

## **TOWN PLANNING BOARD**

### **Minutes of 739<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 5.4.2024**

#### **Present**

Mr Daniel K.S. Lau

Vice-chairman

Mr K.W. Leung

Dr Venus Y.H. Lun

Mrs Vivian K.F. Cheung

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

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

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

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Dr Billy C.W. Ma

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

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

Secretary

**Absent with Apologies**

Director of Planning  
Mr Ivan M.K. Chung

Chairman

Dr C.M. Cheng

**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  
Ms Sandy S.Y. Yik

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

**Agenda Item 1**

Confirmation of the Draft Minutes of the 738<sup>th</sup> RNTPC Meeting held on 15.3.2024

[Open Meeting]

2. The draft minutes of the 738<sup>th</sup> RNTPC meeting held on 15.3.2024 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 26 cases requesting the Town Planning Board to defer consideration of the applications. Details of those requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

#### Deliberation Session

5. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants pending submission of further information or as requested by the Planning Department pending confirmation on whether there was any representation related to the application sites before deciding on whether the applications should be considered, as recommended in the Papers.

## **Renewal Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

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

### Deliberation Session

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

### **Cases for Streamlining Arrangement**

#### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

8. The Committee noted that there were 16 cases selected for streamlining arrangement and the Planning Department (PlanD) had no objection to the applications for temporary uses or considered that the uses could be tolerated on a temporary basis for the applied/recommended periods. Details of those planning applications, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 3**.

### Deliberation Session

9. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods or the period as recommended by PlanD on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions 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**

[Messrs Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), and Sheldon M.S. Ng, 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/I-TCTC/65            Proposed Training Centre and Eating Place in “Residential (Group A)”  
Zone, Portion of 5/F, Car Park No. 2 Yat Tung Estate, Tung Chung,  
Lantau Island  
  
(RNTPC Paper No. A/I-TCTC/65A)

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**Presentation and Question Sessions**

10.            With the aid of a PowerPoint presentation, Mr Sheldon M.S. Ng, TP/SKIs, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

11.            Some Members raised the following questions:

- (a)    noting the applicant’s claim that the utilisation of the car parking spaces at Yat Tung Estate was low given the relatively low car ownership of the residents in the estate, whether the applicant had provided figures on such utilisation rate;
- (b)    whether the existing uses, e.g. social welfare facilities, co-located with the car park on some floors of the subject six-storey car park building were permitted;
- (c)    noting that the application premises (the Premises) would be partially

converted from car parking spaces for the proposed uses, whether the existing infrastructure provisions and building services such as drainage, sewerage, fire services installation and air ventilation of the car park building would be able to cope with the requirement of the proposed uses;

- (d) whether relevant restaurant licence, which could provide statutory control and monitoring on the operation, would be required for the proposed eating place;
- (e) noting that the proposed training centre and eating place would be operated by non-governmental organisations (NGOs) as proposed by the applicant (i.e. Link Properties Limited), how such operation mode would be arranged;
- (f) whether a condition requiring the proposed eating place be operated by NGO for vocational training purpose would be imposed in the planning approval or under the lands regime in the future; and
- (g) in the event that the applicant ceased cooperation with the NGO, whether the applicant could rent out the Premises to the private sector to operate the proposed eating place on a commercial basis.

12. 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 traffic impact assessment submitted by the applicant, with the reduction of 42 private car parking spaces and relocation of five motorcycle parking spaces upon conversion of the Premises for the proposed uses by 2028, there would still be a surplus of car parking spaces in the three car parks at Yat Tung Estate (i.e. a surplus ranging from 589 to 648 parking spaces) and the average occupancy rate of Yat Tung Car Park No. 2 and 3 would only be approximately 68% at maximum. Hence, the Transport Department had no objection to the application;

