

TOWN PLANNING BOARD

Minutes of 754th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 22.11.2024

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

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Mr Daniel K.W. Chung

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Vilian W.L. Sum

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 Kenneth C.K. Lee

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

Secretary

Absent with Apologies

Dr C.M. Cheng

Mr Ryan M.K. Ip

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Katy C.W. Fung

Town Planner/Town Planning Board
Ms Ophelia C.M. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 753rd RNTPC Meeting held on 8.11.2024

[Open Meeting]

1. The draft minutes of the 753rd RNTPC meeting held on 8.11.2024 were confirmed without amendment.

Agenda Item 2

Matters Arising

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

Further Consideration of Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/81 Proposed Public Utility Installation (Fresh Water Distribution Main) and Filling and Excavation of Land in “Coastal Protection Area” Zone, Government Land in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories
(RNTPC Paper No. A/YL-PN/81A)

2. The Secretary reported that on 8.11.2024, the Committee decided to approve the subject application after considering RNTPC Paper No. A/YL-PN/81 (the Paper) which had included two supporting public comments. On 9.11.2024, a member of the public wrote to the Secretariat enquiring whether her objecting comment on the application had been incorporated into the Paper. After checking, there should be a total of four public comments received during the statutory publication period of the application from 27.9.2024 to 18.10.2024, including two public comments (one supporting and one objecting) which were inadvertently omitted (OPCs). According to section 16(3A) of the Town Planning Ordinance (Chapter 131), in considering a section 16 application, the Town Planning Board should take into account any comment made in respect of the application. To rectify the situation, a supplementary RNTPC Paper No. A/YL-PN/81A (the supplementary Paper) with updated planning considerations and assessments taking into account all public comments

(including the two OPCs) received was submitted for the Committee's further consideration at this meeting.

Presentation and Question Sessions

3. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed installation and the decision of the Committee on 8.11.2024, the two OPCs as well as the updated planning considerations and assessments taking account of all public comments received including the two OPCs as detailed in the supplementary Paper. Based on the updated planning considerations and assessments, the Planning Department (PlanD) maintained its previous view of having no objection to the application. To avoid re-occurrence of such inadvertent omission of public comments in future, PlanD had reminded its officers of the importance of incorporating all public comments received in relevant papers. Subject officers processing the planning applications were also requested to ensure that all public comments received had been incorporated into the relevant papers for consideration by the Town Planning Board and/or its Committees.

4. Members had no question on the application.

Deliberation Session

5. The Chairperson remarked that PlanD had reminded officers to incorporate all public comments received during statutory publication periods of applications to avoid re-occurrence of such omission in future.

6. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 22.11.2028, 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. He left the meeting at this point.]

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were 10 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

8. 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

9. 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

10. 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.

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

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

11. The Committee noted that there were 19 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the temporary uses could be tolerated on a temporary basis for the applied periods. Details of 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

12. 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.

Sai Kung and Islands District

[Mr Kenneth C.K. Yeung, Senior Town Planner/Sai Kung and Islands (STP/SKIs), and Mr Dicky Y.F. Chan, Assistant Town Planners/Sai Kung and Islands (ATP/SKIs), were invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/187 Proposed Public Utility Installation (Underground Cables) and Associated Excavation and Filling of Land in “Conservation Area” and “Coastal Protection Area” Zones, Government Land in D.D. 316L near Chi Ma Wan Road, Pui O, Lantau Island
(RNTPC Paper No. A/SLC/187)

13. 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. The Committee noted that Mr Ryan M. K. Ip had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

14. With the aid of some plans, Mr Kenneth C.K. Yeung, STP/SKIs, 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) did not support the application.

15. Some Members raised the following questions:

- (a) whether the proposed installation for electricity supply was to support the public or private use of the electric vehicle (EV) charger;

- (b) noting that the private car parking space at Lot 1453 in D.D. 316L (the Lot) fell within an area zoned “Conservation Area” (“CA”) on the Outline Zoning Plan (OZP), whether the car parking use and the EV charger required planning permission; and
- (c) noting that the Lot was the subject of environmental vandalism, whether enforcement actions had been undertaken.

16. In response, Mr Kenneth C.K. Yeung, STP/SKIs, made the following main points:

- (a) according to the applicant, the proposed installation was to provide electricity for an EV charger for a private car parking space at Lot 1453 for private use;
- (b) whether a planning permission would be required was determined by the main use of the Lot. A private car parking space with EV charger would normally be an ancillary use. If the main use at the Lot was not a Column 1 use under the Notes of the OZP for the “CA” zone, then both the car parking use and the EV charging facility required planning permission from the Town Planning Board (the Board); and
- (c) according to the records of the Sustainable Lantau Office of the Civil Engineering and Development Department and PlanD, land filling, deposition of containers and storage use were observed at the Lot. The Lot fell within the South Lantau Coast Regulated Area which was designated by the Secretary for Development under the Town Planning Ordinance on 15.9.2023. Should there be any unauthorized development at the Lot and subject to collection of sufficient information, enforcement action might be taken by the Planning Authority.

17. A Member further enquired whether car parking with EV charger falling within the “CA” zone required planning permission from the Board. In response, Mr Kenneth C.K. Yeung, STP/SKIs, clarified that for the subject case, whether the car parking space and EV charger required planning permission depended on whether the facilities were ancillary to a main use and whether such main use required planning permission from the Board. The

Chairperson supplemented that the Lot, which fell outside the application site, was zoned “CA” on the OZP. If the Lot was for ‘Agricultural Use (other than Plant Nursery)’ which was a Column 1 use always permitted within the “CA” zone, then the car parking space ancillary to the permitted use did not require planning permission from the Board. However, if the main use required planning permission from the Board, then the ancillary car parking would also require planning permission.

