

TOWN PLANNING BOARD

Minutes of 764th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 2.5.2025

Present

Director of Planning
Mr C.K. Yip

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

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

Chief Engineer (Works),

Home Affairs Department
Mr Bond C.P. Chow

Principal Environmental Protection Officer (Territory North),
Environmental Protection Department
Mr Raymond L.Y. Lai

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

Deputy Director of Planning/District
Mr Kepler S.Y. Yuen

Secretary

Absent with Apology

Mr Rocky L.K. Poon

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Isabel Y. Yiu

Town Planner/Town Planning Board
Ms Y.Z. Jia

Agenda Item 1

Confirmation of the Draft Minutes of the 763rd RNTPC Meeting held on 11.4.2025

[Open Meeting]

1. The draft minutes of the 763rd RNTPC meeting held on 11.4.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Sections 12A and 16 applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 23 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Member's declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

Deliberation Session

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

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were six cases for renewal of temporary planning approval and the Planning Department had no objection to the applications 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.

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

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 34 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 3**.

8. Regarding a Member's enquiry about not selecting Application No. A/NE-LT/779 for temporary private vehicle park use under Agenda Item 16 for streamlining arrangement, the Committee noted that the application site was the subject of a previously rejected application for similar use, which did not meet the selection criteria for streamlining. As such, Application No. A/NE-LT/779 was not selected for streamlining arrangement.

Deliberation Session

9. 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

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/I-TCV/1 Application for Amendment to the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2, To rezone the application site from “Residential (Group C) 2” to “Residential (Group B)” and to amend the Notes of the zone applicable to the site, Various Lots in D.D. 1 Tung Chung and Adjoining Government Land, Tung Chung, Lantau Island
(RNTPC Paper No. Y/I-TCV/1A)

10. The Secretary reported that the application site (the Site) was located in Tung Chung and the application was submitted by Coral Ching Limited, which was in affiliation with Sun Hung Kai Real Estate Agency Limited. AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Ryan M.K. Ip	- owning properties in Tung Chung; and
Mr Vincent K.Y. Ho	- his firm having current business dealings with Sun Hung Kai Properties Limited and AECOM.

11. As the properties owned by Mr Ryan M.K. Ip had no direct view of the Site, the Committee agreed that he could stay in the meeting. As the interest of Mr Vincent K.Y. Ho was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Vincent K.Y Ho left the meeting temporarily at this point.]

Presentation and Question Sessions

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

PlanD

- | | |
|----------------------|---|
| Mr Walter W.N. Kwong | - District Planning Officer/Sai Kung and Islands (DPO/SKIs) |
| Ms Kirstie Y.L. Law | - Senior Town Planner/Sai Kung and Islands (STP/SKIs) |
| Mr Steve S.H. Cheung | - Town Planner/Sai Kung and Islands |

Applicant's Representatives

Sun Hung Kai Properties Limited – In affiliation with the Applicant

Mr Andy Mok

Mr K.K. Sun

Llewelyn-Davies Hong Kong Limited

Mr Dickson Hui

Ms Winnie Wu

Ms Samantha Chuang

Ove Arup & Partners Hong Kong Limited

Mr Franki Chiu

AECOM

Mr Willie Wan

Ms S.Y. Chu

ESCM Company Limited

Dr Michael Lau

Ramboll Hong Kong Limited

Mr Henry Ng

13. 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.

14. With the aid of a PowerPoint presentation, Ms Kirstie Y.L. Law, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the Site from “Residential (Group C) 2” (“R(C)2”) to “Residential (Group B)” (“R(B)”) to facilitate a residential development with commercial and government, institution and community (GIC) uses, departmental and public comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

15. The Chairperson then invited the applicant’s representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Winnie Wu, the applicant’s representative, made the following main points:

- (a) the Site was located in Tung Chung West, which was the extension of the Tung Chung New Town with one of the objectives to provide land for housing and other development needs. The planned extension of the existing Tung Chung Line with a new MTR Tung Chung West Station (TCW Station) was targeted for completion in 2029. Together with two public housing developments in Tung Chung Areas 33 and 42 and various infrastructural works such as road widening works and drainage works under implementation in the area, it was considered opportune to up-zone the Site with a view to optimising its development potential;
- (b) the Site was zoned “R(C)2” on the Tung Chung Valley Outline Zoning Plan (OZP) for residential development with a maximum plot ratio (PR) of 1 and a maximum building height (BH) of 20mPD. Given the close proximity of the Site to the planned MTR TCW Station (about 300m), the proposed development could capitalise on the enhanced accessibility and align with the Transit-Oriented Development concept by proposing a higher development intensity at the Site;
- (c) within the catchment area of the planned MTR TCW Station, there were existing public housing developments (PHDs) such as Yat Tung Estate and Mun Tung Estate with development intensities up to PR 6. There were also planned residential/commercial developments with development

intensities up to PR 3.5 or 3 respectively. In view of the high-density residential developments in the vicinity and taking into account the technical assessments conducted, the proposed development with domestic PR of 2.1 and non-domestic PR of 0.22 under the current scheme was considered appropriate and compatible with the surrounding developments;