- (b) according to the Notes of the subject Outline Zoning Plan (OZP) for the subject “Residential (Group A)” (“R(A)”) zone, the proposed food bank, which could be regarded as a ‘Social Welfare Facility’ use, was always permitted, whereas ‘Eating Place’ and ‘Training Centre’ were always permitted only on the lowest three floors of a building, taken to include basements or in the purpose-designed non-residential portion of an existing building, excluding floors containing wholly or mainly car parking within the “R(A)” zone. The car park building with uses other than car parking spaces, such as social services centre, nursery, kindergartens and wet market, existed before the gazettal of the subject OZP;
- (c) a number of uses similar to the applied uses were found on G/F to 4/F of the car park building. The application was for partially converting the car parking use on the fifth floor of the car park building to the proposed uses. The submitted technical assessments demonstrated no adverse sewerage, water supply and environmental impacts arising from the proposed uses, and there was no objection from relevant government departments on the application. Besides, provision of suitable and up-to-standard facilities and building services, e.g. toilet and sewers, would be considered at building plan submission stage and the relevant government departments would ensure that the proposed uses would fully comply with the relevant regulations and requirements before operation;
- (d) as the proposal was still in an initial stage, whether restaurant licence for the proposed eating place was required would be confirmed at the detailed design stage;
- (e) the car park building was under the ownership of the applicant. According to the applicant, the Neighbourhood Advice-Action Council and St James’ Settlement had indicated their interests in operating the proposed uses in planning application stage, and details of the arrangement including the tenancy agreement would be determined at implementation stage;
- (f) car parking provision at the subject car park building was subject to a



Government lease. Should the application be approved by the Board, the applicant was required to apply to the Lands Department for a temporary waiver or lease modification for the reduction in the number of car parking spaces and to take forward the proposed uses. The operation of the eating place would be subject to the terms stipulated in the temporary waiver or modified lease, as appropriate, but whether the eating place, if permitted under the application, was operated by NGOs or for vocational training purpose would not be a consideration from statutory planning and land administration perspectives; and

- (g) although the eating place proposed by the applicant under application would be affiliated to vocational training, the planning assessments conducted were based on the type of proposed uses i.e. eating place and training centre taking into consideration mainly the land use compatibility with the surroundings and the technical feasibility. The type of operator, be it NGO or private sector subject to commercial decision, was not a relevant planning consideration.

13. The Secretary supplemented that whether the proposed eating place would be operated by NGO or private sector was not a material consideration in PlanD's planning assessments and the relevant government departments in considering the application should have taken into account the technical aspects such as any potential impacts (i.e. sewerage and nuisances) in relation to the proposed uses, rather than the operator. Unless operation by NGO was a major consideration for the Committee to approve the application, whether the eating place would be operated by NGO in future should not be relevant. If the application was approved, as long as the Premises were used for training centre and eating place uses, it would be considered in line with the approved scheme irrespective of the background of operators.

14. A Member asked if there was any information about the Premises such as the loading and floor-to-floor height to show that the proposed uses could be suitably accommodated. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that albeit no information on floor-to-floor height of the Premises provided by the applicant, the works and design for the proposed uses would be checked in detail at the building plan submission stage.

The Vice-chairman supplemented that the proposed uses at the Premises should comply with all statutory requirements including those related to building design.

#### Deliberation Session

15. The Vice-chairman remarked that the application involved converting some of the car parking spaces at Yat Tung Estate for an integrated facility with permitted social welfare facility and proposed training centre and eating place, which fell within an area zoned “R(A)”. The proposal was considered not in conflict with the planning intention of “R(A)” zone, and supported by public comments. Despite a reduction in the number of car parking spaces in Yat Tung Estate, there would be minimal impact on the overall provision in meeting the community demand.

16. Members generally supported the application mainly on the grounds of better utilisation of land resources given the vacancy of car parking spaces, provision of more social welfare facilities and commercial uses to cater for the community needs and social aspirations, and land use compatibility with the surroundings. Members also noted that detailed design and operation of the proposed uses would be scrutinised and monitored by relevant government departments under the Buildings Ordinance and other relevant regulations, and a Member’s views on the undesirable layout with toilets and kitchen located side by side for the proposed eating place would also be conveyed to the applicant for consideration.

