

TOWN PLANNING BOARD

Minutes of 758th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 24.1.2025

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 Timothy K.W. Ma

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 East,
Transport Department
Mr K.L. Wong

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

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

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

Secretary

Absent with Apologies

Mr Vincent K.Y. Ho

Mr Rocky L.K. Poon

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

In Attendance

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

Chief Town Planner/Town Planning Board
Mr K.K. Lee

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

Agenda Item 1

Confirmation of the Draft Minutes of the 757th RNTPC Meeting held on 10.1.2025

[Open Meeting]

1. The draft minutes of the 757th RNTPC meeting held on 10.1.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 28 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for a case 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 18 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 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.

[Ms Clara K.W. U joined the meeting at this point.]

Tuen Mun and Yuen Long West District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/HSK/1 Application for Amendment to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2, To Amend the Building Height Restriction on a “Government, Institution or Community” Site from 3 Storeys to 47.9 metres above Principal Datum, Lot 2273 & Ext. in D.D. 125, Ha Tsuen, Yuen Long
(RNTPC Paper No. Y/HSK/1A)

9. The Secretary reported that AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant, and 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

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

PlanD

- | | | |
|-----------------------|---|---|
| Mr Raymond H.F. Au | - | District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW) |
| Mr Simon P.H. Chan | - | Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW) |
| Ms Charlotte C.Y. Lam | - | Town Planner/Tuen Mun and Yuen Long West |

Applicant's Representatives

Pok Oi Hospital - Applicant

Mr Vincent Tang

Ms Anny Yip

Ms Jenny Shek

Ms Gaea Wong

KTA Planning Limited

Ms Kitty Wong

Mr Wilson Man

P&T Architects Limited

Mr Sam Cheung

Ms Rosie Cheng

11. 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.

12. With the aid of a PowerPoint presentation, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed amendment to the building height (BH) restriction of the "Government, Institution or Community" ("G/IC") zone in respect of the application site (the Site) from 3 storeys to 47.9mPD to facilitate in-situ redevelopment of the existing Pok Oi Hospital Yeung Chun Pui Care and Attention (C&A) Home into an 11-storey new building to accommodate various social welfare facilities and medical services, departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no objection to the application.

[Mr Lawrance S.C. Chan joined the meeting during PlanD's presentation.]

13. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Kitty Wong, the applicant's representative, made the following main points:

- (a) the applicant, Pok Oi Hospital, had strived to provide quality medical and social services to the community since its foundation in 1919. It operated 121 service units in various districts in Hong Kong, serving more than 1.5 million people annually;
- (b) the Site was currently occupied by the existing Pok Oi Hospital Yeung Chun Pui C&A Home, which was a 3-storey building with 143 subvented beds. The existing premises, which had been in operation since 1984, were dilapidated and required frequent and costly maintenance. Its building design also failed to meet the contemporary requirements for fire safety and barrier free access for the disabled. As such, there was an imminent need for redevelopment. Pok Oi Hospital had applied for the Lotteries Fund to finance the implementation of the proposed redevelopment project under the Government's Special Scheme on Privately Owned Sites for Welfare Uses and was currently conducting a technical feasibility study for the proposed redevelopment;
- (c) the proposed in-situ redevelopment could optimise land utilisation and eliminate the need to explore other new development sites. According to the indicative scheme, the proposed redevelopment would provide an additional gross floor area (GFA) of 15,571m², with an increase in BH from 3 to 11 storeys. Upon redevelopment, the C&A home would be expanded to provide 192 beds, and other new social welfare facilities (including a 59-place child care centre, a 50-place day activity centre, a 80-place integrated vocational rehabilitation services centre, a 50-place hostel for severely mentally handicapped persons (HSMH), a 40-place hostel for moderately mentally handicapped persons (HMMH) and a 80-place day care centre for the elderly) and other self-financed welfare-related ancillary facilities (including a clinic, a Chinese medicine clinic, a dental clinic, a massage service centre, a showroom for gerontechnology products and a canteen) would also be provided. Since the proposed social welfare facilities were subject to natural sunlight and air ventilation requirements, no basement floor was proposed. The proposed BH had been optimised under the current scheme;

