment Items B1 to B6:

- (a) details of the proposed reclamation and whether the newly reclaimed land would be subject to a land premium;
- (b) whether there was any other reclamation project in Hong Kong adopting similar construction method;
- (c) whether the nearby Nim Shue Wan beach would be affected by the proposed reclamation;
- (d) noting from the section plans in Drawings 2c and 2d of the Paper that some portions of the existing/proposed seawalls fell outside the planning scheme boundary of the OZP, whether there would be any statutory control for the construction/reclamation works to be undertaken at these areas;
- (e) whether an Environmental Impact Assessment (EIA) would be required for the proposed reclamation; and
- (f) whether the helipad (Amendment Item B6) would be formed via reclamation, and the future operation of the reprovisioned helipad.

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

- (a) according to the applicant of the relevant s.12A application No. Y/I-DB/4, the reclamation would be carried out in the form of decking over piles, as the depth of the concerned water area was relatively shallow. However, excavation might still be required if there were large rocks within the reclamation area where metal pillars were required as supporting structures. The details of the proposed reclamation would be subject to detailed design at a later stage. As the proposed reclamation area fell within a private lot, the costs of the reclamation works would be borne by the lot owner. Before the implementation of the proposed developments under the amendment items (including the proposed reclamation), the lot owner was required to apply to the Lands Department for amendment to the Master Layout Plan (MLP) under the lease, which might be subject to premium consideration;
- (b) according to the applicant of the s.12A application, part of the shopping area near the existing DB Plaza was reclaimed by similar construction method;
- (c) Nim Shue Wan beach would not be affected by the proposed reclamation under the amendment items;
- (d) for the areas outside the planning scheme boundary of the OZP, the proposed developments/works would be governed by other relevant legislations, e.g. the Foreshore and Sea-bed (Reclamations) Ordinance for reclamation works and the Buildings Ordinance for building works;
- (e) the applicant had submitted an Environmental Study to support the relevant s.12A application. While the applicant claimed that the proposed reclamation should be exempted from the provisions of the Environmental Impact Assessment (EIA) Ordinance (EIAO) as the reclamation had been authorised under the Foreshore and Sea-bed

(Reclamations) Ordinance before EIAO came into effect in 1998, the Lands Department advised that the authorised reclamation was for a leisure and resort centre rather than residential development and hence, authorisation of the proposed reclamation might need to obtain subject to further legal advice. Therefore, the submission of an EIA for the proposed reclamation might still be required. The scope and details of the EIA submission would be confirmed at detailed design stage; and

- (f) the proposed helicopter landing pad under Amendment Item B6, which would be created through reclamation, was for reprovisioning the existing helipad near Lantau Yacht Club office within Amendment Item B5 site. The existing helipad was provided by the lot owner and was required to make available for Government use at all times under the lease. While no details were given by the applicant, it was envisaged that the operation of the reprovisioned helicopter landing pad under Amendment Item B6 would be similar to that of the existing helipad.

18. A Member asked about the details of the proposed tree compensation and considered that both the number and size of trees should be taken into account in the compensation proposal. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, said that according to the applicant of the relevant s.12A applications, the majority of the trees at the amendment sites would be either retained or transplanted whilst most of the mature trees would be preserved in-situ. The felled trees (118 out of 225 trees at Amendment Item A site and 178 out of 720 trees at Amendment Items B1 to B5 site) would be compensated within the amendment sites at a ratio exceeding 1:1 in terms of number. The applicant had also committed to exploring opportunities to provide additional compensatory trees at suitable locations outside the amendment sites.

19. The Secretary supplemented that according to the Development Bureau (DEVB) Technical Circular (Works) No. 4/2020 – Tree Preservation (the Technical Circular), compensatory tree planting should be of a ratio not less than 1:1 in terms of number as far as practicable. If sufficient growing space could be identified, the compensatory tree planting ratio of 1:1 in terms of aggregated diameter at breast height should be achieved. The Member further stated that while the requirements set out in the Technical Circular were well

noted, given the presence of ample space within Discovery Bay which was under the sole ownership of the applicant, there was potential for planting more compensatory trees. Another Member echoed, and they suggested that the applicant's commitment to explore opportunities for additional compensatory trees should be reflected in the OZP to ensure better tree compensation.

20. In response to a Member's query on the possibility of imposing such requirement in the OZP at the current proposed amendment stage, the Secretary said that it was feasible to incorporate such requirement in the Explanatory Statement (ES) of the OZP to clearly reflect the views of the Town Planning Board (the Board), which would serve as guidance for the relevant government departments when processing future land documents, MLP, etc. The Vice-chairman suggested and Members agreed that the relevant paragraph in the ES of the OZP at Attachment IV of the Paper should be revised to reflect Members' concerns. The Secretary remarked that the Secretariat of the Board would follow up on the revision to the ES to take into account Members' views on tree compensation.