17. Two Members, while indicating no objection to the application, raised that whether there was a need to impose restriction on the future operators of the proposed eating place in the planning approval or land lease, as the applicant had provided justifications from the perspective of non-commercial purposes and provision of social welfare support and vocational training to the community. Sympathetic considerations might inevitably be given during the consideration of the application in view of the involvement of NGOs to operate the proposed uses in support of community needs.

18. In response, Mr Lawrance S.C. Chan, Assistant Director/Regional 3, Lands Department, said that relevant government departments would be consulted when processing application for temporary waiver. Normally, the waiver would only restrict the uses, rather

than the type of operators. Hence, the restrictions to be imposed on the waiver, if granted, would be similar to those for eating places of commercial nature without stipulating the type of operators.

19. The Secretary supplemented that the planning application was considered on a fair and consistent basis, and PlanD's recommendation had taken into account the applicant's justifications for the proposed uses, the land use compatibility with and potential impacts on the surroundings with no specific regard to the type of operators. Whether an eating place would be affiliated with NGOs or operated on commercial basis would have no implications on the departmental comments on technical aspects and the planning assessments. Regarding the potential impacts, the interface issue with the residential use would be minimal given that the Premises were located on the fifth floor of an existing car park building. Rather, the proposal could offer more varieties in the provision of eating place and training opportunities for the community. Members could consider whether the background of the future operators was a major factor in considering the current application.

20. Members generally concurred that the views as indicated in paragraph 16 above were the major considerations for the application. The Vice-chairman remarked that the application was considered on its individual merit with benefits for the community as a whole rather than sympathetic consideration.

21. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 5.4.2028, 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**

[Mr Jeffrey P.K. Wong, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

**Agenda Item 19**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/794            Proposed Public Utility Installation (High Voltage Pillar) in area shown as 'Road', Government Land in D.D. 23, Ting Kok, Tai Po  
(RNTPC Paper No. A/NE-TK/794)

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**Presentation and Question Sessions**

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

23.            Three Members raised the following questions:

- (a) whether the parking spaces abutting the application site (the Site), which appeared to be well-organised as shown on Plan A-4 of the Paper, were illegal;
- (b) the implementation programme of the road improvement works of Ting Kok Road and its implication on the proposed installation; and
- (c) any impact of the proposed installation on the road surface of Ting Kok Road.

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

- (a) those parking activities were merely roadside parking;
- (b) there was no concrete implementation programme for the road improvement works of Ting Kok Road at the current juncture, and thus a relevant advisory clause was incorporated to remind the applicant that the proposed installation should be removed with the Site reinstated and returned to the Government upon request by the Government, which would normally be six to nine months prior to the commencement of the road improvement works; and
- (c) the proposed installation was intended to help alleviate the existing loading condition of Po Sam Pai, which was located to the northwest of Ting Kok Road. The underground cables would be diverted from the existing ones along Ting Kok Road and connected to the proposed installation at the Site. Additional excavation works along Ting Kok Road were not required.

#### Deliberation Session

25. 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 5.4.2028, 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 representative for attending the meeting. He left the meeting at this point.]

**Tuen Mun and Yuen Long West District**

[Messrs Eric C.Y. Chiu and Alexander W.Y. Mak, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW) were invited to the meeting at this point.]

**Agenda Item 47**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/511      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lots 626, 710 and 712 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long  
  
(RNTPC Paper No. A/YL-LFS/511)

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**Presentation and Question Sessions**

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

27.            Some Members raised the following questions:

- (a) whether the applicants were the current land owners for the current application and the two previous applications (No. A/YL-LFS/278 and 366) approved in 2015 and 2020 respectively;
- (b) noting that the two previous applications for the same applied use were revoked due to non-compliance with approval conditions, whether justification was given for the previous non-compliance and revocation in the current application; and
- (c) how the site conditions had changed since 2020.