- (d) various design merits were incorporated into the indicative scheme, including a stepped terrace design, building setbacks, green coverage of not less than 20% and the planting of 18 additional trees. Besides, Modular Integrated Construction would be partially adopted to compress the construction period;
- (e) a seamless decanting arrangement was proposed to minimise interruption to the elderly residents, which involved suspending the intake of new residents in 2029, decanting the existing residents to the Pok Oi Lam Tei Elderly Home in 2030 to commence redevelopment works at the Site, and arranging for all decanted residents to return to the redeveloped premises in 2033/34 upon completion; and
- (f) the proposed redevelopment was technically feasible and there was no adverse comment from the relevant government bureaux/departments (B/Ds). Pok Oi Hospital also committed itself to actively engaging the stakeholders in the community, including residents in Sha Chau Lei Village, the Ha Tsuen Rural Committee and the Ching Chung C&A Home for the Aged, throughout the redevelopment process.

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

Service Demand and Labour Supply

15. In light of the Government's policy initiative to encourage elderly care in the Greater Bay Area and considering the labour-intensive nature of healthcare industry, a Member enquired about the estimated future demand for C&A homes in the proposed redevelopment and the measures to ensure a stable labour supply. In response, Mr Vincent Tang, the applicant's representative, said that the six C&A homes operated by Pok Oi Hospital were currently facing acute demand. With Hong Kong's ageing population, a strong demand for high-quality elderly care services was expected. In addition to elderly facilities, the proposed redevelopment would introduce other social welfare facilities

targeting at various underprivileged groups, such as HSMH and HMMH. Regarding labour supply, Pok Oi Hospital had recently signed memoranda with the Chinese University of Hong Kong and the Hong Kong Metropolitan University to reserve placement quotas for students in the C&A homes operated by Pok Oi Hospital, aiming to attract their graduates to work in the C&A homes in the future. Pok Oi Hospital would also consider hiring imported workers for junior positions (e.g. welfare workers and care workers), and would recruit workers from the planned public and private housing developments nearby.

Decanting Arrangement and Development Timeline

16. Two Members raised the following questions:

- (a) whether there were measures in place to maintain the social ties of elderly residents temporarily decanted to the Pok Oi Lam Tei Elderly Home;
- (b) upon completion of the redevelopment, whether the decanted residents would have the option to remain in the Pok Oi Lam Tei Elderly Home; and
- (c) noting that the Pok Oi Lam Tei Elderly Home was expected to be completed in 2027, whether it was feasible to start the decanting of the residents before 2030 for an earlier commencement of the proposed redevelopment.

17. In response, Mr Vincent Tang, the applicant's representative, made the following main points:

- (a) the affected residents would be arranged to reside close to each other in the Pok Oi Lam Tei Elderly Home as far as practicable to minimise interruption to their social ties;
- (b) the wishes of the affected residents would be respected, and the residents would have the option to remain in the Pok Oi Lam Tei Elderly Home, subject to the agreement of the Social Welfare Department (SWD); and

- (c) if the application was approved, time would be required to undergo the statutory plan-making process for amendments of the Outline Zoning Plan (OZP). Meanwhile, Pok Oi Hospital would engage stakeholders in the community, apply to the Lands Department (LandsD) for lease modification, secure funding from the Lotteries Fund and conduct detailed design before construction. The process was expected to take about 3 years. As such, decanting of residents was anticipated to start in 2029/30 for the commencement of the proposed redevelopment.

Lease Modification and Building Design

18. Noting LandsD's comment that the self-financed welfare-related ancillary facilities with commercial nature would require approval by higher authority for lease modification, a Member enquired about the commercial components in the proposed redevelopment. In response, Mr Vincent Tang, the applicant's representative, explained that while the proposed social welfare facilities (e.g. C&A home) would be fully funded by SWD, other welfare-related ancillary facilities (e.g. clinics, massage service centre and showroom for gerontechnology products) would be self-financed and provide services to the community at a reasonable price.