18. A Member enquired whether EV charger and car parking spaces of a private residential development would be considered as private use and hence planning application would be required, and whether planning application was required if some of car parking spaces of a private residential development were for public use. The Member further enquired whether planning application was required if the EV charger was for public use. In response, the Chairperson said that proposals should be considered on case-by-case basis, taking into account the actual situation and mode of operation. EV charger and car parking spaces of a private residential development could be considered as ancillary uses and the need for planning application depended on the main use (i.e. the residential use) and its zoning and provisions under the Notes of the OZP.

Deliberation Session

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

“the proposed public utility installation with excavation and filling of land is not in line with the planning intentions of the “Conservation Area” and “Coastal Protection Area” zones. There is a general presumption against development in both zones. The applicant fails to demonstrate that the proposed installation is to support the conservation of existing natural landscape habitats or scenic quality of the area or is an essential infrastructure project with overriding public interest that warrants a departure from such planning intentions in both zones.”

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

Sha Tin, Tai Po and North District

Agenda Item 5

[Open Meeting]

Proposed Amendments to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(RNTPC Paper No. 7/24)

20. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Man Kam To involved rezoning of a site at Sandy Ridge (the Site) for data centres and related purposes (Amendment Item A). AECOM Asia Company Limited (AECOM) was the consultant of the Civil Engineering and Development Department (CEDD) for conducting the engineering feasibility study (EFS). Mr Vincent K.Y. Ho had declared an interest on the item for having current business dealings with AECOM. As Mr Vincent K.Y. Ho had no involvement in the proposed amendments, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

Innovation, Technology and Industry Bureau (ITIB)

- Ms Lillian M.L. Cheong - Under Secretary for Innovation, Technology and Industry (USITI)
- Mr Charlson C.Y. Chiu - Assistant Secretary for Innovation, Technology and Industry
- Mr Brian Y.M. Sun - Chief Systems Manager, Digital Policy Office (CSM/DPO)
- Mr Alex T.Y. Tai - Senior Systems Manager, Digital Policy Office

Development Bureau (DEVB)

- Mr Tony L.Y. Chan - Assistant Secretary (Northern Metropolis)

Planning Department (PlanD)

Mr Rico W.K. Tsang	- District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)
Mr Ryan C.K. Ho	- Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)
Mr Tim T.Y. Fung	- Senior Town Planner/New Territories District Planning Division Headquarters
Mr Horman H.M. Cheung	- Town Planner/New Territories District Planning Division Headquarters
Ms Cheryl T.M. Tsang	- Assistant Town Planner/Shan Tin, Tai Po and North

CEDD

Ms Annie P.Y. Law	Chief Engineer/Land Works (CE/LW)
Mr Jack S.K. Lui	Senior Engineer/3
Mr Jackson M.H. Leung	Engineer/31

Consultants

AECOM

Mr David Ho
Mr Allen Lee
Ms Eva Huang
Mr Leon Cheng

22. With the aid of a PowerPoint presentation, Mr Ryan C.K. Ho, STP/STN, PlanD briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendment was to rezone the Site from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology” (“OU(I&T)”) zone for data centres and related purposes (Amendment Item A).

23. Ms Lillian M.L. Cheong, USITI, ITIB briefed Members on the following main points:

Policy Background of the Proposal

- (a) the Government would continue to develop Hong Kong into an international innovation and technology (I&T) centre, which injected new impetus for Hong Kong's economic development. Data centre and digital infrastructure were crucial for I&T development. Hong Kong had the potential to be developed as a data hub in the Asia-Pacific region, which could enhance the competitiveness of traditional industries through better use of technology and facilitate the development of new high-tech industries such as biotechnology and cloud computing. With I&T development and the digital economy as driving forces for future growth of Hong Kong, the demand for data centre facilities in Hong Kong was expected to be strong;
- (b) the 2023 Policy Address announced a change in the land use of a two-hectare (ha) formed site at Sandy Ridge for I&T and related purposes. Taking into account the location of the Site, infrastructure planning, the supply of digital facilities as well as the industry's demand, the Government was of the view that the 2 ha formed site and the 8 ha surrounding area (the Site) (i.e. about 10 ha in total) could be developed into a Data Park for data centres and related industries. The Site would attract associated upstream and downstream industries to support Hong Kong's development as an international data hub, which could also contribute to the I&T development of the Mainland;

Market Response and Consultation

- (c) an invitation for expression of interest (EOI) for the development of data centres and related purposes at Sandy Ridge conducted by ITIB and Digital Policy Office received positive feedback from the market. Various enterprises expressed interest in developing the Site for data centres and related uses; and
- (d) the Development Planning and Housing Committee (DPHC) of North District Council (NDC) and the Ta Kwu Ling District Rural Committee (TKLRC) were consulted on the proposed amendments to the OZP in

October 2024. Members of the DPHC of NDC and TKLRC welcomed the proposal to designate the Site for data centres and related purposes and emphasised the need to enhance the local economy and tourism.

24. As the presentations of PlanD's and ITIB's representatives had been completed, the Chairperson then invited questions from Members.

Positioning and Demand for the Proposed Data Centres

25. Some Members raised the following questions:

- (a) noting that there were data centres planned in Tseung Kwan O, the demand for data centres in Hong Kong;
- (b) the positioning of the proposed data centres in Sandy Ridge, considering that the I&T ecosystem in Hong Kong comprised San Tin Technopole (STT), Hong Kong Science Park (Science Park), Cyberport, etc.;
- (c) the need for locating the associated upstream and downstream industries near the proposed data centres in the Site; and
- (d) the employment opportunities created by the proposed development.

