

TOWN PLANNING BOARD

Minutes of 751st Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 4.10.2024

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr K.W. Leung

Dr Venus Y.H. Lun

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Carrie K.Y. Leung

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

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

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

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

Secretary

Absent with Apologies

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Mr Rocky L.K. Poon

In Attendance

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

Chief Town Planner/Town Planning Board
Ms W.H. Ho

Town Planner/Town Planning Board
Ms Karen K.Y. Tsui

Agenda Item 1

Confirmation of the Draft Minutes of the 750th RNTPC Meeting held on 20.9.2024

[Open Meeting]

1. The draft minutes of the 750th RNTPC meeting held on 20.9.2024 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 70 cases requesting the Town Planning Board to defer consideration of the applications. Details of the 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

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

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

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

Deliberation Session

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

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were 27 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the uses could be tolerated on a temporary basis for the applied periods. Details of the planning applications, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 3**.

Deliberation Session

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

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/NE-TKL/5 Application for Amendment to the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, To rezone the application site from “Agriculture”, “Open Storage” zones and an area shown as ‘Road’ to “Other Specified Uses” annotated “Mixed Use” zone and amend the Notes of the zone applicable to the site, Lots 796 and 1008 RP in D.D. 77 and Adjoining Government Land, Ping Che, Ta Kwu Ling
(RNTPC Paper No. Y/NE-TKL/5B)

Presentation and Question Sessions

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

PlanD

Mr Rico W.K. Tsang	-	District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)
Ms Ivy C.W. Wong	-	Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)

Applicant’s Representatives

Bergeron (Hong Kong) Company Limited

Mr Yip Yuk Kit

Mr Jeffrey M. C. Cheng

Arup Hong Kong Limited

Ms Theresa Yeung

Ms Sabrina Law

Ms Anson Kwok

Mr Raymond Ho

C K Lau & Associates Limited

Mr Tse Chi Ming

Ms Cheung Ka Yee

Mr Sebastian Tse

Singular Studio Limited

Mr Franklin Yu

Mr Tam Ho Yuen

LLA Consultancy Limited

Mr Ng Siu Lung

Allied Environmental Consultants Limited

Ms Cathy Man

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

11. With the aid of a PowerPoint presentation, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Open Storage", "Agriculture" and an area shown as 'Road' to "Other Specified Uses" annotated "Mixed Use" to facilitate a mixed-use development comprising residential and commercial (including retail, office and hotel) uses, government, institution or community (GIC) facilities and a public transport terminus (PTT), departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD did not support the application.

12. The Chairperson then invited the applicant's representatives to elaborate on the

application. With the aid of a PowerPoint presentation, Ms Theresa Yeung, the applicant's representative, made the following main points:

- (a) the Site, which was located in Ping Che fell within the Northern Metropolis (NM) . It was at present mainly used for open storage. The Site's surroundings were predominantly brownfield operations supported with adequate road infrastructure. The proposed development would help phase out the existing brownfield operations in the area by private initiatives to make way for residential and commercial developments in NM;
- (b) the Site had been identified for high-density, high-rise mixed-use development since 2014 under the Preliminary Feasibility Study on Developing the New Territories North (the NTN Preliminary Study). Under the NTN Preliminary Study, two development scenarios were proposed. Under Scenario I – Productive Metropolis of Highest Employment, the Site was proposed for commercial (plot ratio (PR) of 4) and residential (PR of 3) uses with a maximum building height (BH) of 135mPD. Under Scenario II – High-Residential Development, the Site was proposed for commercial (PR of 6.5) and residential (PR of 5) uses with a maximum BH of 195mPD. In the current application, the proposed mixed-use development for the Site with a maximum domestic PR of 5.9, a maximum non-domestic PR of 1.1 and a maximum BH of 175mPD was in line with the planning intention of NM and the recommendations under the NTN Preliminary Study;
- (c) the proposed mixed-use development would provide retail and office uses, 70 hotel rooms and 2,205 residential units, creating 839 employment opportunities. Moreover, social welfare facilities (including a 60-place Day Care Centre for the Elderly and a 100-place Child Care Centre) and a PTT were proposed to meet the needs of the community and the future population;
- (d) the Site fell within the Boundary Commerce and Industry Zone in the NM

Action Agenda published in 2023 and the New Territories North (NTN) New Town under the Remaining Phase Development of the NTN – Planning and Engineering Study for NTN New Town and Man Kam To – Investigation (the P&E Study) commenced in 2021. While the final land use recommendations of the P&E Study had not yet been released to the public, the application was a proactive response to the Government’s call for private sector participation in increasing housing supply and providing land/floor space for commercial and GIC facilities. As the private lots within the Site were under the sole ownership of the applicant, the Site would be readily available for development if the section 12A application (the s.12A application) was agreed. The proposed mixed-use development enabled an early supply of residential units and offered more housing choices in the market. It also echoed NM’s initiatives to improve home-job balance by providing residential units and job opportunities in NM and the Greater Bay Area living circle;

- (e) with regard to PlanD’s reasons for not supporting the s.12A application as detailed in paragraph 11.1 of the Paper, including (i) the Site would encroach onto the preliminary railway alignment of the Northern Link Eastern Extension (NOLE) under planning; (ii) agreement on the s.12A application would pre-empt the ongoing P&E Study and its final land use recommendations; and (iii) the applicant failed to demonstrate that the proposed rezoning would not have adverse traffic impact on the surrounding areas, they could be addressed as follows:

- (1) response to reason (i): the Site layout could accommodate NOLE under planning. Some examples showed that residential developments co-existed with railways before/during/after the existence of the railways. For example, South Horizons was developed before the construction of the South Island Line (SIL) and the railway protection zone was underneath the building blocks. Besides, Sun Yuen Long Centre, Grand Yoho and Yoho Hub near Yuen Long Station fell within the railway protection zone of Tuen Ma Line;

- (2) response to reason (ii): the rezoning proposal was in line with the Government's initiatives for NM. Should the s.12A application be agreed, the Site would be the first mover of "Development of Local Districts" and kick-start the private sector's initiative as a mechanism to transform NM. The proposed development would meet the community needs and improve connectivity in the area with the provision of social welfare facilities and a PTT close to the future railway station; and
- (3) response to reason (iii): the proposed PTT could be enlarged to accommodate additional transport facilities to address the comments of the Transport Department (TD) at the detailed design stage. The applicant would take up the management and maintenance responsibilities of the PTT. The proposed development was technically feasible.