19. The Vice-chairperson enquired about the considerations behind adopting a universal floor-to-floor height of 3.6m in the indicative scheme and the floor area of the proposed canteen. In response, Mr Wilson Man, the applicant's representative, said that the proposed 3.6m floor-to-floor height from 1/F to 10/F had taken into consideration that some social welfare facilities could not be situated above 24m from ground level according to relevant regulations, SWD's requirement on vertical clearance, and the contemporary electrical and mechanical requirements. The proposed canteen had a floor area of about 120m², which was equivalent to about 1% of the total GFA.

Ching Chung C&A Home for the Aged

20. In response to a Member's query, Mr Vincent Tang, the applicant's representative, said that the Ching Chung C&A Home for the Aged to the south of the Site

within the same “G/IC” zone was operated by Ching Chung Koon. While Pok Oi Hospital had no formal affiliation with Ching Chung Koon, the two organisations maintained a close cooperative relationship. For instance, Pok Oi Hospital would share its redevelopment experience with Ching Chung Koon which also had an intention to redevelop its C&A home. The same Member enquired whether Pok Oi Hospital was intending to uplift the BH restriction for the entire “G/IC” zone under the current application. In response, Ms Kitty Wong, the applicant’s representative, clarified that the rezoning proposal was confined to the Site only, and the BH restriction for the site of the Ching Chung C&A Home for the Aged would not be affected by the current application.

21. 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

22. The Chairperson remarked that the current BH restriction of the “G/IC” zone was to reflect the as-built condition. In general, PlanD would have no objection to amending the BH restriction for a “G/IC” site upon application provided that the proposal was supported with technical assessments to demonstrate its technical feasibility and no insurmountable problems, and there were no objection/adverse comments from relevant B/Ds. The current application met those criteria and aligned with the ‘single site, multiple use’ development approach for optimising land resources. Should the application be agreed, the amended BH restriction would be incorporated into the OZP and confined to the Site, since the relaxation of development restrictions for other areas within the “G/IC” zone had yet to be substantiated by the proposed development scheme and technical assessments.

23. Members generally supported the application, taken into consideration that the existing structure was dilapidated and could not meet the contemporary needs, Pok Oi Hospital was experienced in operating social welfare facilities, the proposed redevelopment could provide additional floor space for social welfare facilities and the proposed

development intensity was reasonable and justifiable. The Committee noted that the number of places for the proposed social welfare facilities would be optimised and would be subject to further liaison between the applicant and SWD at the detailed design stage. There would be control on the operation of the social welfare facilities under a separate licensing mechanism by SWD.

24. Two Members expressed concerns about the future labour shortage in the elderly healthcare sector, particularly given that there was currently a vacancy rate of about 20%. Nevertheless, Members generally noted that the tight labour condition might be alleviated through appropriate adaptation of artificial intelligence, introduction of imported labour and the establishment of the new professional rank of ‘Health and Care Practitioner’, while attention should be given to offering local training for the imported workers.

25. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Hung Shui Kiu and Ha Tsuen Outline Zoning Plan, together with the revised Notes and the Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/YL-PN/11 Application for Amendment to the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, To rezone the application site from “Coastal Protection Area” to “Other Specified Uses” annotated “Columbarium”, Lot 118 in D.D.135, Ha Pak Nai, Yuen Long

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

Sai Kung and Islands District

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), and Mr Jackin H.Y. Yip, Assistant Town Planner/Sai Kung and Islands (ATP/SKIs), were invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/360 Proposed Public Utility Installation (Poles and Stays) and Associated
Excavation of Land in “Green Belt” Zone, Lot 2 S.A (Part) in D.D. 210
and Adjoining Government Land, Hing Keng Shek, Sai Kung
(RNTPC Paper No. A/SK-HC/360A)

27. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP), and 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. 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

28. With the aid of some plans, Mr Jackin H.Y. Yip, ATP/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 had no objection to the application.