26. In response, Ms Lillian M.L. Cheong, USITI, ITIB made the following main points:

- (a) according to a survey conducted by the Digital Policy Office in 2023, the additional floor area demand for data centre was 300,000m² in short and medium term. The Site would not be limited to data centre use but could be developed as a data park with associated upstream and downstream industries, e.g. cloud computing and supercomputing centres, along with related research and development (R&D);
- (b) the spatial framework of key I&T sites in Hong Kong could be seen as a "south, central, north" pattern. The southern part would comprise

Cyberport, which focused on digital technology including Artificial Intelligence (AI). In the central part, Science Park would serve as one of the major R&D centres for deep technology. STT, including the Hong Kong-Shenzhen Innovation and Technology Park, would form the core of the northern part which would be a pilot transformation base offering platforms for I&T industries, academia and research as well as spaces for mass production. Being in close proximity to Shenzhen's I&T zone, STT would become a hub for clustered I&T development, creating synergy with Shenzhen I&T zone and the Guangdong-Hong Kong-Macao Greater Bay Area. The proposed data park at the Site would be an enabler in the I&T industry, providing computing support for AI and software development;

- (c) while the development of data centres was the focus of the Site, including related industries in the Site could create synergy; and
- (d) based on the EFS and subject to actual circumstances, the proposal would possibly create over a thousand employment opportunities including technology engineers and researchers, and it aimed to attract scientists and specialists from the Mainland and overseas.

Design Brief and Land Use

27. Some Members raised the following questions:

- (a) given the prime and iconic location of the Site, whether a planning and design brief (PDB) or a master plan for the proposed data centres would be considered so that the design could be better blended in with the surrounding environment with incorporation of various design elements such as building separation and setback as shown in Figure 4.11 in Attachment V of the Paper;
- (b) information about the areas allocated for data centre and office uses ;
- (c) whether land filling would be required for site formation; and

- (d) noting that the Site was located within the boundary of the Sandy Ridge Cemetery, whether there was any complementary development in the vicinity.

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

- (a) the Notes of the “OU(I&T)” zone specified that the planning intention of this zone was primarily for the provision of development space for data centres and related purposes and the Site was subject to a maximum building height (BH) restriction of 115mPD, while the maximum gross floor area (GFA) of 250,000m² was stated in the Explanatory Statement (ES) of the OZP. This arrangement was considered appropriate in regulating the proposed development while allowing flexibility for the future developer(s);
- (b) according to the indicative scheme for the EFS, the GFA for data centre use was about 196,000m² and the GFA for office use was about 54,000m², with a total GFA of 250,000m². The indicative scheme was for technical assessment purpose;
- (c) the Site with a total area of about 10.59 ha comprised a formed flat platform (about 2 ha) and adjoining formed man-made slopes. The EFS conducted demonstrated that the Site was technically feasible for the proposed development. It was a spade-ready site with completed formation works and some basic infrastructure; and
- (d) out of a total area of about 90 ha for the Sandy Ridge Cemetery, about 10 ha of land would be rezoned for the proposed data centres. The Site was currently formed and vacant without any existing graves/urns and the existing graves scattered across the other side of the hill were generally not visible from the Site.

29. The Chairperson remarked that the development plan of the Boundary Commerce and Industry Zone under the Northern Metropolis, which covered Lo Wu/Man Kam To area located to the south of Man Kam To Road, was under study and the broad land use concept

plan would be available later. By then there would be a more comprehensive picture on the development of the area.

30. With regard to the need of PDB/master plan, Ms Lillian M.L. Cheong, USITI, ITIB said that the layout shown was indicative and the final design would be subject to the proposals submitted, and a balance between design requirements and views/responses of market would need to be struck. The Government would take into account the latest market demand and responses in formulating the requirements including the design aspects in the land leases. The proposals submitted by developer(s) would be comprehensively reviewed by the Government.

31. In response to a Member's enquiry on whether underground/cavern development for the proposed data centres had been considered in view of the building bulk, Ms Lillian M.L. Cheong, USITI, ITIB said that cavern development for data centres would require a longer time for implementation. As there was strong demand for data centres and I&T development of Hong Kong, priority would be accorded to a readily available site to meet the imminent demand.

32. Noting that the proposed data centres would attract not only local I&T talents but also Mainland and overseas talents, a Member asked whether talent accommodation would be included in the scheme. Ms Lillian M.L. Cheong, USITI, ITIB said that to provide flexibility, 'Flat (Staff Quarters only)' and 'Residential Institution' were incorporated in Columns 1 and 2 respectively in the Notes of the "OU(I&T)" zone, while the actual provision of accommodation would depend on actual circumstances.

33. Noting that the ES only stated the total GFA of the Site, a Member enquired how to ensure data centres would be the major development at the Site. In response, Mr Brian Y.M. Sun, CSM/DPO, ITIB said that the conditions of sales could specify that the area of office use should not exceed a certain level, and this approach had been adopted in the disposal of some lands in Tseung Kwan O designated for high-tier data centres.

Visual Impacts

34. A Member enquired whether visual impact assessment had been conducted from viewpoints (VPs) in Shenzhen. In response, Mr Rico W.K. Tsang, DPO/STN, PlanD said that

visual impact assessments generally would take into account public views from key strategic or popular local VPs within Hong Kong. Since the Site was located in proximity to Lo Wu, the consultants had prepared illustrative pictures simulating views from Shenzhen Luohu Port, Louhu District Chunfeng Road and Shenzhen Riverside Commercial Development Area. The illustrative pictures were produced based on the indicative scheme with the proposed GFA and BH in the EFS. With the Sandy Ridge ridgeline ranging between 86mPD and 129mPD, the proposed development with a BH of 115mPD could blend in with the surrounding environment and significant visual impact from the proposed development was not anticipated.