13. Mr Yip Yuk Kit, the applicant's representative, made the following main points:

- (a) the applicant, as the sole current land owner of the private lots in the Site, aimed to address the territorial housing demand by expediting the supply of private housing in the heart of NM. The proposal, which involved the provision of more than 2,200 residential units, would set a desirable precedent to showcase a private participation model in the NTN New Town development to alleviate the Government's financial burden. The proposed development would also provide office, retail, hotel, social welfare facilities and a PTT to support the future population in the area; and
- (b) the applicant concurred with the Chief Executive's multi-pronged land development strategy to increase housing supply by "enhancing quantity, speed, efficiency and quality" as laid down in the 2022 Policy Address. The brownfield uses/operations at the Site would be phased out by "Development of Local Districts" to unleash its development potential through private initiatives.

14. As the presentations of PlanD's representative and the applicant's representatives had been completed, the Chairperson invited questions from Members.

The P&E Study

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

- (a) the time for the completion of the P&E Study;
- (b) whether similar s.12A applications falling within the study area would not be supported before the completion of the P&E Study;
- (c) whether the development proposals in the s.12A application, if agreed, could be incorporated into the P&E Study;
- (d) whether the Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) as shown in the PowerPoint slide was the prevailing OZP, and whether it would be amended upon completion of the P&E Study; and
- (e) the relationship between the NTN Preliminary Study and the ongoing P&E Study, and the time for the announcement of the proposed railway schemes.

16. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of some PowerPoint slides, made the following main points:

- (a) the P&E Study was still in progress, with preliminary recommendations expected to be announced in end 2024. Public engagement activities would be launched to gauge public views on the preliminary recommendations. Members of the public, including the applicant of the subject s.12A application, could provide views/comments on the recommendations during public engagement. Taking into account the views/comments received, the Government would review the land use proposals as appropriate;

- (b) the P&E study covered an area of about 1,500 ha. Ping Che and Ta Kwu Ling areas, including the Site, would be the key development nodes in the proposed NTN New Town. As agreement to s.12A applications within the study area might pose constraints in formulating land use proposals under the P&E Study, those applications would need to be considered cautiously;
- (c) the ongoing P&E Study adopted a holistic approach, taking into consideration various factors to create synergy and enhance development potential of the study area, including railway alignments/stations, residential and commercial developments, community facilities and supporting infrastructures, etc. The Secretary for Development (SDEV) advised that the Site had an irregular shape and would encroach onto the preliminary railway alignment of NOLE. The piecemeal rezoning would affect the development potential of the adjacent sites and pose major constraints on the overall land use planning of the Ping Che and Ta Kwu Ling areas, thus pre-empting the ongoing P&E Study and the land use recommendations. Taking into account the above, PlanD did not support the s.12A application;
- (d) the Ping Che and Ta Kwu Ling OZP as shown on the PowerPoint slide was the prevailing OZP. The OZP would be amended upon completion of the P&E Study to reflect the recommended land use zonings and road networks; and
- (e) the NTN Preliminary Study, which was completed in 2018, was a broad-brush planning study which identified three potential development areas for the NTN development, including the Ping Che/Ta Kwu Ling, Hung Lung Hang and Queen's Hill areas. The proposed development scenarios and associated infrastructure in the NTN Preliminary Study were conceptual proposals and further study was required before implementing the development proposals. The P&E study commenced in 2021 carried out a more detailed and holistic planning of land use for the NTN New Town, taking into account the blueprint set out in the NM Development

Strategy (NMDS) and the NM Action Agenda, with an “industry-driven and infrastructure-led” approach as its key planning axle. There had been a shift in the study focus since the completion of the NTN Preliminary Study. The new railway projects in the vicinity of the Site, including the NOLE and the Northeast New Territories Line (NENTL), were announced in the Hong Kong Major Transport Infrastructure Development Blueprint released by the Transport and Logistics Bureau in December 2023 and were taken into account in the P&E Study.

17. A Member enquired whether the applicant would consider submitting the application after more detailed proposals for the P&E Study were announced by end of 2024. In response, Mr Yip Yuk Kit, the applicant’s representative, said that the applicant had been a pioneer in developing the New Territories by undertaking site formation works for a number of public housing projects in Queen’s Hill, Sha Tin and Tin Shui Wai. The applicant aimed to maintain its genuine intention and commitment to taking forward the proposed scheme at the Site and contributing to the society.

Interface with Future Railway Alignment

18. Referring to the PowerPoint slide showing the railway protection zones for the South Horizons Station and Yuen Long Station prepared by the applicant’s representatives, a Member raised the following questions:

- (a) the time when the railway protection zones for the South Horizons Station and Yuen Long Station were designated in relation to the residential developments above and near the stations; and
- (b) noting that NOLE was still under planning, how the applicant would ensure that the proposed development at the Site would not pose constraints on the planning and construction of the future railway alignment and station.

19. In response, Ms Theresa Yeung, the applicant’s representative, with the aid of some PowerPoint slides, made the following main points:

- (a) the railway protection zone for the South Horizons Station was designated after the construction of the South Horizons. The first population intake in South Horizons took place in 1991 while MTR Corporation Limited (MTRCL) submitted its proposal for SIL in 2002. The construction of SIL (East) commenced in 2012 and was completed in 2016. Regarding the Yuen Long Station, the railway protection zone was designated before the construction of Sun Yuen Long Centre, Grand Yoho and Yoho Hub. Any subsequent development proposal whether railway or residential development, should take into account the site layout of the existing/planned developments and adjust its scheme accordingly; and
- (b) it was not uncommon for railway lines and stations to be constructed underneath or around residential developments in Hong Kong. A comprehensive approach to integrating railway and residential developments was demonstrated in the development of Tseung Kwan O Line. In the case of Yuen Long Station, ongoing communication between the developers and MTRCL was conducted to facilitate property and railway developments. For the subject application, where mixed-use development and railway planning were being undertaken, an integrated development could be achieved through early communication, with a view to achieving a win-win situation for both railway and mixed-use developments.

Traffic Issues

20. Some Members raised the following questions:

- (a) when the applicant would address TD's comments on the proposed development; and
- (b) the rationale for including an area shown as 'Road' in the Site.