29. Two Members enquired whether the proposed overhead cable would affect the existing structures nearby and the reason for selecting a site with vegetation cover for erecting Pole A2 as shown on Drawing A-4 and Plan A-4b of the Paper. In response, Ms Tammy S.N. Kong, STP/SKIs, with the aid of some plans, explained that the alignment of the proposed overhead cable would not affect any existing structures. According to the

applicant, while a few existing trees might be affected by the overhead lines, no tree felling would be involved in the proposed installation and protection measures would be undertaken for the affected trees.

Deliberation Session

30. 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 24.1.2029, 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 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/363 Excavation and Filling of Land for Permitted Agricultural Use in
“Green Belt” Zone, Lots 2 S.A, 2 S.B, 2 S.C, 2 S.D, 2 S.E and 2 RP in
D.D. 210, Hing Keng Shek, Sai Kung
(RNTPC Paper No. A/SK-HC/363)

Presentation and Question Sessions

31. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the applied works, 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.

32. Noting that the land filling and excavation works under application had already been completed, a Member enquired about the assessment criteria for such ‘develop first, apply later’ applications and whether approval of such applications would be unfair to those who had obtained planning approval before commencement of works. In response, Ms Tammy S.N. Kong, STP/SKIs, said that while the applicants could submit planning

applications under the Town Planning Ordinance for regularisation of unauthorized developments, the Committee could grant, with or without conditions, or refuse to grant permission. Each application should be considered based on its individual merits, taking into account relevant planning considerations, including site conditions and circumstances, planning intention, land use compatibility, the scale and potential impact of the applied use/development/works, departmental and public comments, etc.

33. Two other Members asked whether the applicant could be required to discontinue the unauthorized development, reinstate the application site (the Site), and/or fulfil other appropriate requirements before granting the permission, so as to convey a clear message to the applicant that unauthorized development would not be tolerated and to deter future ‘develop first, apply later’ cases. The Chairperson remarked that the processing of planning applications and the undertaking of planning enforcement actions were two separate regimes under the Town Planning Ordinance. Planning applications should be considered by the Committee based on individual merits, while planning enforcement would be dealt with separately by the Planning Authority. Any unauthorized development identified at the Site would be subject to enforcement action by the Planning Authority as appropriate, regardless of the Committee’s decision on the application.

Deliberation Session

34. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The 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.]

Sha Tin, Tai Po and North District

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

Agenda Items 12 and 13

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SLP/2 Proposed Public Utility Installation (Microwave Station) and Associated Excavation and Filling of Land in “Green Belt” Zone, Government Land near Lot 187 RP in D.D. 66, So Lo Pun

A/NE-SLP/3 Proposed Public Utility Installation (Microwave Station) and Associated Excavation and Filling of Land in “Green Belt” Zone, Government Land near Lot 187 RP in D.D. 66, So Lo Pun
(RNTPC Paper No. A/NE-SLP/2 and 3)

35. The Committee agreed that as the two s.16 applications for public utility installation (microwave station) and associated excavation and filling of land were related and similar in nature and the application sites (the Sites) were located in close proximity to each other within the same “Green Belt” zone, they could be considered together.

Presentation and Question Sessions

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

37. A Member enquired about the service coverage of the proposed microwave station and whether alternative sites had been considered. In response, Mr Jeffrey P.K. Wong, STP/STN, with the aid of some plans, explained that the proposed microwave station was intended to enhance the high-speed broadband network coverage for 60 villages in the North District (including villages located around So Lo Pun, Ap Chau and Kat O) identified under the ‘Subsidy Scheme to Extend Fibre-based Networks to Villages in Remote Areas’ by the Office of the Communications Authority. The Sites were considered optimal for their mid-point locations, with the shortest transmission path from inland to outlying islands, including Ap Chau and Kat O.