35. The Vice-chairperson remarked that visual impact and incorporation of green elements in the building design should be included in the assessment of the submissions from future developer(s) as there would be visual impact from some VPs, especially VPs 6 and 7 as shown in Drawings 3g and 3h of the Paper.

Traffic Impacts

36. A Member raised the following questions:

- (a) the means of transport used by employees assumed in the submitted Preliminary Traffic and Transport Impact Assessment (PTTIA);
- (b) projected traffic flows in the morning and afternoon peak hours; and
- (c) considering that the proposed data centres would require high electricity consumption and provision of an optical fibre network, whether land excavation of Man Kam To Road for laying power cables and optical fibre cables was required and whether this would affect the traffic of Man Kam To Road.

37. In response, Ms Annie P.Y. Law, CE/LW, CEDD made the following main points:

- (a) the submitted PTTIA concluded that the proposed data centres development at the Site had no insurmountable problem from traffic point of view. Public transport services and private cars would be the anticipated means of

transportation for future employees;

- (b) according to the submitted PTTIA, the forecast development traffic in the morning and afternoon peaks would be 290 passenger car units (pcus)/hour and 210 pcus/hour respectively; and
- (c) while land excavation at Man Kam To Road by CLP Power Hong Kong (CLP) and telecommunication operators was not taken into account in the submitted PTTIA, it was noted from CLP that the existing overhead lines located to the east and west of the Site were technically feasible to provide power connections for the development.

38. Ms Lillian M.L. Cheong, USITI, ITIB said that close liaison among CLP, telecommunication operators and relevant government departments was being conducted in relation to cable laying works in future. Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, Transport Department supplemented that temporary decking was common for cable-laying, which could mitigate the traffic impact during construction period. Shuttle bus service was recommended in the submitted PTTIA to address the traffic demand generated from the development.

Electricity Supply and Optical Fibre Cables

39. Noting that data centres required high electricity consumption, some Members expressed that a stable electricity supply with power redundancy was of paramount importance and enquired whether the future proponents would need to liaise with the electric company themselves for electricity supply; any risk management to maintain operation; the alignments of optical fibre connected to the Site; and whether common utility platforms would be constructed.

40. In response, Ms Lillian M.L. Cheong, USITI, ITIB and Mr Brian Y.M. Sun, CSM/DPO, ITIB acknowledged the importance of stable electricity supply to the proposed development, which was also one of the major concerns of the industry according to the EOI conducted. ITIB had been closely liaising with CLP in that regard, and CLP was considering some measures such as the use of overhead cables to enhance the resilience of electricity supply

to the Site. Regarding optical fibre connection, Digital Policy Office, the Office of the Communications Authority and CEDD had jointly conducted a meeting with telecommunication operators. Apart from Sha Ling Road, a footpath near Lo Wu Station Road located to the north of the Site would be improved for laying optical fibre cables.

41. Noting that there would be a footpath with improvement near Lo Wu Station Road, a Member asked whether it should be included in the rezoning boundary. In response, Mr Rico W.K. Tsang, DPO/STN, PlanD explained that the current rezoning covered the area for the proposed data centres. Improvement of footpath would normally not require planning permission.

Implementation

42. Some Members raised the following questions:

- (a) the tier level of the proposed data centres as it would affect the standard of electricity supply and cooling system;
- (b) the implementation timeframe; and
- (c) whether there would be an overall management of the Site.

43. In response, Ms Lillian M.L. Cheong, USITI, ITIB made the following main points:

- (a) according to the EOI conducted, operators of different tier levels of data centre development had expressed interests in the proposed development, especially Tier-3 and Tier-4 levels as well as for the development of supercomputing centre;
- (b) the land would be sold in phases, taking into account the market responses; and
- (c) while an overall management of the Site was not planned, the Government would explore setting out requirements to encourage coordinated

development of the Site.

44. Considering that the Site was accessible from Sha Ling Road only, a Member commented that phased development would be challenging. Ms Lillian M.L. Cheong, USITI, ITIB acknowledged such limitation and indicated that they would take this into consideration when formulating the land disposal arrangement.

Notes of the “OU(I&T) Zone

45. A Member enquired whether there should be control under the OZP on the office/data centre split of GFA requirements to ensure that the Site would be developed mainly for data centres, and whether ‘office’ use under Column 1 of the “OU(I&T)” zone should be specified for supporting the proposed data centres and other related purposes. In response, Mr Rico W.K. Tsang, DPO/STN, PlanD, with the aid of some PowerPoint slides, said that the Notes of the “OU(I&T)” zone stated that the planning intention of the zone was primarily for the provision of development space for data centres and related purposes and a maximum BH restriction was imposed. The ES had stated the total GFA for the Site. The office use at the Site should be for supporting data centres and related industries in accordance with the planning intention. The current arrangement could allow flexibility for the Government to formulate detailed requirements for future development. Ms Lillian M.L. Cheong, USITI, ITIB supplemented that the future developer(s) would need to submit proposals which might cover various aspects such as I&T uses, the tier level of the data centres for computing/cloud computing/supercomputing, any associated upstream/downstream industries, design, sustainability, etc. The proposed office at the Site should support the data centres and related industries. The Government would examine the proposals at the later land sale stage. The Chairperson added that detailed requirements could be set out in the land leases and scrutiny could also be made during the building plan submission stage.

46. A Member enquired whether ‘Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation’ under Column 1 of the Notes of the proposed “OU(I&T)” zone would involve satellites or devices affecting the 5G network, similar to the one in Tai Po InnoPark. Ms Lillian M.L. Cheong, USITI, ITIB said that the telecommunication infrastructure at the Site should support the proposed data centres and related industries and the ‘Radar, Telecommunications Electronic Microwave Repeater,

Television and/or Radio Transmitter Installation' use should not affect the telecommunication network and such provision was crucial in supporting the development of data centres at the Site.