28. In response, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some plans, made the following main points:

- (a) the applicants of the current application were the sole land owners of the application site (the Site) since 2015. The two previous applications were submitted by other applicants whilst the Site was already under the ownership of the current applicants;
- (b) the current applicants had not provided any justification for the non-compliance of approval conditions and the resulting revocation of the previous applications not submitted by them, though it was mentioned in the application form that they would comply with all approval conditions should the application be approved; and
- (c) as revealed in a series of aerial photos between 2020 and 2024 in Plans A-3a to A4a in the Paper, it was evident that site formation and vegetation clearance had been undertaken at the Site. Besides, signs of filling of land were also observed at the Site and should there be sufficient evidence to form an opinion that there was unauthorized development (UD), the Planning Authority would carry out enforcement action in accordance with the established mechanism.

#### Deliberation Session

29. The Vice-chairman remarked that the application for the proposed hobby farm use was not in line with the planning intension of “Green Belt” (“GB”) zone and the approval conditions under the two previous planning permission were not duly complied with. Approval of the current application would further deteriorate the surrounding environment and landscaping.

30. Regarding a Member’s query on whether there was investigation into the suspected UDs in the subject “GB” zone given the extensive vegetation clearance with removal of tree groups undertaken at the Site and in its vicinity as revealed on Plan A-3a of the Paper, the Committee noted that the Site formed an integral part of the “GB” zone and the

surrounding areas to its north, northwest and southwest were subject to on-going or active enforcement actions between 2015 and 2023. The PlanD would continue to closely monitor the Site and the surrounding areas and take enforcement action if necessary. In response to a Member's comment, the Secretary pointed out that the Planning Authority had accorded higher priority to take enforcement actions against UD's within conservation related zonings such as "GB" zones.

31. For a Member's query on whether any written warning would be given to landowners or occupiers prior to the formal enforcement action, the Committee noted that for cases with planning permission in general, warning letters would be issued by the PlanD to the applicants when signs of a breach of approval condition(s) were observed and the planning permission would be revoked if the irregularities were not rectified in time. For suspected UD observed by PlanD during site inspection, verbal warning might be given and the operators would be reminded to take appropriate action as necessary, such as obtaining a planning permission or to cease the relevant operations/activities. Should there be sufficient evidence to form an opinion that there was a UD, the Planning Authority would take enforcement action.

32. Another Member asked that beside the Planning Authority, whether the Lands Department (LandsD) had played a role in taking enforcement action against UD at the Site. In response, Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD said that the Site comprised Old Schedule "Agricultural" Lots held under the Block Government Lease which restricted the erection of structures at the Site. Filling of land without involving erection of structures would not generally constitute a breach of the land lease. Nevertheless, LandsD and PlanD would undertake joint departmental enforcement actions as appropriate against UD having regard to the need and actual circumstances of individual cases. The Secretary supplemented that there were always concerted efforts in handling UD's under the lands and planning regimes and there was room to further explore collaboration between relevant government departments with a view to tackling UD more efficiently.

33. Given the repeated submission of planning applications for the same use at the Site, a Member asked whether the applicants were aware of their suspected UD. The Vice-chairman said that the current applicants were different from those of the previous



applications. Notwithstanding this, Members' concerns and views on the suspected UD at the Site would be duly reflected in the minutes of the subject meeting. Follow-up actions against the suspected UD at the Site and in the surrounding areas would be undertaken in parallel as appropriate.

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

- “(a) the proposed use is not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed use is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the applicants fail to demonstrate that the proposed use would not have adverse landscape impact on the surrounding areas.”

#### **Agenda Item 49**

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

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/76            Proposed Temporary Religious Institution (Buddhist Bodhimanda and Chanting Centre) for a Period of 5 Years in “Agriculture” and “Green Belt” Zones, Former Ha Pak Nai Tsuen Public Primary School, Ha Pak Nai, Yuen Long  
(RNTPC Paper No. A/YL-PN/76)

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

35. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members

on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

36. Some Members raised the following questions:

- (a) whether the religious institution under the current application was the same as that under the previous application approved in 2019;
- (b) accessibility to the application site (the Site);
- (c) given that the Site was currently occupied by a vacant primary school, whether it would be rezoned from “Agriculture” and ”Green Belt” to an appropriate zoning should the temporary application be approved; and
- (d) whether the Site fell within the boundary of the ongoing study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas.