Deliberation Session

38. The Committee noted that since no building plan submission was required for the proposed developments, the Director of Fire Services considered it necessary to impose an approval condition in relation to the provision of water supplies for firefighting and fire services installations. Moreover, although the base transceiver station equipment and the antenna of the proposed microwave station could be considered as one project and the Sites were in close proximity to each other, the applicant chose to make two separate planning applications for the proposed installations.

39. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. Each of the permissions should be valid until 24.1.2029, and after the said date, the permissions should cease to have effect unless before the said date, the developments permitted were commenced or the permissions were renewed. The permissions were subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/210 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1640 RP in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper No. A/NE-PK/210)

Presentation and Question Sessions

40. With the aid of some plans, Mr Jeffrey P.K. 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) had no objection to the application.

41. Members had no question on the application.

Deliberation Session

42. 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 24.1.2029, 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.]

Tuen Mun and Yuen Long West District

[Mr Dino W.L. Tang, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 54

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1295 Filling and Excavation of Land for Permitted Agricultural Use in
“Green Belt” Zone, Lot 914 in D.D. 119, Yuen Long
(RNTPC Paper No. A/YL-TYST/1295)

Presentation and Question Sessions

43. With the aid of some plans, Mr Dino W.L. Tang, STP/TMYLW, briefed Members on the background of the application, the applied works, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

44. Members had no question on the application.

Deliberation Session

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

- “(a) the applicant fails to justify the need for filling and excavation of land; and
- (b) the filling and excavation of land under application is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the applicant fails to demonstrate that the filling and excavation of land under application would not have significant adverse landscape impact on the surrounding areas.”

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

Agenda Item 61

Any Other Business

[Open Meeting]

46. There being no other business, the meeting was closed at 4:05 p.m.

**Minutes of 758th Rural and New Town Planning Committee
(held on 24.1.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
7	A/ST/1031	2 nd [^]
9	A/NE-KLH/644	2 nd [^]
10	A/NE-KLH/649	1 st
14	A/NE-LT/774	2 nd [^]
15	A/NE-HT/22	2 nd [^]
17	A/NE-LYT/838	1 st
19	A/NE-MKT/40	2 nd [^]
20	A/NE-MUP/210	1 st
21	A/NE-MUP/211	1 st
22	A/NE-STK/28	1 st
24	A/NE-TKLN/89	2 nd [^]
25	A/YL-KTN/1042	2 nd [^]
26	A/YL-KTN/1043	2 nd [^]
28	A/YL-KTN/1070	1 st
29	A/YL-KTN/1071	1 st
31	A/YL-KTN/1073	1 st
34	A/YL-KTS/1045	1 st
40	A/YL-NTM/476	2 nd [^]
41	A/YL-NTM/477	2 nd [^]
47	A/HSK/533	2 nd [^]
48	A/HSK/535	2 nd [^]
49	A/HSK/536	2 nd [^]
50	A/HSK/541	1 st
52	A/YL-LFS/544	1 st
53	A/YL-PS/741	1 st
55	A/YL-TT/675	2 nd [^]
58	A/YL-TT/684	1 st
59	A/YL-TT/685	1 st

Notes:

[^] 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	
7	The application premises were located in Fo Tan.	<ul style="list-style-type: none"> - 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

The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting and Mr Lawrence S.C. Chan had not joined the meeting yet. As the properties of Mr Daniel K.W. Chung were not in the vicinity of the application premises, the Committee agreed that he could stay in the meeting.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/758_rnt_agenda.html for details of the planning applications.*