21. After deliberation, subject to the revision of the ES to address Members' concerns on tree compensation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Discovery Bay OZP No. S/I-DB/4 as shown on the draft Discovery Bay OZP No. S/I-DB/4A at Attachment II of the Paper (to be renumbered as S/I-DB/5 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper with the revision on tree compensation for the draft Discovery Bay OZP No. S/I-DB/4A (to be renumbered as S/I-DB/5) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

22. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if

appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

[Post-meeting Note: the following statement was added to the end of paragraph 7.3 of the ES: "To maintain and enhance the landscape quality of the area, the developer(s) should endeavour to achieve enhanced tree compensation arrangement, as far as practicable, for any tree felling due to new developments in Discovery Bay."]

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), and Mr Matthew L.M. Tai, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

### **Agenda Item 7**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/348            Temporary Private Garden for a Period of 3 Years in "Village Type Development" Zone and area shown as 'Road', Lots 1067 S.D and 1074 S.B (Part) in D.D. 244 and Adjoining Government Land, Ho Chung New Village, Sai Kung  
(RNTPC Paper No. A/SK-HC/348)

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

23.            With the aid of some plans, Mr Matthew L.M. Tai, TP/SKIs, briefed Members on the background of the application, the applied use, departmental 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.

24.            Noting that part of the application site (the Site) was government land (GL), a Member enquired whether the GL could be used for Small House development by eligible indigenous villagers. In response, Mr Matthew L.M. Tai, TP/SKIs, said that the GL portion of the Site mainly fell within an area shown as 'Road' on the Outline Zoning Plan and Small House development was not in line with the planning intention of area shown as 'Road'.

### Deliberation Session

25. Noting that it was common for GL being granted to the owners of the adjoining Small Houses/Houses at low fees for private garden use, a Member opined that appropriate mechanism could be explored to discourage such similar cases in the future.

26. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.3.2027, on the terms of the application as submitted to the Town Planning Board. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

### **Agenda Item 9**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/291 Proposed Minor Relaxation of Site Coverage and Plot Ratio Restrictions for Permitted House Development in “Residential (Group C)2” Zone, Lot 859 in D.D. 216, 101 Tai Mong Tsai Road, Sai Kung (RNTPC Paper No. A/SK-PK/291A)

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#### Presentation and Question Sessions

27. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

28. Members had no question on the application.

### Deliberation Session

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 15.3.2028, 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.

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

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

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

### **Agenda Item 10**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/693 Proposed Public Utility Installation (Stormwater Storage Facility) in "Open Space" Zone, Government Land at Tai Po Old Market Playground (Part) and a registered slope No. 7NW-B/F 193, Tai Po  
(RNTPC Paper No. A/TP/693)

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30. The Secretary reported that the application site (the Site) was located in Tai Po. The application was submitted by the Drainage Services Department (DSD) and AECOM Asia Company Limited (AECOM) was the consultant of the applicant. The following Members had declared interests on the item:

- |                     |   |  |
|---------------------|---|--|
| Dr Venus Y.H. Lun   | - | co-owning with spouse a property in Tai Po;              |
| Dr Conrad T.C. Wong | - | having current business dealings with DSD and AECOM; and |
| Mr Vincent K.Y. Ho  | - | having current business dealings with AECOM.             |

31. As the property co-owned by Dr Venus Y.H. Lun with her spouse had no direct view of the Site, and Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had no involvement in the application, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

32. 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.

33. Members had no question on the application.

#### Deliberation Session

34. 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 15.3.2028, 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 11**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/765            Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lots 567 S.D and 573 S.G in D.D. 8, Sha Pa, Lam  
Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/765)

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#### Presentation and Question Sessions

35. 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 comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

36. Noting that the application site (the Site) was the subject of a previous application (No. A/NE-LT/758) submitted by the same applicant for the same proposed development which was rejected by the Committee in October 2023, a Member asked whether the previous and current applications were submitted by the same authorised agent and the applicant had provided any new justifications for the current application. In response, Mr Kevin K.W. Lau, STP/STN, said that the previous and current applications were submitted by the same authorised agent and supported by largely similar justifications.

37. The Secretary remarked that under the Town Planning Ordinance, there was no provision for the Town Planning Board (the Board) not to consider applications for the sites that were the subject of previously rejected application(s), even if the applications were submitted by the same applicant with similar proposals. Besides, there might be change in planning circumstances and new justifications from the applicant for such repeated applications.

38. A Member noted that there was a number of Small House grants approved by the Lands Department in the vicinity of the Site, with some of them approved more than 20 years ago but yet to be executed, and enquired about the reason for such a delay in implementation. In response, Mr Kevin K.W. Lau, STP/STN, said that the implementation of the proposed Small House developments was subject to the specific circumstances of individual cases, such as certain technical considerations.