21. In response, Ms Theresa Yeung and Mr Ng Siu Lung, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) TD's major comment was related to the insufficient information to demonstrate that the proposed development would not generate adverse traffic impact on the area. Such information was mainly related to the detailed design of the PTT and traffic and pedestrian flows. Since the road and railway networks in NM were still under planning, there were constraints in conducting traffic impact assessment (TIA) for the s.12A application. In view of the lack of transport facilities in Queen's Hill, a PTT was proposed under the subject s.12A application to meet the commuting needs of the future residents and the community. Noting that the Site was near the future Ping Che railway station, the proposed PTT could serve as an interchange providing feeder services complementary to Ping Che Station. While the applicant was preparing information to address TD's comments, further information could not be submitted outside the specified period (i.e. the 2-month period starting from the day after the application was made or a deferment decision on the application was made) under the prevailing regulation. Nonetheless, the TIA confirmed that the proposed development would not induce significant traffic impact on the surrounding road network. Should the s.12A application be agreed, the applicant would continue to liaise with TD to address its comments; and
- (b) currently, the Site was served by a local access road along the eastern boundary connecting to Ping Che Road. The area shown as 'Road' on the OZP along the eastern boundary of the Site was wider than the actual extent of the existing local access road. The applicant took the opportunity to include the local access road under the indicative scheme and upgrade it to a standard 7.3m single carriageway with footpaths on both sides. Besides, the proposed development would set back from Ping Che Road to facilitate the provision of access to the PTT.

Others

22. Noting that over half of the site area consisted of government land (GL), the Vice-chairperson asked whether the applicant had liaised with the Lands Department

(LandsD) regarding the inclusion of GL in the Site. In response, Ms Theresa Yeung, the applicant's representative, said that the applicant was the sole owner of the private lots within the Site. Subject to the Board's agreement on the application, the applicant would liaise with LandsD for the inclusion of the concerned GL in the Site for the proposed development.

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

Deliberation Session

24. The Chairperson recapitulated that the Site fell within the NTN New Town under the ongoing P&E Study, with land use recommendations expected to be announced by end 2024. The land use planning concept previously put forward under the NTN Preliminary Study was being reviewed, amongst others, by the ongoing P&E Study. SDEV advised that the Site would encroach onto the preliminary railway alignment of NOLE and the piecemeal rezoning would affect the development potential of the adjacent sites and pose major constraints on the overall land use planning of the Ping Che and Ta Kwu Ling areas. More than 50% of the Site consisted of GL and the applicant failed to demonstrate that the proposed rezoning would not have adverse traffic impact on the surrounding area. It should be noted that it was the applicant's responsibility to address the comments from relevant government departments on the technical feasibility of the proposal before submitting the application for the Board's consideration. In view of the above, Members should consider whether it was appropriate to agree to the s.12A application for the Site. As stated in the Paper, PlanD did not support the application. The Chairperson then invited Members' views on the application.

25. Noting that the P&E Study was still ongoing and the land use recommendations were expected to be announced by end 2024, Members generally did not support the s.12A application as the piecemeal rezoning would adversely affect the comprehensive planning of NTN New Town, pre-empting the ongoing P&E Study and its final land use

recommendations, thus undermining the area's development potential. Besides, as the Site would encroach onto the preliminary railway alignment of NOLE, agreeing to the s.12A application would pose significant constraints on the planning and development of the railway and station.

26. A Member who did not support the application enquired whether rejecting s.12A applications during the P&E Study period would freeze the development potential of private land within the study area, and whether land use proposals from s.12A applications could be incorporated into the P&E Study where appropriate. The Chairperson remarked that whilst the P&E Study was underway, land in other areas in NM such as Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas (NDAs) had already entered the implementation stage with applications for in-situ land exchange for designated development sites within the two NDAs approved/being processed. While the Government noted the private development proposals within the study area during the P&E Study, careful consideration should be given to whether such proposals could be incorporated into the P&E Study as they might jeopardise the study recommendations. For the subject application, more than half of the site area was GL and the applicant had yet to demonstrate the technical feasibility of the proposed development. It was immature to consider the application and agreement to the application would pre-empt the ongoing P&E Study. Upon finalisation of the land use proposals by the Government, the applicant might consider applying for in-situ land exchange at an appropriate time according to the prevailing policy.

27. A Member concurred with the Chairperson's view that the application was immature and had major technical issues unresolved. It was the applicant's responsibility to address departmental comments according to relevant requirements before putting forward the proposal for the Board's consideration. The Member asked whether there was any mechanism to filter out the immature applications before they were considered by the Board. In response, the Secretary remarked that all planning applications should be handled in accordance with the Town Planning Ordinance. PlanD would convey all departmental comments to the applicant for consideration and follow-up action. It was the applicant's choice on the timing of submitting the application for the Board's consideration. The Chairperson supplemented that Members' views would be recorded in the minutes for the consideration of the applicant.

28. A Member enquired whether the rejection of a s.12A application on the basis that the site was covered by an ongoing study with land use recommendations yet to be available had been a valid ground for judicial review (JR). In response, the Secretary said that in a JR application (HCAL 1549/2020) in respect of a s.12A application at San Hing Road and Hong Po Road in Lam Tei, Tuen Mun, the Court of First Instance dismissed the JR and endorsed an important legal principle that considerations relevant to a s.12A application, which was a plan-making function under the Town Planning Ordinance, were broader than those for a s.16 application. The Board was entitled to regard the long-term development of the general area covering the site under a study as a relevant consideration.

29. A Member enquired whether the assumption adopted in the submitted TIA for projecting traffic flow (i.e. 1% increment per year) from 2023 to the design year of 2035 was appropriate. In response, Ms Carrie K.Y. Leung, Chief Traffic Engineer/New Territories West, TD, said that the assumption adopted would be assessed on a case-by-case basis. In general, traffic flow projection based on a 1% increment per year would be accepted based on relevant population/employment data, for small-scale developments without substantial change to the traffic network. For larger developments such as proposed developments in NDAs, which generated/attracted more traffic trips and involved more complex issues, a simple linear projection would normally not be accepted. The applicant would need to run a traffic model that included existing and planned road networks and developments, as well as the increase in population for assessment.

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

- “(a) the application site falls within the study area of the ongoing “Remaining Phase Development of the New Territories North (NTN) – Planning and Engineering Study for NTN New Town and Man Kam To – Investigation” (the P&E Study) and will encroach onto the preliminary railway alignment of the Northern Link Eastern Extension under planning. Agreement to the section 12A application will pose major constraints on the overall land use planning of the Ping Che and Ta Kwu Ling areas, pre-empting the ongoing P&E Study and its final land use recommendations, and thus undermine the development potential of the area; and

- (b) the applicant fails to demonstrate that the proposed rezoning would not have adverse traffic impact on the surrounding areas.”