- (d) the current rezoning proposal with a domestic PR of 2.1 and a BH of not more than 100mPD could boost housing supply through optimisation of scarce land resources. A total of 1,783 residential units would be provided;
- (e) the proposed stepped BH profile with height and density of buildings descending from south to north and from east to west (i.e. from the mountain side towards the waterfront and from the existing high-density PHDs towards Tung Chung Stream (TC Stream)) could achieve integration with the natural topography and existing built form of the area;
- (f) a 20m-wide building gap aligning with Yu Tung Road and a 15m-wide north-south building gap would be provided at the Site to improve air ventilation;
- (g) to minimise the potential impact on TC Stream to the west of the Site, a building setback of not less than 5m from the western site boundary would be provided. The disposition of the towers at the northwestern portion of the Site was also suitably orientated to avoid directly facing TC Stream;
- (h) supporting facilities with a total gross floor area of about 7,295m² would be provided at the Site facing Chung Mun Road, including retail facilities, a kindergarten and a privately-owned, managed and maintained public transport interchange (PTI) to provide public transport services for the residents of the proposed development and the community. To enhance the pedestrian environment, roadside planting area and a building setback of at least 5m were proposed along the retail frontage on Chung Mun Road;

- (i) the retail frontage proposed along Chung Mun Road facing Mun Tung Estate would help promote street vibrancy;
- (j) relevant government bureaux/departments (B/Ds) had no objection to or adverse comment on the rezoning application; and
- (k) based on the above considerations, the applicant proposed to rezone the Site from “R(C)2” to “R(B)” with a maximum total PR of 2.32 and a three-tier BH restriction of 50mPD, 80mPD and 100mPD in three sub-areas from north to south. The proposed maximum PR and three-tier BH were considered compatible with the surrounding developments.

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

Change in Planning Circumstances

17. Noting that the applicant submitted a representation during the exhibition period of the draft OZP No. S/I-TCV/I (the draft OZP) proposing to rezone the Site to “R(C)1” with an increase in PR from 1 to 1.5, which was not upheld by the Town Planning Board (the Board) in 2016, a Member enquired whether there was a change in planning circumstances such that PlanD had no in-principle objection to the current rezoning application.

18. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, made the following main points:

- (a) the proposed land uses recommended under the Planning and Engineering Study of Tung Chung New Town Extension (P&E Study) had been reflected on the OZPs, including the planned MTR TCW Station and the residential developments in Tung Chung Valley (TCV) area where there were no substantial changes in planning circumstances, except intensification of development density of the proposed PHD in Tung Chung Area 42 approved by the Committee in 2023. The major changes in circumstances were that the land uses and infrastructures planned in the last decade had been

progressively implemented and completed in recent years; and

- (b) the Board did not uphold the applicant's representation in 2016 to rezone the Site from "R(C)2" to "R(C)1" with a PR of 1.5 mainly on the grounds that the proposed rezoning was not supported with concrete proposals and relevant technical assessments. As such, the representation could not demonstrate that the proposed rezoning would have no adverse impacts on planning, environmental, urban design and other technical aspects. On the contrary, the current rezoning application included a proposed scheme supported by various technical assessments. Relevant B/Ds consulted had no adverse comment on the current proposal. It was considered appropriate to tender no in-principle objection to the current rezoning application.

Implementation of the Stepped BH Profile

19. In response to a Member's enquiry on how to ensure that the stepped BH could be materialised, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, said that should the Committee decide to agree/partially agree to the rezoning application, PlanD would take into account Members' comments and work out the appropriate amendments to the OZP, including suitable BH and other development controls on the OZP (e.g. the stepped BH restrictions of 50mPD, 80mPD and 100mPD as proposed in the current rezoning application), for the Committee's consideration prior to gazetting under section 5 of the Town Planning Ordinance (the Ordinance).