39. In response to a Member's query on whether the proposed Small House could be considered as an "infill" development warranting sympathetic consideration, the Secretary said that according to the 'Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories' (the Interim Criteria), sympathetic consideration might be given to a New Territories Exempted House (NETH)/Small House application if there were specific circumstances to justify the case, such as the Site being an infill site among existing NTEHs/Small Houses. However, for the current application, most of the proposed NTEH/Small House developments in its vicinity

were yet to be implemented and hence the cluster of NTEHs/Small Houses was not yet established. As such, sympathetic consideration could not be given in accordance with the Interim Criteria.

### Deliberation Session

40. A Member observed that for applications with very slim chance of approval under the prevailing assessment criteria of the Board, some applicants still made repeated submissions without any new justifications, and, as a result, the relevant government bureaux/departments and the Board had to devote considerable effort to process those applications. The Member suggested that PlanD could explore to promulgate more information in respect of the assessment criteria of the Board, with a view to minimising the number of such applications. In response, the Secretary said that in formulating the Interim Criteria, the locals had been consulted and the Interim Criteria had been promulgated and exercised effectively for a long time. With years of implementation, the locals were well aware of the assessment criteria as detailed in the Interim Criteria. Besides, the Interim Criteria were available to the public from the Board's website and members of the public could always seek advice from the District Planning Offices of PlanD before submitting a formal application if needed. After discussion, Members generally considered that the current practice in promulgating the relevant assessment criteria for public information was adequate.

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

(b) land is still available within the “Village Type Development” (“V”) zones

of Shui Wo and Sha Pa which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zones for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

## **Agenda Item 12**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/639      Proposed Public Utility Installation (Solar Photovoltaic System) in  
“Village Type Development” Zone, Lot 1005 in D.D. 7, Wai Tau  
Tsuen, Tai Po  
  
(RNTPC Paper No. A/NE-KLH/639)

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### **Presentation and Question Sessions**

42.            With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

43.            Two Members raised the following questions:

- (a)      whether installation of solar panels at the rooftop of a New Territories Exempted House (NTEH) or a temporary structure required planning permission from the Town Planning Board (the Board); and
- (b)      whether the two temporary structures at the application site (the Site) were authorised by relevant government department(s).

44.            In response, Mr Jeffrey P.K. Wong, STP/STN, made the following main points:

- (a)      according to the Notes of the Outline Zoning Plan, ‘Public Utility

Installation' was a Column 2 use which required planning permission from the Board within the subject "Village Type Development" zone. However, for the solar panels installed at the rooftop of NTEHs, if the electricity generated was for the use of the NTEH, it could be regarded as an ancillary use and no planning permission was required. As the proposed solar photovoltaic system under the application would be installed at two temporary structures and connected to the existing electrical power network under the 'Renewable Energy Feed-in Tariff Scheme', it would be regarded as 'Public Utility Installation' and planning permission from the Board was required; and

- (b) according to the Lands Department, the two temporary structures at the Site were surveyed squatter structures which were tolerated to remain on a temporary basis. According to the applicant, both structures were recently rebuilt.

#### Deliberation Session

45. 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 15.3.2028, 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 Items 15 and 16**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/792            Proposed House (New Territories Exempted House - Small House) in  
“Green Belt” Zone, Government Land near Lot 840 in D.D.28, Lung  
Mei, Tai Po  
(RNTPC Paper No. A/NE-TK/792)

A/NE-TK/793            Proposed House (New Territories Exempted House - Small House) in  
“Green Belt” Zone, Lot 391 S.A in D.D. 28, Lung Mei, Tai Po  
(RNTPC Paper No. A/NE-TK/793)

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46.            The Committee agreed that as the two s.16 applications for proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to each other within the same “Green Belt” zone, they could be considered together.

### **Presentation and Question Sessions**

47.            With the aid of some plans, Mr Jeffrey P.K. Wong, 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 did not support the applications.

48.            Members had no question on the applications.

### **Deliberation Session**

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

- “(a)    the proposed development is not in line with the planning intention of the “Green Belt” zone which is primarily for defining the limits of urban and

sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from this planning intention; and

- (b) land is still available within the “Village Type Development” (“V”) zone of Lung Mei and Tai Mei Tuk 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 infrastructure and services.”

### **Agenda Items 18 to 20**

#### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/156            Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1396 S.B and 1397 S.B in D.D. 39, Ma Tseuk Leng, Sha Tau Kok

A/NE-LK/157            Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1396 S.C and 1397 S.C in D.D. 39, Ma Tseuk Leng, Sha Tau Kok

A/NE-LK/158            Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1396 S.D and 1397 S.D in D.D. 39, Ma Tseuk Leng, Sha Tau Kok  
(RNTPC Paper No. A/NE-LK/156, 157 and 158)

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50.            The Committee agreed that as the three s.16 applications for proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located in close proximity to one another within the same “Agriculture” zone, they could be considered together.