[The meeting was adjourned for a 10-minute break.]

[Ms Clara K.W. U left the meeting during the break.]

Sai Kung and Islands District

[Ms Kirstie Y.L. Law, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCE/5	Proposed Minor Relaxation of Building Height Restriction for Permitted Public Housing Development in “Residential (Group A) 1” Zone, Government Land at Tung Chung Areas 114 and 117, Tung Chung, Lantau Island (RNTPC Paper No. A/I-TCE/5)
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31. The Secretary reported that the application site (the Site) was located in Tung Chung. The Hong Kong Housing Authority (HKHA) was the project proponent and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

- Mr Paul Y.K. Au - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;
- Mr Vincent K.Y. Ho - having current business dealings with AECOM; and
- Mr Ryan M.K. Ip - he and his spouse each owning a property in Tung Chung.

32. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As the interest of Mr Paul Y.K. Au was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the properties owned by Mr Ryan M. K. Ip and his spouse had no direct view of the Site, the Committee agreed that he could stay in the meeting.

[Mr Paul Y.K. Au left the meeting temporarily at this point.]

Presentation and Question Sessions

33. With the aid of a PowerPoint presentation, Ms Kirstie Y.L. Law, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

34. Two Members raised the following questions:

- (a) the reason for an increase in building height (BH) after the adoption of Modular Integrated Construction (MiC) method, and whether all developments adopting MiC would result in higher BH; and
- (b) whether the design merits mentioned in paragraph 1.4 of the Paper were proposed to support the proposed minor relaxation of BH restriction.

35. In response, Ms Kirstie Y.L. Law, STP/SKIs, made the following points:

- (a) as MiC floors normally involved thickened double slabs between MiC modules, the BH of the proposed developments would increase. Indeed, all developments utilising MiC would result in higher BH. If the BH of the proposed development exceeded the BH restriction stipulated on the Outline Zoning Plan (OZP), planning application for minor relaxation of the BH restriction under section 16 of the Town Planning Ordinance would be required. Nonetheless, according to the Joint Practice Note (JPN) No. 8 on Enhanced Facilitation Measures for Buildings Adopting MiC, to facilitate the adoption of MiC, favourable consideration might be given to an increase of BH up to 4% of the total storey height of MiC floors. If the minor relaxation of BH restriction was solely for adoption of MiC, the application would need no more than a simple visual appraisal as support; and
- (b) the design merits (e.g. 20% greening ratio, 10m-wide non-building area and building setback, etc.) mentioned in paragraph 1.4 of the Paper were proposed for the permitted public housing development to meet the mandatory requirements and were not specifically introduced to support the minor relaxation of BH restriction under the current application. Such design elements could be fine-tuned at the detailed design stage.

Deliberation Session

36. Members generally supported the application. Given that more applications for minor relaxation of BH restriction due to the adoption of MiC would likely be submitted to the Board for consideration in the future, a Member suggested that applications meeting the requirements under JPN No. 8 could be processed through the streamlining arrangement. The Chairperson said that BH restrictions stipulated in new OZPs for the New Territories North New Development Areas would take into account the increase in BH resulting from the adoption of MiC. The Chairperson proposed and the meeting agreed that for future applications solely for minor relaxation of BH restriction, if the increase in BH due to MiC complied with the requirements stated in JPN No. 8 with no adverse departmental comments,

those applications could be processed through the streamlining arrangement.

37. 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 4.10.2028, 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 Chairperson thanked PlanD's representative for attending the meeting. She left the meeting at this point.]

[Mr Paul Y.K. Au rejoined the meeting at this point.]

Sha Tin, Tai Po and North District

[Ms Ivy C.W. Wong and Mr Jeffrey P.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/206	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 334 S.F in D.D 37, Man Uk Pin Village, Sha Tau Kok (RNTPC Paper No. A/NE-MUP/206)
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Presentation and Question Sessions

38. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The

Planning Department (PlanD) did not support the application.

39. Noting that the applicant of the current application was the grandson of one of the applicants in the last previous application (No. A/NE-MUP/119) who had deceased, and the other applicant of application No. A/NE-MUP/119 had submitted another application covering his proposed Small House (No. A/NE-MUP/201), which was recently approved by the Committee on 10.5.2024, a Member asked whether PlanD's objection to the current application was due to the change of applicant.

40. In response, Ms Ivy C.W. Wong, STP/STN, said that sympathetic consideration was given to application No. A/NE-MUP/201 taking into account that the application site was the subject of a previously approved application submitted by the same applicant and the Small House grant application was still being processed as advised by the Lands Department (LandsD). For the current application, there was a change of applicant compared with the previously approved application No. A/NE-MUP/119 and LandsD advised that the Small House grant application was being processed at an initial stage. According to the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories, there were no specific circumstances to justify the subject application for sympathetic consideration and it was noted that land was still available within the "Village Type Development" zone of Man Uk Pin to meet the outstanding Small House applications.

Deliberation Session

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”) zone of Man Uk Pin which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/771 Proposed House (New Territories Exempted House - Small House) in “Village Type Development” and “Agriculture” Zones, Lots 1498A S.B and 1502 S.C in D.D. 76, Hung Leng
(RNTPC Paper No. A/NE-TKL/771)

Presentation and Question Sessions

42. With the aid of some plans, Ms Ivy C.W. 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 did not support the application.

43. Members had no question on the application.

Deliberation Session

44. 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”) zone of Hung Leng which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Items 35 to 37

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/203	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1642 S.D in D.D. 91, Kai Leng, Sheung Shui
A/NE-PK/204	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1642 S.E in D.D. 91, Kai Leng, Sheung Shui
A/NE-PK/205	Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1642 S.F in D.D. 91, Kai Leng, Sheung Shui
<hr/>	
(RNTPC Paper No. A/NE-PK/203 to 205)	

45. The Committee agreed that as the three applications each for a proposed house (New Territories Exempted House - Small House) were similar in nature and the application sites (the Sites) adjoined one another within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

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

47. With reference to Plan A-2 of the Paper, the Vice-chairperson enquired whether the sites to the southeast of the Sites with Small House grant applications being processed by the Lands Department had already obtained planning approvals.

48. In response, Mr Jeffrey P.K. Wong, STP/STN, with the aid of Plan A-2 of the Paper, said that planning permissions for Small House developments had been granted for those sites and the respective planning application numbers were marked within the boundary of the sites.