47. In response to a Member's enquiry on which use under Column 1 of the Notes of the proposed "OU(I&T)" zone had included data centre, Mr Rico W.K. Tsang, DPO/STN, PlanD said that 'Information Technology and Telecommunications Industries' use covered the data centre use in accordance with the Definition of Terms Used in Statutory Plans promulgated by the Town Planning Board.

48. Having considered the information provided by ITIB at the meeting and noting that the consultation paper for NDC used the term 'Data Park', the Chairperson proposed and the Committee agreed to refine the ES related to the "OU(I&T)" zone to better reflect the planning intention of the Site and uniqueness of the proposed development.

49. The Chairperson remarked that while Members generally supported the proposed OZP amendments, Members had expressed observations and suggestions on the proposed data centres and related purposes. ITIB should take into account Members' views and suggestions, as appropriate, in its future work to take forward the proposed development at the Site.

[Mr Timothy K.W. Ma left the meeting and Mr Paul Y.K. Au left the meeting temporarily during the question and answer session.]

50. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4 and that the draft Man Kam To OZP No. S/NE-MKT/4A at Attachment II of the Paper (to be renumbered to S/NE-MKT/5 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Man Kam To OZP No. S/NE-MKT/4A (to be renumbered to

S/NE-MKT/5) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

51. 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 (including those to reflect the intention of developing a ‘Data Park’ at the Site as mentioned in paragraph 48 above), if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

[Post-meeting note: Paragraph 9.4.3 of the ES for the “OU(I&T)” was amended to reflect that the zone was primarily intended to provide development space for a data park. The paragraph was amended to read as “This zone is primarily intended to provide development space for data centres and related purposes. A site, situated to the north of Man Kam To Road and southeast of Yuen Leng Chai and MacIntosh Fort (Nam Hang), at Sandy Ridge within the Northern Metropolis, near Lo Wu is zoned “OU(I&T)”. It is intended to be developed as a data park for data centres and related uses.”]

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

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

[Messrs Ryan C.K. Ho and Jeffrey P.K. Wong, Senior Town Planners/Shia Tin, Tai Po and North (STPs/STN), Ms Shirley K.K. Chan, Town Planner/Shia Tin, Tai Po and North (TP/STN), and Ms Cheryl T.M. Tsang and Mr Peter P.L. Ngan, Assistant Town Planners/Shia Tin, Tai Po and North (ATPs/STN), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/38 Proposed Temporary Office for a Period of 3 Years in “Agriculture”
Zone, Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To,
New Territories
(RNTPC Paper No. A/NE-MKT/38A)

Presentation and Question Sessions

52. With the aid of some plans, Mr Ryan C.K. Ho, 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.

53. Noting the proposed temporary office was an interim arrangement during the transition period of relocation of the brownfield operation affected by Kwu Tung North New Development Area, a Member enquired about the function of the proposed temporary office at the application site in relation to the relocation during the transition period and future arrangement of the office use. In response, Mr Ryan C.K. Ho, STP/STN, said that the applicant did not provide further information on the function of the office during the transition period nor the future arrangement of the office upon completion of the relocation of the brownfield operation, except the proposed office was planned to facilitate the temporary work arrangement during the transition period as stated in the Paper.

Deliberation Session

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

“the proposed use is not in line with the planning intention of the “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. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.”

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/77 Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87, Hung Lung Hang, New Territories
(RNTPC Paper No. A/NE-HLH/77)

Presentation and Question Sessions

55. With the aid of some plans, Ms Shirley K.K. Chan, TP/STN, 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 uses could be tolerated for a period of 3 years.

56. As the applicant was a representative of eight existing business operators, a Member enquired about the land allocation arrangement at the application site (the Site). In response, Mr Ryan C.K. Ho, STP/STN, with the aid of Drawing A-1 of the Paper, said that the applicant had submitted a layout plan to demonstrate the distribution of the business operators within the Site. The allocated area for each operator was generally similar to their existing operations.

57. Nothing that some operations were close to Ping Yuen River, the Vice-chairperson enquired whether the Environmental Protection Department had requested any requirements to minimise potential environmental nuisance. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of some plans, said that the applicant had provided a minimum of 3m setback between

the Site and Ping Yuen River. As detailed in paragraph 12.5 of the Paper, the applicant would be advised to strictly follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC) No. 2/23 and to properly maintain the drainage system with approval conditions on submission of revised drainage impact assessment and implementation of drainage facilities and flood mitigation measures imposed.

Deliberation Session

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.11.2027, 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 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/835 Proposed Filling of Land for Permitted Agricultural Use with Ancillary Solar Panels in “Agriculture” Zone, Lot 1522 in D.D. 76, Fanling, New Territories
(RNTPC Paper No. A/NE-LYT/835)

Presentation and Question Sessions

59. With the aid of some plans, Mr Peter P.L. Ngan, ATP/STN, 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.

60. Members had no question on the application.

Deliberation Session

61. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 22.11.2028, 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 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/824 Proposed Temporary Public Vehicle Park (Private Cars and Medium Goods Vehicles Only) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 408 RP, 410 RP (Part), 411 RP, 412 RP, 422 in D.D. 14, Tung Tsz, Tai Po, New Territories
(RNTPC Paper No. A/NE-TK/824)

Presentation and Question Sessions

62. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

63. Members had no question on the application.

Deliberation Session

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

“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. 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, even on a temporary basis.”

[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

[Mr Adrian Y.G. To, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), was invited to the meeting at this point.]