### Presentation and Question Sessions

51. 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 Paper. The Planning Department had no objection to the applications.

52. In response to a Member's query on the status of the Small House grants in relation to the applications, Mr Tim T.Y. Fung, STP/STN, said that as advised by the Lands Department, the relevant Small House grants were still under processing. Since the previous planning approvals had already lapsed, the applicants had to submit fresh s.16 applications for the proposed developments.

### Deliberation Session

53. 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 permissions should be valid until 15.3.2028, and after the said date, the permissions should cease to have effect unless before the said date, the developments permitted were commenced or the permissions were renewed. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

### **Agenda Item 36**

#### Section 16 Application

[Open Meeting]

A/NE-TKLN/81 Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of Three Years in "Recreation" Zone, Lots 1479 S.B ss.3 and 1480 S.B RP in D.D. 78, Ta Kwu Ling North

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

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

[Dr Venus Y.H. Lun left the meeting temporarily at this point.]

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

[Ms Lucille L.S. Leung and Mr C.K. Fung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Ms Andrea W.Y. Yan, Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE), were invited to the meeting at this point.]

### **Agenda Item 39**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/101                      Temporary Warehouse and Vehicle Repair Workshop with Ancillary Office and Staff Rest Room for a Period of 3 Years in "Open Space" and "Other Specified Uses" annotated "Business and Technology Park" Zones and area shown as 'Road', Lots 736 RP, 738 RP (Part) and 739 RP in D.D. 95 and Adjoining Government Land, Kwu Tung North (RNTPC Paper No. A/KTN/101)

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55.                      The Secretary reported that the application site (the Site) was located in Kwu Tung and Dr C.H. Hau had declared an interest on the item for owning a property in Kwu Tung. As the property owned by Dr C.H. Hau had no direct view of the Site, the Committee agreed that he could stay in the meeting.

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

56.                      With the aid of some plans, Ms Lucille L.S. Leung, 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 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 application site (the Site) falls with the Remaining Phase of the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) with imminent land resumption and development programme. Approval of the application would jeopardise the planned developments of the Site under the KTN/FLN NDA. There is no strong planning justifications in the submission for a departure from the planning intentions.”

### **Agenda Item 41**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/964 Proposed Flats with Minor Relaxation of Plot Ratio and Building Height Restrictions in “Residential (Group E)” Zone, Lot 1071 in D.D. 103 and Adjoining Government Land, Ha Ko Po Tsuen, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/964A)

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59. The Secretary reported that the application was submitted by Ease Gold Development Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

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 having shareholding interests

of KMB and Long Win;

Dr Conrad T.C. Wong - having current business dealings with SHK;  
and

Mr Vincent K.Y. Ho - having current business dealings with SHK.

60. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she should refrain from discussion for the item and be invited to leave the meeting temporarily for the deliberation session. As Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho had no involvement in the application, the Committee agreed that they could stay in the meeting.

61. With the aid of a PowerPoint presentation, 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.

62. Members had no question on the application.

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

#### 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 15.3.2028, 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.

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

## **Agenda Item 46**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/984      Proposed Temporary Private Club for a Period of 3 Years in  
“Residential (Group C) 2” Zone, Lot 130 RP in D.D.110 and Adjoining  
Government Land, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/984)

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### **Presentation and Question Sessions**

64.            With the aid of some plans, Ms Andrea W.Y. Yan, TP/FSYLE, briefed Members on the background of the application, the proposed use, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

65.            Members had no question on the application.

### **Deliberation Session**

66.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 15.3.2027, 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 Vice-chairman thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

[Dr Venus Y.H. Lun rejoined the meeting at this point.]

**Tuen Mun and Yuen Long West District**

**Agenda Item 61**

[Open Meeting]

Proposed Amendments to the Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16  
(RNTPC Paper No. 2/24)

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67. The Secretary reported that Amendment Item A involved rezoning of a site at Tin Shui Wai Area 14 to facilitate a proposed private residential development, which was supported by an engineering feasibility study (EFS) conducted by the Civil Engineering and Development Department (CEDD), and Amendment Item A site was mainly occupied by the Tin Shui Wai Bus Depot of the Kowloon Motor Bus Company (1933) Limited (KMB) under Short Term Tenancies. The following Members had declared interests on the item:

- |                     |   |  |
|---------------------|---|--|
| Miss Winnie W.M. Ng | - | for being a director of KMB; and   |
| Dr C.H. Hau         | - | for being a member of a focus group of CEDD on the study related to the Kau Yi Chau Artificial Islands, an adviser to CEDD on the development of New Territories North, and conducting contract research projects with CEDD. |

68. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she should be invited to leave the meeting temporarily for the item. As Dr C.H. Hau had no involvement in Amendment Item A, the Committee agreed that he could stay in the meeting.