Deliberation Session

49. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. Each of the permission should be valid until 4.10.2028, 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 applicants to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/801 Temporary First Aid Post for a Period of 3 Years in Area shown as
 'Road', Government Land in D.D. 28, Sam Wo Road, Ting Kok, Tai
 Po

(RNTPC Paper No. A/NE-TK/801)

Presentation and Question Sessions

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

51. Members had no question on the application.

Deliberation Session

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.10.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 62

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-YSO/10 Proposed Public Utility Installation (Electricity Meter Kiosk) and Associated Excavation and Filling of Land in “Coastal Protection Area” Zone, Government Land in D.D. 201, Ngau Yue Tau, Yung Shue O, Tai Po
(RNTPC Paper No. A/NE-YSO/10)

Presentation and Question Sessions

53. 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.

54. Noting that there was no pier in the sea frontage near the application site (the Site), a Member enquired how the fish farm operators could obtain electricity from the proposed electricity meter kiosk to the fish boats. In response, Mr Jeffrey P.K. Wong, STP/STN, with the aid of some plans, said that fish farm operators would have to dock their fish boats near the rocky beach at Ngau Yue Tau and connect retrievable electricity cables of approximately 20m to 30m long to the proposed electricity kiosk for electricity supply. As

advised by the Agriculture, Fisheries and Conservation Department, such arrangement was also implemented in other existing fish culture zones in Hong Kong.

Deliberation Session

55. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 4.10.2028, 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 Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Ms Lucille L.S. Leung, Messrs C.K. Fung, Alexander W.Y. Mak and Kimson P.H. Chiu, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), Ms Jane C.K. Lau, Assistant Town Planner/Fanling, Sheung Shui and Yuen Long East, and Ms Olivia L.Y. Ng, Town Planning Graduate/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

Agenda Item 63

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/541 Proposed House Development and Minor Relaxation of Plot Ratio Restriction in "Residential (Group D)" Zone, Lot 1120 S.A (Part) in D.D. 92, Lots 408 S.B ss.1 S.A and 408 S.B ss.1 S.B in D.D. 94, Hang Tau Tai Po, Kwu Tung South
(RNTPC Paper No. A/NE-KTS/541)

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 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.

57. Members had no question on the application.

Deliberation Session

58. 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 4.10.2028, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 72

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/989 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1051 RP (Part), 1052 and 1057 in D.D. 109, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/989B)

Presentation and Question Sessions

59. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department

did not support the application.

60. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use with associated filling of land 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 and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the proposed use with associated filling of land is not compatible with the surrounding land uses; and
- (c) the applicant fails to demonstrate that the proposed use with associated filling of land would not have adverse drainage impact on the surrounding areas.”

Agenda Item 78

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1044 Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1786, 1787 S.B and 1787 RP in D.D.107 and Lots 21 (Part), 22 (Part) and 28 (Part) in D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1044)

Presentation and Question Sessions

62. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, 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 considered that the proposed temporary use could be tolerated for a period of 3 years.

63. Members had no question on the application.

Deliberation Session

64. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.10.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 83

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/322 Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Government Land in D.D. 104, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/322B)

65. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M. K. Ip had declared an interest on the item for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP.

66. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

68. Members had no question on the application.

Deliberation Session

69. 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 4.10.2028, 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 96

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/478 Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/YL-NTM/478)

Presentation and Question Sessions

70. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) considered that the proposed temporary use could be tolerated for a period of 3 years.

71. A Member enquired about the site area of the applicant’s existing open storage business being affected by the San Tin Technopole development compared to the proposed open storage use at the application site (the Site). In response, Mr Kimson P.H. Chiu, STP/FSYLE, with the aid of the visualiser, said that the site area of the applicant’s existing open storage business in San Tin (5,496m²) was similar to that of the Site (4,929m²), with a difference of about 10%. The applicant had conducted a site search to identify alternative sites for the relocation of the existing open storage and considered the Site to be the most suitable for the relocation.

Deliberation Session

72. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.10.2027, 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 Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Raymond H.F. Au, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), Ms L.C. Cheung, Ms Carol K.L. Kan, Ms Kennie M.F. Liu, Mr Simon P.H. Chan and Mr Eric C.Y. Chiu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Chris S.M. Leung, Town Planner/Tuen Mun and Yuen Long West, were invited to the meeting at this point.]

Agenda Item 100

[Open Meeting]

Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/39
(RNTPC Paper No. 5/24)

Presentation and Question Sessions

73. Other than the Planning Department (PlanD)'s representatives as listed out before this paragraph, the following government representatives and consultants were also invited to the meeting at this point:

Civil Engineering and Development Department (CEDD)

Mr Carl K.S. Ng - Senior Engineer

Mr Ray C.W. Choy - Engineer

Consultants

Atkins China Limited

Mr Louis N.K Lau

Mr Terry W.Y. Lam

Mr W.K. Chiu

Mr Joe C.H. Chiu

74. With the aid of a PowerPoint presentation, Ms L.C. Cheung, STP/TMYLW, briefed Members on the background of the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/39, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Item (Item) A1 was for a private residential development with a public transport terminus (PTT) and government, institution or community (GIC) facilities while Item A2 was to reflect a completed development and as-built conditions. Items B and C were to take forward two section 12A applications (s.12A applications) agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). The proposed amendments included:

- (a) Item A1 – rezoning a site to the northwest of the Light Rail Transit (LRT) Goodview Garden Station from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)29” (“R(A)29”) with a maximum building height (BH) of 100mPD;
- (b) Item A2 – rezoning a site being part of the residential development ‘Oceania Heights’ from “G/IC” to “R(A)” with a maximum BH of 100mPD;
- (c) Item B – rezoning a site to the east of Tuen Mun Town Plaza from “Green Belt” (“GB”) and an area shown as ‘Road’ to “Residential (Group A)30” (“R(A)30”) with a maximum BH of 100mPD; and
- (d) Item C – rezoning a site to the west of Hing Fu Street from “GB” to “G/IC(5)” with a maximum BH of 2 storeys.

75. As the presentation of PlanD’s representative had been completed, the

Chairperson invited questions from Members.