**Minutes of 758th Rural and New Town Planning Committee
(held on 24.1.2025)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
30	A/YL-KTN/1072	Temporary Public Vehicle Park (excluding Container Vehicles) and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lots 15 S.A, 15 S.B, 15 S.C, 15 S.D and 15 S.E in D.D. 109, Yuen Long	19.2.2025 to 18.2.2028
36	A/YL-KTS/1047	Temporary Car Park (Private Cars and Light Goods Vehicles) in “Residential (Group C)” Zone, Lot 452 RP (Part) in D.D. 109, Kam Tin, Yuen Long	23.3.2025 to 22.3.2028
51	A/HSK/542	Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers in “Residential (Group A) 4”, “Open Space” and “Government, Institution or Community” Zones, Lots 1922 RP (Part), 1923 (Part), 1925 (Part), 1926 (Part), 1928 (Part), 1929 (Part), 1930 (Part), 1931 RP (Part), 1932 (Part) and 1933 (Part) in D.D.125, Ha Tsuen, Yuen Long	2.2.2025 to 1.2.2028
60	A/YL-TT/686	Temporary Shop and Services in “Village Type Development” Zone, Lot 4888 RP (Part) in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long	16.3.2025 to 15.3.2028

**Minutes of 758th Rural and New Town Planning Committee
(held on 24.1.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 24.1.2028

Item No.	Application No.	Planning Application
11	A/NE-TK/830	Temporary Shop and Services (Convenience Store) in “Village Type Development” Zone, Lot 392 S.E RP (Part) in D.D. 23, San Tau Kok, Tai Po
18	A/NE-MKT/39	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 466 RP (Part) and 467 RP in D.D. 90, Lin Ma Hang Road, Man Kam To
23	A/NE-TKL/786	Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C, 601 S.D, 601 S.E, 601 S.F, 601 S.G (Part), 601 S.H (Part) and 601 RP (Part) in D.D. 82, Lei Uk, Ta Kwu Ling
27	A/YL-KTN/1050	Temporary Open Storage and Warehouse for Construction Materials and Machineries and Associated Filling of Land in “Agriculture” Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long
32	A/YL-KTS/1020	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 552 RP (Part) and 553 (Part) in D.D. 113 and Adjoining Government Land, Kam Tin, Yuen Long
35	A/YL-KTS/1046	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1384 S.A RP (Part) in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Yuen Long
37	A/YL-KTS/1048	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lots 558 (Part), 559 (Part) and 560 (Part) in D.D. 113, Yuen Long
38	A/YL-KTS/1049	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lot 560 (Part) in D.D. 113, Yuen Long
39	A/YL-PH/1040	Temporary Warehouse (excluding Dangerous Goods Godown) in “Village Type Development” and “Open Storage” Zones, Lot 644 in D.D. 111, Pat Heung, Yuen Long
42	A/YL-SK/386	Proposed Temporary Logistics Centre in “Industrial (Group D)” Zone, Lot 598 S.C (Part) in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long
43	A/YL-SK/396	Temporary Shop and Services (Retail Shop for Hardware Groceries) in “Residential (Group D)” Zone, Lot 878 (Part) in D.D. 114 and Adjoining Government Land, Pat Heung, Yuen Long

Item No.	Application No.	Planning Application
44	A/YL-SK/371	Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities and Associated Filling of Land and Pond in “Agriculture” Zone, Various Lots in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long
45	A/YL-SK/395	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land in “Agriculture” Zone, Lot 1110 S.C-H (Part) in D.D. 106, Kam Tin, Yuen Long
46	A/YL-SK/397	Temporary Shop and Services (Vehicle Spare Parts Shop) in “Residential (Group D)” Zone, Lot 878 (Part) in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long
56	A/YL-TT/679	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 1298 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong Shan Road, Tai Tong, Yuen Long
57	A/YL-TT/683	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Open Storage” and “Recreation” Zones, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

(b) Application approved on a temporary basis for a period of 5 years until 24.1.2030

Item No.	Application No.	Planning Application
33	A/YL-KTS/1043	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 475 in D.D. 113, Kam Tin, Yuen Long

(c) Application approved on a temporary basis for a period of 6 years until 24.1.2031

Item No.	Application No.	Planning Application
8	A/ST/1034	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 218 S.A RP, 218 S.A ss.1, 218 S.F RP, 218 S.F ss.1 and 218 S.G in D.D. 185, Ha Wo Che, Sha Tin