37. In response, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some plans, made the following main points:

- (a) the previously approved application was submitted by Yuan Fa Guan (Hong Kong) Taoism for a Taoist temple and place for Taoist education. It was different from the current application submitted by One Rupee Foundation (Hong Kong) Limited for Buddhist Bodhimanda and Chanting Centre;
- (b) with reference to Plan A-4a of the Paper, the Site was accessible from a local track leading to Nim Wan Road;
- (c) rezoning of the Site might not be necessary as the planning permission mechanism could offer flexibility for the use of the Site, and a temporary planning approval could allow the Committee to review the suitability of the proposed use for the Site in light of the changing planning circumstances after five years; and

- (d) the Site did not fall within the study boundary of the Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Feasibility Study. In any case, the long-term planning of the said areas would not be jeopardised by the proposed use as the planning permission, if granted, was of temporary nature.

### Deliberation Session

38. The Vice-chairman remarked that the Site had been vacant for years. There was no adverse departmental comment on the application and the proposed religious institution could be open to the community.

39. Members generally supported the application, taking into account that the proposed use could optimise the utilisation of land resources and was compatible with the rural character of the locality.

40. With regard to a Member's question on whether there were any domestic structures near the Site that would be affected by potential nuisances arising from holding ceremonies at the Site, the Committee noted that the nearest domestic structures were located to the south and southwest of the Site at a distance of about 30m. While no objecting public comment was received from the nearby residents on the application, the applicant committed to using small-scale audio amplifiers during the ceremonies in order to minimise the potential nuisance that might be caused to the neighbourhood.

41. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 5.4.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

**Agenda Item 50**

**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

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

**Agenda Item 52**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/706 Proposed Temporary Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D.122 and adjoining Government Land, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/706)

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**Presentation and Question Sessions**

43. With the aid of some plans, Mr Alexander W.Y. Mak, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of three years.

44. A Member asked how the vehicle inspection service centre and logistics centres, as shown on Plan A-4c of the Paper, were relevant to each other. In response, Mr Alexander W.Y. Mak, STP/TMYLW, with reference to the layout plan on Drawing A-3 of the Paper, said that the application site (the Site) involved three components, i.e. two logistics centres at

the east and southwest of the Site and a vehicle inspection service centre at the northwestern part of the Site being operated by China Travel Service (Hong Kong) Limited.

### Deliberation Session

45. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 5.4.2027, 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.]

### **Agenda Item 58**

#### Any Other Business

[Open Meeting]

46. This was the last meeting for Mr C.K. Yip to serve as the Secretary of the Rural and New Town Planning Committee before his transfer to another post within the Planning Department. On behalf of all Members, the Vice-chairman extended a vote of thanks to Mr Yip for his valuable contributions to the operation of the Town Planning Board and the two Committees over the past years.