76. The Chairperson and some Members raised the following questions:

Item A1

- (a) noting that there were public concerns on how the mitigation measures recommended under the feasibility study could be implemented in the future residential development, what arrangement for the implementation would be;

Item A2

- (b) whether there was any remaining development potential under the lease, and whether the land owner could apply to the Lands Department (LandsD) for further development after the site was rezoned to “R(A)”;

Item B

- (c) the rationale for delineating the boundary of Item B site; and
- (d) whether the requirement for the provision of GIC facilities with a gross floor area (GFA) of not less than 315m² in the “R(A)30” zone was required and confirmed by the Social Welfare Department (SWD).

77. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides and a plan, made the following main points:

Item A1

- (a) the future development would be subject to development control as the development proceeded. Technical requirements and mitigation measures identified, where appropriate, would be stipulated under the lease and further scrutinised by relevant government departments. For instance, the Director of Environmental Protection had advised that the requirements on the

provision of adequate air buffer distance and submission of Noise Impact Assessment and Sewerage Impact Assessment by the future developer(s) would be required for incorporation into the lease at the land disposal stage;

Item A2

- (b) rezoning of Item A2 site was mainly to reflect the completed development named ‘Oceania Heights’ and its as-built conditions. The area proposed for rezoning had already been included in the existing lot boundary. While the development potential of the site under the lease had been fully utilised, should the land owner propose for further development, lease modification and relevant technical assessments to ascertain its technical feasibility would be required;

Item B

- (c) the boundary of Item B site followed the boundary of the lot owned by the applicant of the concerned s.12A application. The applicant had not proposed to include the adjoining government land in the application; and
- (d) prior to submitting the proposed amendments to the OZP for the Committee’s consideration, PlanD had consulted SWD and it was confirmed that the GFA requirement for the provision of GIC facilities at Item B site remained unchanged.

78. The Chairman remarked that the proposed amendments to the OZP were mainly to rezone a “G/IC” site to “R(A)29” for private residential development through land sale (Item A1), to reflect the lot boundary of a completed development (Item A2), and to take forward two s.12A applications previously agreed by the Committee (Items B and C). Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for two months and the representations received, if any, would be submitted to the Board for consideration.

79. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) and that the draft Tuen Mun OZP No. S/TM/39A at Attachment II of the Paper (to be renumbered to S/TM/40 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) for the draft Tuen Mun OZP No. S/TM/39A at Attachment IV of the Paper (to be renumbered as S/TM/40 upon exhibition) as an expression of the planning intentions and objectives of the Board for the various land use zonings on the OZP and the revised ES would be published together with the OZP.”

80. 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.

[The Chairperson thanked the representatives from CEDD and the consultants for attending the meeting. They left the meeting at this point.]

Agenda Item 101

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-SKW/128 Proposed Excavation of Land (for Ground Investigation Works for Natural Terrain Hazard Study) in “Green Belt” Zone, Government Land in Tai Lam Chung, Tuen Mun
(RNTPC Paper No. A/TM-SKW/128)

81. The Secretary reported that the AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. Mr Vincent K.Y. Ho had declared an interest on the item for having current business dealings with AECOM. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

82. With the aid of some plans, Ms L.C. Cheung, 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 had no objection to the application.

83. Members had no question on the application.

Deliberation Session

84. 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 4.10.2028, 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 102

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/593	Shop and Services and Wholesale Trade in “Other Specified Uses” annotated “Business” Zone, Unit 10A (Part), G/F, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun (RNTPC Paper No. A/TM/593)
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Presentation and Question Sessions

85. With the aid of some plans, Ms Kennie M.F. Liu, STP/TMYLW, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

86. Members had no question on the application.

Deliberation Session

87. 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 4.10.2028, 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 108

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1178 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-HTF/1178)

Presentation and Question Sessions

88. 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 did not support the application.

89. Members had no question on the application.

Deliberation Session

90. After deliberation, the Committee decided to reject the application. The reasons

were:

- “(a) the proposed use with associated filling of land 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. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines on ‘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 proposed use with associated filling of land would not have adverse traffic, drainage and landscape impacts on the surrounding areas; and
- (c) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for ‘Application for Development within Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use with associated filling of land is incompatible with the surrounding areas and may cause adverse traffic, drainage and landscape impacts.”

Agenda Item 110

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/529 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling of Pond and Land in “Green Belt” Zone, Lot 2842 RP (Part) in D.D. 129, Sha Kong Wai, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/529)

Presentation and Question Sessions

91. 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.

92. Members had no question on the application.

Deliberation Session

93. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 4.10.2029, 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 111

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/530 Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land in “Green Belt” Zone, Lot 1286 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/530)

Presentation and Question Sessions

94. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, 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 did not support the application.

95. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed installation with associated filling of land is not in line with the planning intention of the “Green Belt” (“GB”) 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;
- (b) the proposed installation with associated filling of land is not in line with the Town Planning Board Guidelines for ‘Application for Development within the “GB” zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed installation with associated filling of land is considered not compatible with the surrounding areas; and the applicant fails to demonstrate that the proposed installation with associated filling of land would not have adverse landscape impact on the surrounding areas;
- (c) the proposed installation with associated 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 installation with associated filling of land would not have negative off-site disturbance impact on the ecological value of the Wetland Conservation Area; and
- (d) the proposed installation is not in line with the ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System made under

Section 16 of the Town Planning Ordinance’ in that there are adverse comments from relevant department on landscape aspect; the applicant has failed to demonstrate that the proposed installation would not adversely affect the landscape character/resources of the “GB” zone, jeopardise the integrity of the zone as a buffer between Mong Tseng Wai Village and Tsim Bei Tsui Egrettry Site of Special Scientific Interest (SSSI)/Inner Deep Bay SSSI; and adversely affect the visual amenities/character of the area.”

Agenda Item 118

Section 16 Application

[Open Meeting]

A/YL/319 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility (Residential Care Home for the Elderly) Uses in “Residential (Group A)” Zone, Lot 3678 in D.D. 120, Yuen Long

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

Agenda Item 119

Section 16 Application

[Open Meeting]

A/YL-TT/635 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Open Storage” and “Recreation” Zones, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

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

Agenda Item 120

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/643 Proposed Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Storage” Zones, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/643B)

Presentation and Question Sessions

99. With the aid of some plans, Ms Carol K.L. Kan, STP/TMYLW, 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) considered that the proposed temporary uses could be tolerated for a period of 3 years.