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

**Presentation and Question Sessions**

69. The following government representatives and consultants were invited to the meeting at this point:

Planning Department (PlanD)

- Mr Raymond H.F. Au - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)
- Mr Eric C.Y. Chiu - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)
- Ms Jessie M.H. Kwok - Town Planner/Tuen Mun and Yuen Long West

CEDD

- Mr Carl K.S. Ng - Senior Engineer/10 (W)
- Mr Ray C.W. Choy - Engineer/24 (W)

Consultants

- Dr Karl An - AECOM Asia Company Limited (AECOM)
- Ms C.M. Kwok - AECOM

70. With the aid of a PowerPoint presentation, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), technical considerations, provision of government, institution and community facilities and open space in the area, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments included:

- (a) Amendment Item A – rezoning a site in Tin Shui Wai Area 14 from “Other Specified Uses” annotated “Bus Depot”, “Government, Institution or Community” (“G/IC”) and area shown as ‘Road’ to “Residential (Group A)2”;
- (b) Amendment Item B1 – rezoning a site in Tin Shui Wai Area 115 from “Comprehensive Development Area” (“CDA”) to “Residential (Group B) 3” (“R(B)3”) with designation of non-building area (NBA);
- (c) Amendment Item B2 – rezoning a site in Tin Shui Wai Area 112 from “CDA” to “R(B)4” with designation of NBA;

- (d) Amendment Item B3 – rezoning two strips of land in Tin Shui Wai Areas 112 and 115 from “CDA” to area shown as ‘Road’; and
- (e) Amendment Item C – rezoning a site at the junction of Tin Yip Road and Tin Kwai Road from “Other Specified Uses” annotated “Telephone Exchange” to “G/IC”.

71. The Vice-chairman remarked that Amendment Items B and C were mainly to reflect the as-built developments and the latest planning circumstances. In response to the Vice-chairman’s enquiry, Mr Raymond H.F. Au, DPO/TMYLW, PlanD said that Amendment Item A site (Item A Site) was intended to be disposed for private residential development upon completion of the statutory OZP amendment process. The Vice-chairman then invited questions and views from Members.

72. A Member enquired whether there was any possibility to include Tin Chuk Street and the telephone exchange site to the west of Item A site into the proposed private residential development to optimise utilisation of land resources. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD said that Tin Chuk Street was the only vehicular access to the existing Tin Shui Wai Tin Chuk Street Sewage Pumping Station to the southwest of Item A Site currently serving the Tin Shui Wai area, while access to the telephone exchange to the west of Item A site was from Tin Pak Road. The relevant government bureau(x)/department(s) currently had no plan to relocate the sewage pumping station and the telephone exchange. As such, Tin Chuk Street, the sewage pumping station site and the telephone exchange site were not included in the site boundary of the proposed residential housing development under CEDD’s EFS. In that regard, the same Member considered that retaining Tin Chuk Street to serve solely the sewage pumping station might not be efficient in terms of land utilisation, and opined that consideration could be given to including Tin Chuk Street into the proposed private residential development site should there be a change in circumstances in the future.

73. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Tin Shui Wai OZP No.

S/TSW/16 as shown on the draft Tin Shui Wai OZP No. S/TSW/16A at Attachment II of the Paper (to be renumbered as S/TSW/17 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and

- (b) adopt the revised Explanatory Statement (ES) for the draft Tin Shui Wai OZP No. S/TSW/16A at Attachment IV of the Paper (to be renumbered as S/TSW/17) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

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

[The Vice-chairman thanked the government representatives and consultants for attending the meeting. They left the meeting at this point.]

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

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

### **Agenda Item 63**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/506      Proposed Filling of Land for Permitted Agricultural Use in "Village Type Development" Zone, Lot 1394 S.A in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/506)

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### Presentation and Question Sessions

75. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed works, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

76. A Member noted that when the previous application No. A/YL-LFS/271 for proposed filling of land was approved by the Committee in 2015, the application site (the Site) was fragmented from the fish ponds/wetland in the Wetland Conservation Area due to unauthorised development, and asked if there had been any change/improvement to the environment in the area since then. In response, Mr Eric C.Y. Chiu, STP/TMYLW, said that around 2015, land filling works had been carried out in the vicinity of the Site and the environment of the area was adversely affected. Subsequently, with enforcement actions taken by the Planning Authority, the environment of the Site and its vicinity had seen improvements in recent years and the area was now largely covered by vegetation. The Vice-chairman expressed appreciation for the effectiveness of enforcement actions taken by the Planning Department.

### Deliberation Session

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

- “(a) the proposed filling of land, which falls within the Wetland Buffer Area, is not in line with the Town Planning Board Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate that the proposed filling of land would not result in “net-loss in wetland” and negative off-site disturbance impact to the wetland/fishponds at the Wetland Conservation Area; and
- (b) the applicant fails to justify the need for the proposed filling of land, and to



demonstrate that the proposed filling of land would not have adverse landscape impact on the surrounding areas.”