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FLN/32 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Composite Commercial/Residential Development in “Residential (Group A) 1” Zone, Fanling/Sheung Shui Town Lot 182 S.A, Lots 2020 S.A and 2021 S.B in D. D. 51 and Adjoining Government Land at Area 14, Fanling North New Development Area, New Territories
(New Lot to be known as Fanling/Sheung Shui Town Lot 297)
(RNTPC Paper No. A/FLN/32A)

65. The Secretary reported that the application site (the Site) was located in Fanling. The application was submitted by Sun Prosper Company Limited, which is a subsidiary of New World Development (NWD) Company Limited. The following Members had declared interest on the item:

- Mr Timothy K.W. Ma - living in Fanling;
- Mr Vincent K.Y. Ho - being an advisory committee member of New World Build for Good which was founded by NWD; and
- Mr Rocky L.K. Poon - being an employee of a company which was a subsidiary of NWD.

66. The Committee noted Mr Timothy K.W. Ma had left the meeting. As the interests of Messrs Vincent K.Y. Ho and Rocky L.K. Poon were considered direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

[Messrs Vincent K.Y. Ho and Rocky L.K. Poon left the meeting temporarily at this point.]

Presentation and Question Sessions

67. With the aid of a PowerPoint presentation, Mr Adrian Y.G. To, 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 (PlanD) had no objection to the application.

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

68. A Member noted that compared with the previously approved application No. A/FLN/30 for minor relaxation of plot ratio (PR) restriction from 6 to 7.2 and building height (BH) restriction from 115mPD to 140mPD, the number of flats had been increased from 1,240 to 2,300 (i.e. an increase of 1,060), and the submitted traffic review had demonstrated that the proposed development with the proposed PR of 7.2 and BH of 144.14mPD was technically feasible and acceptable. The Member enquired about the provision of car parking spaces in the current scheme due to the increase in flat units. In response, Mr Adrian Y.G. To, STP/FSYLE, said the current scheme would provide 576 parking spaces for private cars in accordance with the requirement under the lease.

69. A Member enquired about the reason for using BH in metres above Principle

Datum (mPD) in calculating the percentage change of BH. If a site was located on sloping land and the BH restriction was in mPD, the calculation of percentage of change based on BH in mPD might not reflect the actual change in the height of the building due to the topographic condition of the site. The percentage of change in BH would be different from 25.3% as stated in the Paper if it was calculated based on absolute BH. The Member suggested that using absolute BH for calculation could present a more realistic comparison of the proposed BH and the BH restriction. Another Member shared the same view. In response, Mr Adrian Y.G. To, STP/FSYLE, said that the Site was mostly flat and the site formation level was generally at 11.15mPD, which would not result in a major difference in the calculation of percentage of change. The Chairperson said that BH restrictions on the Outline Zoning Plans (OZPs) could be in terms of mPD, metre or number of storeys depending on the rationale for imposing the BH restrictions, taking into account the local context of each area. The consideration of imposing BH restriction in mPD was to avoid tall buildings from visual perspective. As a general practice, the calculation of percentage of change in BH was based on the BH restriction stipulated on the OZP in processing applications under the Town Planning Ordinance and consideration of minor relaxation of BH restriction should be based on the fact and degree of relaxation sought for each case.

Deliberation Session

70. In response to a Member's question on whether the application could be considered under the streamlining arrangement as the minor relaxation of BH restriction was in line with the requirements under Joint Practice Note No. 8 on Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction (MiC) (JPN No. 8), the Secretary explained that the streamlining arrangement was for application solely for minor relaxation of BH restriction due to adoption of MiC method in line with the requirements stated in JPN No. 8 with no adverse departmental comments. For the current application, while the increase in BH compared with the last approved scheme (application No. A/FLN/30 for minor relaxation of PR and BH with BH increased from 115mPD to 140mPD) was due to the adoption of MiC method and such increase was within the 4% storey height concession for MiC floors in the calculation of the BH restriction under JPN No. 8, consideration of applications for minor relaxation of BH restriction should be compared with the BH restriction under the OZP (i.e. with an increase from 115mPD to 144.14mPD) to avoid cumulative impact. As such, the application should not be considered under

streamlining arrangement.

71. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 22.11.2028, 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 21

Section 16 Application

[Open Meeting]

A/YL-KTN/1022 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Government Land at Ex-Tai On Public School in D.D. 110, Tai Kong Po Tsuen, Pat Heung, Yuen Long

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

Agenda Item 35

Section 16 Application

[Open Meeting]

A/YL-SK/389 Proposed Filling of Land for Vehicular Access Road in “Agriculture” and “Village Type Development” Zones, Lots 194 (Part), 196 S.A s.s.5 (Part), 196 S.A s.s.6 (Part), 196 S.A RP (Part), 196 S.B s.s.6 (Part), 196 S.C (Part), 197 S.J (Part), 197 S.K (Part), 197 RP (Part) and 201(D-F) RP (Part) in D.D.112 and Adjoining Government Land, Yuen Long

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

[The Chairperson thanked PlanD's representative for attending the meeting. He left the meeting at this point.]

[Mr Simon Y.S. Wong left the meeting at this point.]

[Messrs Vincent K.Y. Ho and Mr Rocky L.K. Poon rejoined the meeting at this point.]

Tuen Mun and Yuen Long West District

[Mr Simon P.H. Chan, Ms L.C. Cheung, Ms Carol K.L. Kan and Mr Dino W.L. Tang, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Ms Carmen K.K. Cheung and Mr Edwin W.S. Yeung, Town Planners/Tuen Mun and Yuen Long West, were invited to the meeting at this point.]