47. There being no other business, the meeting was closed at 3:45 p.m..

**Minutes of 739<sup>th</sup> Rural and New Town Planning Committee  
(held on 5.4.2024)**

**Deferral Cases**

(a) Request for Deferment by Applicant for Two Months

<b>Item No.</b>	<b>Application No. *</b>	<b>Times of Deferment</b>
3	Y/SK-HC/7	1 <sup>st</sup>
4	Y/ST/59	1 <sup>st</sup>
8	A/SK-PK/292	2 <sup>nd</sup> <sup>^</sup>
11	A/NE-HLH/68	2 <sup>nd</sup> <sup>^</sup>
12	A/NE-LYT/823	1 <sup>st</sup>
13	A/NE-LYT/824	1 <sup>st</sup>
16	A/NE-TKLN/74	2 <sup>nd</sup> <sup>^</sup>
18	A/NE-TKLN/82	1 <sup>st</sup>
25	A/YL-KTN/994	1 <sup>st</sup>
27	A/YL-KTS/993	1 <sup>st</sup>
28	A/YL-KTS/994	1 <sup>st</sup>
29	A/YL-KTS/995	1 <sup>st</sup>
30	A/YL-PH/988	1 <sup>st</sup>
32	A/YL-PH/990	1 <sup>st</sup>
35	A/YL-PH/993	1 <sup>st</sup>
36	A/YL-MP/365	1 <sup>st</sup>
40	A/YL-SK/363	1 <sup>st</sup>
41	A/HSK/493	2 <sup>nd</sup> <sup>^</sup>
43	A/TM/590	1 <sup>st</sup>
44	A/TM-SKW/125	1 <sup>st</sup>
45	A/YL-HTF/1168	1 <sup>st</sup>
48	A/YL-LFS/512	1 <sup>st</sup>

**Note:**

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

(b) Request for Deferment by Applicant for One Month

<b>Item No.</b>	<b>Application No. *</b>	<b>Times of Deferment</b>
31	A/YL-PH/989	1 <sup>st</sup>
34	A/YL-PH/992	1 <sup>st</sup>

\*Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/739\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/739_rnt_agenda.html) for details of the planning applications.

(c) Request for Deferment by Planning Department

Item No.	Application No. *	Times of Deferment	Duration of Deferment
5	Y/YL-NTM/6	2 <sup>nd</sup>	Pending the end of the exhibition period of the relevant Outline Zoning Plan to confirm whether there was any representation related to the application sites
6	Y/YL-NTM/7	1 <sup>st</sup>	

**Declaration of Interests**

The Secretary reported the following declaration of interests:

Item No.	Members' Declared Interests	
36	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
41	The application site was located in Hung Shui Kiu (HSK).	- Mr Timothy K.W. Ma for being a Strategic Consultant of Right Fortune Investment Limited which was planning and building a residential care home for the elderly in HSK

As the property owned by Mr K.W. Leung had no direct view of the application site under Item 36, and Mr Timothy K.W. Ma had no involvement in the application under Item 41, the Committee agreed that they could stay in the meeting.

\*Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/739\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/739_rnt_agenda.html) for details of the planning applications.

**Minutes of 739<sup>th</sup> Rural and New Town Planning Committee  
(held on 5.4.2024)**

**Renewal Cases**

(a) Applications for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
37	A/YL-NTM/469	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) in “Residential (Group D)” Zone, Lots 2448 (Part), 2455 (Part) and 2459 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long	17.4.2024 – 16.4.2027
38	A/YL-NTM/470	Temporary Transitional Housing with Ancillary Facilities in “Residential (Group D)” Zone, Various Lots in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long	5.4.2024 – 5.4.2027
39	A/YL-NTM/471	Temporary Transitional Housing with Ancillary Facilities in “Government, Institution or Community” and “Residential (Group A)1” Zones and area shown as road, Various Lots in D.D. 105 and the adjoining Government Land, Ngau Tam Mei, Yuen Long	5.4.2024 – 5.4.2027
46	A/YL-LFS/510	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet in “Recreation” Zone, Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) and 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long	15.5.2024 – 14.5.2027
51	A/YL-PS/705	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles and Medium Goods Vehicles in “Village Type Development” Zone, Lots 270 RP, 271 RP, 272 RP, 272 S.B, 272 S.C, 272 S.D, 272 S.E, 272 S.F, 272 S.G and 273 RP in D.D. 122, Ping Shan, Yuen Long	15.5.2024 – 14.5.2027
53	A/YL-PS/707	Temporary Vehicle Park for Private Cars and Light Vans in “Open Space” and “Residential (Group E)2” Zones, Lot 1342 (Part) in D.D. 122, Ping Shan, Yuen Long	7.4.2024 – 6.4.2027