### **Agenda Item 65**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/508      Temporary Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group E)” and “Green Belt” Zones, Lots 1700 (Part) and 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/508)

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

78.            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 did not support the application.

79.            Members had no question on the application.

#### **Deliberation Session**

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

- “(a)    the applied use is not in line with the planning intention of the “Residential (Group E)” zone, which is primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Town Planning Board. 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 Guidelines for

‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that the applicant fails to demonstrate that the applied use would not have adverse traffic impact on the surrounding areas; and

- (c) the applicant fails to demonstrate that the applied use would not be susceptible to adverse slope safety impact and would not have adverse slope safety impact on the surrounding areas.”

**Agenda Item 67**

**Section 16 Application**

[Open Meeting]

A/YL-PN/75                      Proposed Redevelopment of House (New Territories Exempted House), and Filling and Excavation of Land in “Coastal Protection Area” Zone, Lot 117 in D.D. 135 and Adjoining Government Land, Sheung Pak Nai, Yuen Long

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

[The Vice-chairman thanked PlanD’s representative for attending the meeting. He left the meeting at this point.]

[The Chairman joined the meeting and took over the Chairmanship at this point.]

**Agenda Item 86**

Any Other Business

Section 16A Application

[Open Meeting]

A/YL-TYST/1132-4      Application for Extension of Time for Compliance with Planning Conditions, Government Land in D.D. 120, Lam Hau Tsuen, Yuen Long (including part of the Former Wa Fung School)

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82.            The Secretary reported that application No. A/YL-TYST/1132 was approved with conditions by the Committee on 10.6.2022. The deadline for compliance with approval conditions was 10.3.2024 for conditions (a) and (d) and 10.6.2024 for conditions (b) and (e). An application for extension of time for compliance with approval conditions up till 10.6.2024 for conditions (a) and (d) and up till 10.9.2024 for conditions (b) and (e) was received by the Town Planning Board on 8.3.2024, which was the last working day before the expiry of the specified time limit for approval conditions (a) and (d). The time limit for compliance with conditions (a) and (d) had already expired on 10.3.2024, and the planning approval for the subject application had ceased to have effect and had on the same date been revoked.

83.            After deliberation, the Committee noted that the section 16A application could not be considered as the planning permission was no longer valid at the time of consideration.

84.            There being no other business, the meeting was closed at 4:35 p.m..

**Minutes of 738<sup>th</sup> Rural and New Town Planning Committee  
(held on 15.3.2024)**

**Deferral Cases**

Requests for Deferment by Applicant for Two Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
4	Y/YL-LFS/12	4 <sup>th</sup> #
8	A/SK-HC/349	1 <sup>st</sup>
17	A/NE-HLH/73	1 <sup>st</sup>
22	A/NE-LYT/816	2 <sup>nd</sup> ^
24	A/NE-MKT/33	1 <sup>st</sup>
25	A/NE-MKT/34	1 <sup>st</sup>
28	A/NE-MUP/200	1 <sup>st</sup>
29	A/NE-TKL/742	2 <sup>nd</sup> ^
32	A/NE-TKL/747	1 <sup>st</sup>
37	A/FSS/296	1 <sup>st</sup>
38	A/FSS/297	1 <sup>st</sup>
42	A/YL-KTN/980	1 <sup>st</sup>
43	A/YL-KTN/981	1 <sup>st</sup>
44	A/YL-KTN/982	1 <sup>st</sup>
45	A/YL-KTN/983	1 <sup>st</sup>
47	A/YL-KTN/985	1 <sup>st</sup>
48	A/YL-KTN/987	1 <sup>st</sup>
49	A/YL-KTN/989	1 <sup>st</sup>
50	A/YL-KTN/990	1 <sup>st</sup>
51	A/YL-KTN/991	1 <sup>st</sup>
52	A/YL-KTS/988	1 <sup>st</sup>
53	A/YL-KTS/990	1 <sup>st</sup>
54	A/YL-KTS/991	1 <sup>st</sup>
56	A/YL-MP/363	1 <sup>st</sup>
57	A/YL-MP/364	1 <sup>st</sup>
58	A/YL-NSW/322	1 <sup>st</sup>
60	A/YL-SK/362	1 <sup>st</sup>
64	A/YL-LFS/507	1 <sup>st</sup>
68	A/YL/316	1 <sup>st</sup>
74	A/YL-TT/635	1 <sup>st</sup>
75	A/YL-TT/636	1 <sup>st</sup>
76	A/TM-SKW/124	1 <sup>st</sup>
77	A/HSK/490	2 <sup>nd</sup> ^
79	A/HSK/501	1 <sup>st</sup>

**Note:**

# For Item 4, as the application was submitted before 24.8.2021, the considerations for deferral under the then Town Planning Board Guidelines No. 33A are applicable.