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/527 Proposed Temporary Warehouse for a Period of 3 Years in
 "Government, Institution or Community" Zone, Lots 123 S.A (Part), 123
 S.B (Part) and 124 (Part) in D.D. 128 and Adjoining Government Land,
 Ha Tsuen, Yuen Long
 (RNTPC Paper No. A/HSK/527A)

74. The Secretary reported that the application site was located in Hung Shui Kiu (HSK). Mr Timothy K.W. Ma had declared an interest on the item 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 left the meeting.

Presentation and Question Sessions

75. With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments,

and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary use could be tolerated for a period of 3 years.

76. Members had no question on the application.

Deliberation Session

77. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.11.2027, 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 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/592	Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years in “Open Space” and “Government, Institution or Community” Zones, Lots 788 (Part), 790 (Part), 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories (RNTPC Paper No. A/TM/592B)
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Presentation and Question Sessions

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

79. Noting that the application site fell within the Site of Archaeological Interest - Siu Lam (the SAI), a Member asked whether the proposed uses would induce any impact on the

SAI. In response, Ms L.C. Cheung, STP/TMYLW, said that the Antiquities and Monuments Office (AMO) had no adverse comment on the application and the applicant would be advised that when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) were discovered in the course of works, AMO should be informed, if the application was approved.

Deliberation Session

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 22.11.2030, 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 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/319	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility Uses in “Residential (Group A)” Zone, Lot 3678 in D.D. 120, Yuen Long, New Territories (RNTPC Paper No. A/YL/319B)
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Presentation and Question Sessions

81. With the aid of PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

82. Members had no question on the application.

Deliberation Session

83. Members generally considered the proposed relaxation of plot ratio not minor, and also noted that no detailed information on the proposed footpath pavement upgrading works at Yuen Long Pau Cheung Square and Fook Tak Street, including the future management and maintenance arrangements, had been provided

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

“the proposed relaxation of non-domestic plot ratio (PR) from 1.98 to 8.01 (i.e. +305%), resulting in an increase in total PR from 5.94 to 11.97 (i.e. +101%), is considered excessive and cannot be regarded as minor. Approving the application will undermine the PR control of the “Residential (Group A)” zone and the cumulative impact of which will overstrain the capacity of the existing and planned infrastructures in the area.”

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1285 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A) 1” and “Residential (Group B) 1” Zones, Lot 1768 in D.D. 122 and Adjoining Government Land, Long Bin, Yuen Long
(RNTPC Paper No. A/YL-TYST/1285)

85. The application site was located near Hung Shui Kiu (HSK). The Hong Kong Housing Authority (HKHA) was the applicant. The following Members had declared interests on the item:

Mr Timothy K.W. Ma - being a consultant of a company which was planning and building a residential care home for the elderly near Tai Tao Tsuen in HSK; and

- 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.

86. The Committee noted that Mr Timothy K.W. Ma had left 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.

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

Presentation and Question Sessions

87. With the aid of a PowerPoint presentation, Mr Dino W.L. Tang, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

88. Noting that the number of flats remained the same (i.e. 11,940) under the last approved scheme and the current scheme but there was a decrease in design population (-5,132 (-15%)), a Member enquired about the reason for such decrease. In response, Mr Dino W.L. Tang, STP/TMYLW, said that according to the applicant, the design population under the current scheme was calculated based on the assumptions of individual household size of the proposed flat mix which represented a more updated assumption than the figure adopted in the last approved scheme.

89. The Member also asked about the type of social welfare facilities to be accommodated in the proposed development. In response, Mr Dino W.L. Tang, STP/TMYLW, with the aid of a PowerPoint slide, said that whilst the applicant had provided a list of social welfare facilities proposed to be accommodated in the proposed development including neighbourhood elderly centre, integrated children and youth service centre, residential care home for the elderly cum day care unit, etc., the actual provision of the social welfare facilities would be subject to further liaison with the Social Welfare Department at the detailed design stage. In response to a Member's further enquiry on the provision of ancillary parking and loading/unloading (L/UL) spaces due to incorporation of social welfare facilities,

Mr Dino W.L. Tang, STP/TMYLW, said that the requirements and provisions on the respective parking and L/UL spaces for the social welfare facilities had been taken into account in the proposed scheme and the Transport Department had no adverse comment in that regard.

Deliberation Session

90. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 22.11.2028, 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.]

Agenda Item 48

Any Other Business

91. There being no other business, the meeting was closed at 6:10 p.m.

**Minutes of 754th Rural and New Town Planning Committee
(held on 22.11.2024)**

Annex 1

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No. *	Times of Deferment
3	Y/TP/38	1 st
10	A/NE-TK/822	1 st
22	A/YL-KTN/1023	2 nd [^]
23	A/YL-KTN/1024	2 nd [^]
30	A/YL-KTS/1031	1 st
33	A/YL-MP/372	2 nd [^]
34	A/YL-SK/376	2 nd [^]
38	A/HSK/536	1 st
42	A/YL/321	1 st
44	A/YL-TT/679	1 st

Note:

[^] *The 2nd Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.*

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
10	CLP Power Hong Kong Limited (CLP) was the applicant of the application.	- 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
33	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
38	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 Ryan M. K. Ip had tendered an apology for being unable to attend the meeting. As the property owned by Mr. K.W. Leung had no direct view of the application site under Item 33 and Mr Timothy K.W. Ma had no involvement in the application under Item 38, the Committee agreed that they could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/754_rnt_agenda.html for details of the planning applications.