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

42	A/YL/318	Temporary Shop and Services (Real Estate Agency) in “Residential (Group A) 1” Zone, Lot 1890 S.C RP (Part) in D.D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long	7.4.2024 – 6.4.2030
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**Minutes of 739<sup>th</sup> Rural and New Town Planning Committee  
(held on 5.4.2024)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 5.4.2027

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
9	A/SK-PK/294	Proposed Temporary Shop and Services with Ancillary Office in “Recreation” Zone, Lots 767, 769 and 770 (Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung
14	A/NE-TKL/744	Proposed Temporary Warehouse and Open Storage of Construction Materials in “Agriculture” Zone, Lots 1504 S.B, 1505, 1506, 1509 RP and 1510 RP in D.D. 76 and Adjoining Government Land, Ta Kwu Ling
17	A/NE-TKLN/76	Proposed Temporary Shop and Services (Real Estate Agency) in “Recreation” and “Village Type Development” Zones, Lot 384 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North
20	A/NE-TK/795	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) in “Village Type Development” Zone, Lots 214 S.A ss.1 (Part), 214 S.B ss.1 (Part) and 214 S.A RP (Part) in D.D. 28, Lung Mei, Tai Po
21	A/YL-KTN/961	Temporary Private Vehicle Park (Excluding Container Vehicles) and Filling of Land in “Agriculture” Zone, Lots 176 (Part), 178 (Part), 179 RP (Part), 205 (Part), 206 (Part) and 207 RP (Part) in D.D. 110, Tsat Sing Kong, Kam Tin, Yuen Long
22	A/YL-KTN/988	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Filling of Land in “Agriculture” Zone, Lot 71 RP in D.D. 110, Kam Tin, Yuen Long
23	A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Filling of Land in “Agriculture” Zone, Lots 1244 (Part), 1245 (Part), 1246 (Part) and 1247 (Part) in D.D. 107, Kam Tin, Yuen Long
24	A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
26	A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long
33	A/YL-PH/991	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office and Filling of Land in “Agriculture” Zone, Lots 1869 (Part), 1870 (Part), 1872 (Part), 1873 (Part), 1875 RP (Part), 1876 and 1877 in D.D. 111, Pat Heung, Yuen Long

Item No.	Application No.	Planning Application
54	A/YL-TYST/1258	Temporary Logistics Centre and Warehouse for Storage of Recyclable Materials in “Other Specified Uses” annotated “Storage and Workshop Use” Zone and area shown as ‘Road’, Lots 2008 S.B RP, 2008 S.C ss.1, 2008 S.E RP and 2008 S.F ss.1 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long
55	A/YL-TYST/1259	Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials in “Residential (Group C)” and “Undetermined” Zones, Lots 1319, 1320 S.A, 1320 RP, 1321 S.A, 1321 S.B, 1322 (Part) and 1323 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long
56	A/YL-TT/615	Proposed Temporary Warehouse and Open Storage in “Other Specified Uses” annotated “Rural Use” Zone, Lot 1005 S.B (Part) in D.D. 118, Yuen Long
57	A/YL-TT/619	Proposed Temporary Warehouse and Open Storage in “Other Specified Uses” annotated “Rural Use” Zone, Lots 3586 S.B RP (Part), 3587 (Part) and 3588 (Part) in D.D. 116 and Adjoining Government Land, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 5.4.2029

Item No.	Application No.	Planning Application
10	A/ST/1024	Shop and Services in “Industrial” Zone, Portion of Factory Unit 4 on G/F, Hopeful Factory Centre, Nos. 9-15 Fo Tan Road and Nos. 10-16 Wo Shing Street, Fo Tan, Sha Tin
15	A/NE-TKLN/68	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services in “Recreation” Zone, Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North

**Declaration of Interest**

The Secretary reported the following declaration of interest:

Item No.	Member’s Declared Interest	
10	The application site was located in Fo Tan, Sha Tin.	- Mr Lawrance S.C. Chan for owning a joint property in Fo Tan, Sha Tin

As the joint property owned by Mr Lawrance S.C. Chan had no direct view of the application site, the Committee agreed that he could stay in the meeting.