100. Members had no question on the application.

Deliberation Session

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.10.2027, 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 Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

Agenda Item 127

Any Other Business

[Open Meeting]

102. There being no other business, the meeting was closed at 6:00 p.m.

**Minutes of 751st Rural and New Town Planning Committee
(held on 4.10.2024)**

Deferral Cases

(a) Requests for Deferment by Applicant for 2 Months

Item No.	Application No. *	Times of Deferment
4	Y/YL-PN/11	2 nd [^]
6	A/SK-CWBS/50	1 st
7	A/SK-HC/354	2 nd [^]
8	A/SK-HC/357	1 st
9	A/SK-HC/358	1 st
10	A/SK-HC/359	1 st
11	A/SK-HC/360	1 st
13	A/SK-TLS/64	1 st
14	A/SK-TLS/65	1 st
15	A/ST/1031	1 st
16	A/NE-LT/773	1 st
17	A/NE-FTA/249	1 st
18	A/NE-FTA/250	1 st
20	A/NE-FTA/252	1 st
21	A/NE-HT/22	1 st
22	A/NE-MKT/39	1 st
23	A/NE-MKT/40	1 st
27	A/NE-TKL/754	2 nd [^]
29	A/NE-TKL/761	2 nd [^]
32	A/NE-TKL/772	1 st
33	A/NE-KLH/643	1 st
34	A/NE-KLH/644	1 st
41	A/NE-SSH/160	1 st
43	A/NE-TK/802	1 st
44	A/NE-TK/803	1 st
45	A/NE-TK/804	1 st
46	A/NE-TK/805	1 st
47	A/NE-TK/806	1 st
48	A/NE-TK/807	1 st
49	A/NE-TK/808	1 st
50	A/NE-TK/809	1 st
51	A/NE-TK/810	1 st
52	A/NE-TK/811	1 st
53	A/NE-TK/812	1 st
54	A/NE-TK/813	1 st
55	A/NE-TK/814	1 st
56	A/NE-TK/815	1 st
57	A/NE-TK/816	1 st
58	A/NE-TK/817	1 st
59	A/NE-TK/818	1 st
60	A/NE-TK/819	1 st
61	A/NE-TK/820	1 st
65	A/FLN/32	1 st
67	A/YL-PH/1024	1 st
68	A/YL-PH/1026	1 st
75	A/YL-KTN/1041	1 st
76	A/YL-KTN/1042	1 st
77	A/YL-KTN/1043	1 st
79	A/YL-KTS/1016	1 st
82	A/YL-KTS/1020	1 st
84	A/YL-NSW/327	2 nd

Item No.	Application No. *	Times of Deferment
85	A/YL-NSW/329	2 nd
86	A/YL-ST/661	3 rd ^#
87	A/STT/2	2 nd #
89	A/YL-MP/362	3 rd ^#
90	A/YL-MP/368	2 nd #
91	A/YL-MP/374	1 st
92	A/YL-MP/376	1 st
94	A/YL-NTM/476	1 st
95	A/YL-NTM/477	1 st
98	A/YL-SK/371	2 nd ^
99	A/YL-SK/386	1 st
103	A/TM-LTTY/471	2 nd ^
105	A/HSK/526	2 nd ^
106	A/HSK/533	1 st
121	A/YL-TT/670	1 st
123	A/YL-TT/672	1 st
125	A/YL-TT/674	1 st
126	A/YL-TT/675	1 st

Notes:

^ The 2nd Deferment as requested by the applicant(s) was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.

Previous request by the Planning Department to defer a decision on the application until after the Chief Executive in Council had made a decision on the draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 or the draft Mai Po and Fairview Park OZP No. S/YL-MP/7 and the relevant adverse representation(s), which was agreed by the Rural and New Town Planning Committee of the Town Planning Board.

(b) Request for Deferment by Applicant for 1 Month

Item No.	Application No. *	Times of Deferment
12	A/SK-PK/298	1 st

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
11,12, 84 and 85	CLP Power Hong Kong Limited (CLP) was the applicant of the applications.	- Mr Ryan M.K. Ip for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP
15	The application site was located in Fo Tan, Sha Tin.	- Mr Daniel K.W. Chung for co-owning with spouse a property and a car parking space in Fo Tan - Mr Vincent K.Y. Ho for co-owning with spouse a property in Fo Tan - Mr Lawrance S.C. Chan for co-owning with spouse a property in Fo Tan
33 and 34	The application sites were located in Tai Hang Village, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po

65	The application site was located in Fanling.	- Mr Timothy K.W. Ma for living in Fanling
86 and 87	The application sites were located in San Tin. CLP was the applicant of the applications.	- Mr Ryan M. K. Ip for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP, and for being a consultant of the consultancy study on the development plan for innovation and technology use in the San Tin area commissioned by the Government, and being an advisory committee member on the Northern Metropolis
89 and 90	The application sites were located in Mai Po. CLP was the applicant of the applications.	- Mr K.W. Leung for owning a property in Mai Po - Mr Ryan M.K. Ip for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP
91 and 92	The application sites were located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
106	The application site was located in Hung Shui Kiu (HSK).	- Mr Timothy K.W. Ma for being a consultant of a company which was planning and building a residential care home for the elderly near Tai Tao Tsuen in HSK

The Committee noted that Messrs Vincent K.Y. Ho and Timothy K.W. Ma had tendered apologies for being unable to attend the meeting.

As the properties owned/co-owned by Messrs Daniel K.W. Chung, Lawrance S.C. Chan and K.W. Leung and Dr Venus Y.H. Lun had no direct view of the relevant application site under Items 15, 33, 34, 89 to 92 respectively, the Committee agreed that they could stay in the meeting.

As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to Items 11, 12, 84 to 87, 89 and 90, and had no involvement in the applications under Items 86 and 87, the Committee agreed that he could stay in the meeting.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/751_rnt_agenda.html for details of the planning applications.*

**Minutes of 751st Rural and New Town Planning Committee
(held on 4.10.2024)**

Renewal Cases

Applications for renewal of temporary approval for 3 Years

Item No.	Application No.	Renewal Application	Renewal Period
38	A/NE-PK/206	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) in “Agriculture” and “Green Belt” Zones, Lots 2120, 2122 S.A and 2122 S.B in D.D. 91 and Adjoining Government Land, Ping Kong, Sheung Shui	16.10.2024 to 15.10.2027
81	A/YL-KTS/1019	Temporary Animal Boarding Establishment (Cattery) and Associated Filling of Land in “Agriculture” Zone, Lots 1811 S.A ss.1 RP, 1812 S.G ss.1 (Part), 1812 S.H RP (Part) and 1812 S.I RP in D.D. 106, Kam Tin, Yuen Long	13.11.2024 to 12.11.2027
115	A/YL-TYST/1281	Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office in “Residential (Group A) 3”, “Open Space” and “Village Type Development” Zones, Lots 322 S.A (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long	6.10.2024 to 5.10.2027
116	A/YL-TYST/1282	Temporary Storage of Advertisement Material with Ancillary Workshop in “Undetermined” Zone, Lots 1198 S.E (Part) and 1224 RP (Part) in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long	10.10.2024 to 9.10.2027