^ 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.

**Declaration of Interests**

The Secretary reported the following declaration of interests:

Item No.	Members' Declared Interests	
4	The application was submitted by New Magnificent Limited, which was affiliated with Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant.	<ul style="list-style-type: none"> <li>- 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 having shareholding interests of KMB and Long Win</li> <li>- Dr Conrad T.C. Wong and Mr Vincent K.Y. Ho for having current business dealings with SHK and AECOM</li> </ul>
29 and 32	The applicaiton sites were located in Ta Kwu Ling.	<ul style="list-style-type: none"> <li>- Dr Conrad T.C. Wong for his firms owning some land in Ta Kwu Ling</li> </ul>
43	The application was submitted by Sanfield (Management) Limited.	<ul style="list-style-type: none"> <li>- Dr Conrad T.C. Wong for having current business dealings with Sanfield (Management) Limited</li> </ul>
56	The application site was located in Mai Po. The application was submitted by CLP Power Hong Kong Limited (CLP).	<ul style="list-style-type: none"> <li>- Mr K.W. Leung for owning a property in Mai Po</li> <li>- Dr Conrad T.C. Wong for having current business dealings with CLP</li> </ul>
58	The application was submitted by CLP.	<ul style="list-style-type: none"> <li>- Dr Conrad T.C. Wong for having current business dealings with CLP</li> </ul>
68	The application was submitted by Hong Kong Housing Authority (HKHA).	<ul style="list-style-type: none"> <li>- Mr Paul Y.K. Au (as Chief Engineer (Works), Home Affairs Department) for being a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA</li> <li>- Dr Conrad T.C. Wong for having current business dealings with HKHA</li> </ul>

The Committee noted that Mr Paul Y.K. Au had tendered an apology for being unable to attend the meeting and Dr Conrad T.C. Wong had not yet joined the meeting. As the interest of Miss Winnie W.M. Ng was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the discussion for Item 4. As Mr Vincent K.Y. Ho had no involvement in the application under Item 4, and the property owned by Mr K.W. Leung had no direct view of the application site of Item 56, the Committee agreed that they could stay in the meeting.

**Minutes of 738<sup>th</sup> Rural and New Town Planning Committee  
(held on 15.3.2024)**

**Renewal Cases**

Applications for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
6	A/SK-CWBN/76	Temporary Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lot 106 RP in D.D. 239, Mang Kung Uk, Hang Hau, Sai Kung	28.3.2024 - 27.3.2027
23	A/NE-LYT/822	Temporary Golf Training Centre in “Agriculture” Zone, Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling	27.3.2024 - 26.3.2027
40	A/KTN/102	Temporary Soya Products Processing Workshop, Retailing and Outside Seating Accommodation in “Agriculture(1)” Zone, Lots 1049 and 1050 in D.D. 95 and Adjoining Government Land, Kwu Tung North, Sheung Shui	31.3.2024 - 30.3.2027
66	A/YL-LFS/509	Temporary Transitional Housing with Ancillary Uses in “Residential (Group C)” and “Residential (Group D)” Zones, Various Lots in D.D. 128 and D.D. 129, and adjoining Government Land, Lau Fau Shan, Yuen Long	15.3.2024 - 15.3.2027
70	A/YL-TYST/1254	Temporary Shop and Services in “Residential (Group D)” Zone, Lot 2734 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long	1.5.2024 - 30.4.2027
73	A/YL-TYST/1257	Temporary Warehouse for Storage of Machinery and Spare Parts in “Government, Institution or Community (2)” and “Open Space” Zones and area shown as ‘Road’, Lots 1483 S.A RP and 1483 S.B RP in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long	7.4.2024 - 6.4.2027
81	A/HSK/503	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) in “Open Space” Zone, Lot 908 RP in D.D.125, Ha Tsuen, Yuen Long	7.4.2024 - 6.4.2027
82	A/HSK/504	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) in “Open Space” Zone and area shown as ‘Road’, Lots 904 S.B RP and 907 RP in D.D. 125, Ha Tsuen, Yuen Long	15.5.2024 - 14.5.2027

**Declaration of Interests**

The Secretary reported the following declaration of interests:

<b>Item No.</b>	<b>Members' Declared Interests</b>	
40	The application site was located in Kwu Tung.	- Dr C.H. Hau for owning a property in Kwu Tung
66	The application was submitted by Tung Wah Group of Hospitals (TWGHs).	- Dr Conrad T.C. Wong for having current business dealings with TWGHs

As the property owned by Dr C.H. Hau had no direct view of the application site of Item 40, and Dr Conrad T.C. Wong had no involvement in the application under Item 66, the Committee agreed that they could stay in the meeting.