**Minutes of 754th Rural and New Town Planning Committee
(held on 22.11.2024)**

Annex 2

Renewal Cases

Applications for renewal of temporary approval for 3 Years

Item No.	Application No.	Renewal Application	Renewal Period
7	A/NE-FTA/255	Temporary Rural Workshop (Timber Yard and Sawmill) in “Agriculture” Zone, Lots 581 (Part), 582 (Part), 583 and 584 RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories	11.12.2024 to 10.12.2027
11	A/NE-TK/823	Temporary Barbecue Site and Car Park in “Agriculture” Zone and area shown as ‘Road’, Lots 396 RP (Part) and 398 (Part) in D.D. 17, Lots 323 S.C (Part), 1015 RP, 1016 RP, 1030 S.A, 1031, 1032, 1034, 1035, 1037 S.A, 1037 S.B, 1038, 1039 (Part), 1040 (Part), 1045 (Part), 1046, 1047, 1048 S.B (Part), 1049 (Part), 1050 (Part) and 1056 in D.D. 29, Ting Kok Road, Tai Po, New Territories	25.12.2024 to 24.12.2027
15	A/NE-TKL/778	Temporary Logistics Centre with Ancillary Parking of Container Vehicles and Office and Associated Filling of Land in “Agriculture” Zone, Lots 1090 S.A RP (Part), 1090 S.B, 1090 S.C RP (Part), 1106 RP (Part), 1107 (Part), 1108 (Part) and 1109 (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling, New Territories	25.12.2024 to 24.12.2027
29	A/YL-KTS/1030	Temporary Open Storage of Vehicles and Modification Workshop for Vans and Lorries in “Residential (Group D)” Zone, Lots 1319 (Part) and 1336 S.A (Part) in D.D. 106, Kong Ha Wai, Kam Sheung Road, Pat Heung, Yuen Long	19.12.2024 to 18.12.2027

**Minutes of 754th Rural and New Town Planning Committee
(held on 22.11.2024)**

Annex 3

Cases for Streamlining Arrangement

Applications approved on a temporary basis for a period of 3 years until 22.11.2027

Item No.	Application No.	Planning Application
13	A/NE-TK/825	Proposed Temporary Shop and Services (Store) in “Recreation” Zone, Lots 1646 RP (Part), 1651 S.B RP (Part) and 1652 RP (Part) in D.D. 17, Tai Po, New Territories
14	A/NE-TK/826	Proposed Temporary Shop and Services (Store) in “Recreation” Zone, Lots 1651 S.A (Part), 1654 (Part), 1655 (Part) and 1656 (Part) in D.D. 17, Tai Po, New Territories
14A	A/NE-TKL/761	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Lands in “Agriculture” Zone, Lots 1110 S.A (Part), 1114 (Part), 1118 (Part) and 1119 S.A in D.D. 82, Ta Kwu Ling, New Territories
16	A/NE-TKL/779	Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products and Associated Filling of Land in “Agriculture” Zone, Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D. 84 and Adjoining Government Land, Ping Che, New Territories
18	A/YL-PH/988	Proposed Temporary Shop and Services and Associated Filling of Land in “Village Type Development” Zone, Lots 745 S.B ss.1, 745 S.B ss.2 (Part) and 745 S.B RP (Part) in D.D. 111, Fan Kam Road, Pat Heung, Yuen Long, New Territories
19	A/YL-PH/1015	Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land in “Residential (Group D)” Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories
20	A/YL-KTN/1021	Temporary Open Storage in “Other Specified Uses” annotated “Railway Reserve” Zone, Various Lots in D.D. 107 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long
24	A/YL-KTN/1031	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
25	A/YL-KTN/1033	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lots 925 RP (Part), 926 RP (Part), 927, 954 S.A and 954 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
26	A/YL-KTN/1054	Proposed Temporary Warehouse and Open Storage for Construction Materials and Machineries and Associated Filling of Land in “Agriculture” Zone, Lots 1223 S.A (Part), 1224 S.A, 1226 S.A, 1226 S.B and 1227 S.A (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Item No.	Application No.	Planning Application
27	A/YL-KTN/1055	Temporary Eating Place with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 925 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
28	A/YL-KTS/1029	Temporary Shop and Services (Motor-vehicle Showroom) in “Residential (Group C)” and “Village Type Development” Zones, Lots 1689 S.C (Part), 1689 S.D (Part), 1689 S.E, 1689 S.F, 1689 S.G, 1689 S.H and 1689 RP in D.D. 109 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long
31	A/YL-KTS/1032	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land in “Agriculture” Zone, Lots 123 RP, 124 (Part), 125 (Part), 126 (Part), 127 (Part) in D.D. 113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, New Territories
32	A/YL-MP/365	Temporary Automatic Car Washing Centre in “Village Type Development” and “Commercial/ Residential” Zones, Lots 2239 S.B, 2239 S.C, 2239 S.D, 2239 S.E, 2239 S.F, 2239 S.G RP, 2239 S.H RP and 2239 RP in D.D. 104, Mai Po, Yuen Long, New Territories
36	A/HSK/515	Temporary Logistics Centre in “Government, Institution or Community” Zone and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
39	A/TM-LTYY/481	Proposed Temporary Shop and Services with Ancillary Office in “Residential (Group D)” Zone, Lot 1038 S.B (Part) in D.D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories
43	A/YL-TT/650	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1338 S.A (Part), 1338 S.B (Part), 1338 S.C (Part) and 1338 S.D (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories
45	A/YL-PS/735	Temporary Vehicle Park (Private Car) in “Village Type Development” Zone, Lots 254 s.B ss15 (Part), 254 s.B ss16, 254 s.C ss1 (Part) and 254 s.B RP (Part) in D.D. 123, Ping Shan, Yuen Long
46	A/YL-PS/736	Temporary Shop and Services in “Village Type Development” Zone, Lots 39 RP (Part) and 53 (Part) in D.D. 122, Ping Shan, Yuen Long

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
32	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

36	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
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As the property owned by Mr K.W. Leung had no direct view of the application site under Item 32 and Mr Timothy K.W. Ma had no involvement in the application under Item 36, the Committee agreed that they could stay in the meeting.