**Minutes of 751st Rural and New Town Planning Committee
(held on 4.10.2024)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a Period of 3 Years until 4.10.2027

Item No.	Application No.	Planning Application
19	A/NE-FTA/251	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land in “Agriculture” Zone, Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui
24	A/NE-MUP/203	Temporary Private Car Park (Private Cars and Light Goods Vehicles Only) in “Village Type Development” Zone, Lot 564 in D.D. 46, Loi Tung Village, Sha Tau Kok
26	A/NE-MUP/207	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 189 RP (Part) in D.D. 38, Sha Tau Kok
28	A/NE-TKL/759	Proposed Temporary Logistics Centre and Filling of Land and Pond in “Agriculture” Zone, Lots 267 (Part) and 268 (Part) in D.D. 84, Lots 481 S.A (Part) and 481 RP (Part) in D.D. 87 and Adjoining Government Land, Ping Che
30	A/NE-TKL/763	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1151, 1152, 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling
39	A/NE-SSH/155	Temporary Private Car Park (Private Cars Only) in “Village Type Development” Zone, Lots 537(Part), 538(Part), 540s.A(Part) and 541s.A(Part) in D.D. 218, Ma Kwu Lam Village, Shap Sz Heung, Sai Kung North
40	A/NE-SSH/156	Proposed Temporary Private Car Park (Private Cars Only) in “Village Type Development” Zone, Lots 543(Part), 544(Part), 546(Part), 547(Part), 548(Part), 549, 550(Part), 551(Part), 552RP(Part), 553, 603s.ARP, 605(Part), 606RP, 607(Part), 608(Part), 609RP and 610RP(Part) in D.D. 218, and Adjoining Government Land, Ma Kwu Lam Village, Shap Sz Heung, Sai Kung North
69	A/YL-PH/1028	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” Zone, Lots 2816 (Part), 2817 (Part), 2821 (Part) and 2823 S.A (Part) in D.D. 111, Wang Toi Shan, Pat Heung, Yuen Long
70	A/YL-PH/1029	Proposed Temporary Shop and Services and Filling of Land in “Village Type Development” Zone, Lot 228 (Part) in D.D. 111, Pat Heung, Yuen Long
71	A/YL-KTN/985	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land in “Agriculture” Zone, Lot 970 RP (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long
73	A/YL-KTN/1005	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
74	A/YL-KTN/1010	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lots 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Tsat Sing

Item No.	Application No.	Planning Application
		Kong, Kam Tin, Yuen Long
80	A/YL-KTS/1017	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Filling of Land in “Agriculture” and “Village Type Development” Zones, Lot 208 RP (Part) in D.D. 106, Kam Tin, Yuen Long
88	A/STT/10	Proposed Temporary Eating Place in “Village Type Development” Zone, Lot 411 in D.D. 105, Ngau Tam Mei, Yuen Long
93	A/YL-MP/377	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) in “Open Space” Zone, Lot 36 in D. D. 101, Mai Po, Yuen Long
97	A/YL-SK/369	Temporary Open Storage of Construction Machineries and Materials and Filling of Land in “Agriculture” Zone, Lots 1082 (Part) and 1083 S.A (Part) in D.D.106, Pat Heung, Yuen Long
107	A/HSK/534	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre in “Residential (Group A) 3” and “Government, Institution or Community” Zones and area shown as ‘Road’, Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen, Yuen Long
109	A/YL-LFS/528	Proposed Temporary Public Vehicle Park (Private Cars) and Associated Filling of Land in “Village Type Development” and “Green Belt” Zones, Lots 2737, 2777 and 2778 (Part) in D.D. 129 and Adjoining Government Land, Sha Kong Wai, Yuen Long
112	A/YL-PS/722	Proposed Temporary Warehouse (Air Conditioner for Recycling) in “Residential (Group B) 1” Zone and area shown as ‘Road’, Lot 107 RP in D.D. 121, Ping Shan, Yuen Long
113	A/YL-PS/731	Proposed Temporary Shop and Services in “Comprehensive Development Area” Zone, Lot 897 (Part) in D.D. 122, Ping Shan, Yuen Long
114	A/YL-TYST/1280	Temporary Warehouse for Storage of Electronic Goods in “Undetermined” Zone, Various Lots in D.D. 119, Tong Yan San Tsuen, Yuen Long
117	A/YL-TYST/1283	Temporary Eating Place in “Government, Institution or Community” and “Residential (Group B) 1” Zones, Lots 2519 RP (Part), 2520 RP and 2521 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long
122	A/YL-TT/671	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 Years until 4.10.2029

Item No.	Application No.	Planning Application
64	A/NE-KTS/542	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 635 in D.D. 94, Kwu Tung South
66	A/YL-PH/1012	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) in “Agriculture” Zone, Government Land in D.D. 110 (near Lot 295 in D.D. 110), Tsat Sing Kong, Pat Heung, Yuen Long
104	A/TM-LTTY/480	Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lot 3047 (Part) in D.D. 124, Yuen Long
124	A/YL-TT/673	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) in “Village Type Development” Zone, Lots 49 (Part), 417 (Part), 418, 419, 420 (Part) and 431 (Part) in D.D. 117, Tai Tong, Yuen Long

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
88	The application site was located in Ngau Tam Mei, near San Tin.	- Mr Ryan M. K. Ip for being a consultant of the consultancy study on the development plan for innovation and technology use in the San Tin area commissioned by the Government, and being an advisory committee member of the Advisory Committee on the Northern Metropolis
93	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
117	The application site was located in Hung Shui Kiu (HSK).	- Mr Timothy K.W. Ma for being a consultant of a company which was planning and building a residential care home for the elderly near Tai Tao Tsuen in HSK

The Committee noted that Mr Timothy K.W. Ma had tendered an apology for being unable to attend the meeting. As Mr Ryan M. K. Ip had no involvement in the application under Item 88, and the property owned by Mr K.W. Leung had no direct view of the application site under item 93, the Committee agreed that they could stay in the meeting.