**Minutes of 738<sup>th</sup> Rural and New Town Planning Committee  
(held on 15.3.2024)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 15.3.2027

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
13	A/NE-SSH/153	Temporary Private Car Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lots 449 S.F, 449 RP, 450 RP (Part), 450 S.B (Part), 464, 465 (Part), 466 S.A (Part), 466 S.B ss.1, 467, 524 (Part) and 528 (Part) in D.D. 209, Shap Sz Heung, Tai Po
14	A/NE-SSH/154	Proposed Temporary Private Car Park (Private Cars Only) in “Village Type Development” Zone, Lot 462 in D.D. 209, Kei Ling Ha San Wai, Shap Sz Heung, Tai Po
21	A/NE-LYT/813	Proposed Temporary Private Car Park (Private Car and Light Goods Vehicle Only) in “Village Type Development” Zone, Taxlord Lot 1766 RP (Part) in D.D. 83, Tsz Tong Tsuen, Lung Yeuk Tau, Fanling
26	A/NE-MUP/193	Proposed Temporary Logistics Centre and Associated Filling of Land in “Agriculture” Zone, Lots 25 (Part), 26 (Part) and 27 in DD. 38, Lots 802 (Part), 804 (Part), 806, 807, 808, 809, 811, 812, 813, 823 S.B RP, 824 S.B RP, 825, 826, 827, 828 S.B RP in D.D. 46 and Adjoining Government Land, Sha Tau Kok
27	A/NE-MUP/199	Proposed Temporary Shop and Services (Real Estate Agency) and Filling of Land in “Agriculture” Zone, Lot 755 RP in D.D. 46, Ta Kwu Ling
30	A/NE-TKL/745	Proposed Temporary Open Storage of Construction Machinery and Construction Materials in “Agriculture” Zone, Lots 175 and 176 in D.D. 84, Ta Kwu Ling
31	A/NE-TKL/746	Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 645 (Part), 647, 650 S.A, 650 S.B (Part), 651 (Part), 653 (Part) and 654 (Part) in D.D. 82, Ta Kwu Ling
33	A/NE-TKLN/75	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services in “Village Type Development” and “Recreation” Zones, Lots 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North
34	A/NE-TKLN/77	Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities in “Recreation” Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North
35	A/NE-TKLN/80	Proposed Temporary Public Vehicle Park (Private Car Only) and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lot 389 RP, 395 S.A, 395 RP, 396 S.A, 396 RP and 398 RP in D.D. 78, Ta Kwu Ling North

59	A/YL-SK/361	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land in “Agriculture” Zone, Lot 1639 S.A (Part) in D.D. 114, Shek Kong, Yuen Long
62	A/YL-HTF/1167	Temporary Open Storage of Metal in “Residential (Group D)” Zone, Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long
69	A/YL-TYST/1249	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long
71	A/YL-TYST/1255	Proposed Temporary Warehouse for Storage of Vehicles and Vehicle Parts in “Undetermined” Zone, Lot 1198 S.E (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long
72	A/YL-TYST/1256	Temporary Warehouse for Storage of Exhibition Materials in “Open Space” and “Residential (Group A) 3” Zones, Lot 1495 (Part) in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long
78	A/HSK/498	Temporary Public Vehicle Park (Excluding Container Vehicle) and Storage of Vehicle Parts in “Other Specified Uses” annotated “Enterprise and Technology Park”, “Open Space” and “Village Type Development” Zones, Lot 1225 (Part) in D.D. 124, San Sang Tsuen, Tin Ha Road, Hung Shui Kiu
80	A/HSK/502	Temporary Logistics Centre with Ancillary Site Office in “Residential (Group A) 3” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
83	A/HSK/505	Temporary Logistics Centre in “Government, Institution or Community”, “Residential (Group A) 4” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D.125, Ha Tsuen, Yuen Long
84	A/HSK/506	Temporary Open Storage of Trucks and Goods Compartments of Dump Trucks in “Residential (Group A) 3” Zone, Lots 799 (Part) and 800 (Part) in D.D. 125 and Lot 3300 (Part) in D.D. 129, Ha Tsuen, Yuen Long
85	A/HSK/507	Temporary Warehouse for Storage of Food Provision in “Open Space” Zone, Lots 674 (Part), 675 S.A (Part), 675 S.B (Part) and 676 in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long

(b) Application approved on a temporary basis for a period of 5 years until 15.3.2029

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
55	A/YL-KTS/992	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Filling of Land in “Agriculture” Zone, Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long

**Declaration of Interest**

The Secretary reported the following declaration of interest:

<b>Item No.</b>	<b>Member's Declared Interest</b>	
30 and 31	The application sites were located in Ta Kwu Ling.	- Dr Conrad T.C. Wong for his firms owning some land in Ta Kwu Ling

As the properties owned by Dr Conrad T.C. Wong's firms had no direct view of the application sites, the Committee agreed that he could stay in the meeting.