Interface with TC Stream, Tung Chung River Park (TC River Park) and Area Zoned "Coastal Protection Area" ("CPA")

20. Some Members raised the following questions:

- (a) apart from providing buffer tree planting along the western site boundary, whether there were any mitigation measures to minimise the potential interface issues with the nearby "CPA" zone and TC Stream, whether there was any active management plan for the nearby "CPA" zone, and whether such area was designed to encourage public enjoyment;

- (b) whether the Architectural Services Department (ArchSD)'s suggestion to review the BH of Towers 5 or 6 to minimise the potential visual impact had been considered;
- (c) any details of the pedestrian access from Yu Tung Road and Chung Mun Road through the Site to TC Stream; and
- (d) noting that "water-friendly" culture had been promoted for TC River Park in the vicinity of the Site, whether any mitigation measures would be in place to minimise the potential interface issue.

21. In response, Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, made the following points:

- (a) the strip of land of about 30m wide along TC Stream to the west of the Site was zoned "CPA" and served as a buffer between TC Stream and the Site. The western site boundary would be fenced off to avoid disturbance to the "CPA" zone and TC Stream. Through adopting suitable design and air ventilation measures, such as a building setback of not less than 5m from the western boundary of the Site, careful orientation of the three towers located close to TC Stream Estuary to avoid directly facing TC Stream and incorporation of void areas at the lower levels of the three towers within the Site, the potential impact on the "CPA" zone and TC Stream should be minimal;
- (b) comments from ArchSD and other relevant B/Ds would be suitably considered at the detailed design and building plan submission stages;
- (c) the existing pedestrian access to TC Stream Estuary would remain unchanged, i.e. making use of the passage along Yu Tung Road and passing through Hau Wong Temple to the northeast of the Site reaching TC Stream Estuary. The connectivity of TC Stream with the inland would be improved upon completion of the planned Road L22 with pedestrian walkway and supporting

facilities; and

- (d) the proposed development would not have direct interface issue with the planned TC River Park which was located to the south of the Site rather than directly facing it.

22. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, supplemented that some sections of TC Stream were identified by the Agriculture, Fisheries and Conservation Department as ecologically important streams with important ecological value. While TC River Park to the south of the Site aimed at promoting “water-friendly” culture and activities, conservation remained the top priority and objective. As the riparian area of TC Stream was zoned “CPA” with the intention to avoid encroachment and adverse impact on TC Stream, it was not the Government’s intention to encourage public enjoyment in the “CPA” zone. Instead, the main approach focused on minimising disturbance to the area and undertaking enforcement action against unauthorised developments/activities as appropriate. In response to the Chairperson’s enquiry, Mr Walter W.N. Kwong, DPO/SKIs, confirmed that no riverside promenade park had been designed in the “CPA” zone.

Traffic Aspect

23. The Vice-chairperson and two Members raised the following questions:

- (a) whether any design features or supporting facilities would be provided to ensure easy access to the proposed PTI by nearby residents, in particular residents living in the PHDs to the east of the Site; and whether the Transport Department (TD) or bus companies had been consulted regarding the proposed PTI;
- (b) the operational and maintenance details of the privately-owned PTI, and whether there were any similar cases in other areas; and
- (c) if the Site was in close proximity to the relocation site of the Ebenezer School and Home for the Visually Impaired (Ebenezer School), whether the design of the PTI had taken into account the special needs of visually impaired

individuals.

24. In response, Ms Winnie Wu, the applicant's representative, with the aid of a PowerPoint slide, made the following points:

- (a) similar to retail facilities, the proposed PTI would be open to the public for public transport services, and would be provided along Chung Mun Road facing Mun Tung Estate to the east of the Site to allow easier access for nearby residents and students. As advised by TD, a pedestrian crossing facility would also be provided;
- (b) the proposed PTI would be managed and maintained by the applicant. There was an existing privately-owned PTI at Park Yoho, which was also owned and operated by the landowners; and
- (c) the design of the proposed PTI would take into account the special needs of visually impaired individuals at the detailed design stage.

25. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, said that the proposed relocation site of Ebenezer School was located to the northeast of the Site and was currently at land administration and building plan submission stages. The Chairperson added that the proposed PTI would also benefit the visually impaired and enhance accessibility within the area.

Ecological Aspect

26. A Member raised the following questions:

- (a) details on the ecological value of TCV, in particular the potential impact of the proposed development on Romer's Tree Frogs;
- (b) details of the mitigation measures as recommended under the approved Environmental Impact Assessment (EIA); and

- (c) means to ensure successful translocation of Romer's Tree Frogs.

27. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, made the following main points:

- (a) the Site was situated at the urban fringe of Tung Chung Town Centre while TCV was characterised by a rural ambience surrounded by mountains on three sides. Some sections of TC Stream were zoned "Conservation Area" ("CA") as some freshwater fish species of conservation interest had been identified. Floral species of conservation interest, including *Aquilaria sinensis* (土沉香), were also found in TCV area. The general planning intention of TCV area was to conserve the ecologically sensitive areas. That said, there were also six recognised villages and fallow agricultural land in TCV area. According to the P&E Study previously conducted by the Government, seven sites within TCV, including the Site, had been identified as suitable for residential development; and
- (b) according to the approved EIA Report, some Romer's Tree Frogs were found at the Site. With mitigation measures such as translocation of the Romer's Tree Frogs to be implemented, the Site was considered suitable for development. Relevant requirements would be incorporated into the land lease during the land administration stage to ensure that the mitigation measures would be adopted prior to the commencement of construction works.

28. Dr Michael Lau, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) woodland was regarded as the natural habitat of Romer's Tree Frogs as the species usually lived on the ground or inside fallen leaves. Small water bodies provided suitable breeding environment for them. The Romer's Tree Frogs found in TCV area were predominantly living in secondary woodland, fung shui woodland and orchards. Given that the Site was covered by fruit trees, it provided a suitable natural environment where these frogs were

commonly found;

- (b) recognising the potential environmental impact of ongoing construction projects in TCV area, the applicant voluntarily conducted a survey on Romer's Tree Frog at the Site over seven consecutive nights during the rainy season in 2023. As the rainy season was the breeding season for Romer's Tree Frogs, they could be easily observed congregating around small water bodies. During the survey, two Romer's Tree Frogs were found at the Site and translocated to another appropriate natural habitat on Lantau Island afterward. A follow-up investigation at the translocation site was conducted last year, during which mating and breeding activities of male frogs were observed, indicating successful adaptation of the frogs to new habitat;
- (c) since the natural habitat on Lantau Island was recognised as a known and suitable habitat for Romer's Tree Frog, the translocation of the frogs was considered appropriate; and
- (d) the applicant would implement the mitigation measures such as capturing survey and translocation prior to the commencement of construction works in accordance with the approved EIA. If Romer's Tree Frogs were found at the Site, translocation to other suitable natural habitats on Lantau Island would be carried out accordingly.

Landscape and Greenery

29. Noting the sizable site area yet only a tree compensation ratio of 1:0.5 was proposed, the Chairperson and a Member enquired about the prevailing requirements for tree compensation in development projects and the rationale for such a tree compensation ratio. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that tree compensation ratio of 1:1 in terms of number should be considered as far as practicable in government projects. Nevertheless, compensatory plantings should be realistic, practicable and sustainable with a holistic consideration to balance the quantity and quality of tree planting. The Landscape Design Proposal submitted by the applicant had provided justifications for the tree preservation and removal proposal including the tree compensation ratio, and the Urban

Design and Landscape Section of PlanD had no adverse comment on the current rezoning application from landscape planning perspective.

30. Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, supplemented the following main points:

- (a) according to the tree survey conducted under the current rezoning application, seedlings of *Aquilaria sinensis* (土沉香) were identified at the Site and were proposed to be transplanted within the Site as shown on the indicative Landscape Master Plan. Buffer tree planting along the western site boundary adjacent to the "CPA" zone and TC Stream, and roadside greenery with tree planting along Chung Mun Road were proposed; and
- (b) the Site was previously an orchard. Based on the tree survey conducted under the current rezoning application, the majority of the 670 existing trees found on the Site were fruit trees, primarily lychee trees. The spacing between existing trees were less than 2m, which was considered undesirable from tree health and safety perspectives. Despite the large number of trees at the Site, the greenery coverage was only about 24% of the total site area. Under the current scheme, the new trees to be planted on the Site would adopt a spacing of not less than 4m. Taking into account the suitable spacing and planting locations for the newly planted trees, building layout and provision of private open space requirement, a total of 338 new trees would be planted within the Site under the current proposal. As a result, the greenery coverage would increase to about 30% of the total site area.

Sea Level Surge and Drainage Impact

31. Referring to paragraph 1.8 and Plan Z-2 of the Paper, a Member raised the following questions:

- (a) background of the sea level surge at the Site during extreme weather, and the site formation level for the proposed development; and

- (b) noting the presence of a number of stormwater attenuation and treatment ponds near the Site and a drainage reserve within the northern portion of the Site, whether there were any measures recommended under the proposed development to address the potential drainage impact.

32. In response, Ms Winnie Wu, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) as demonstrated in the Drainage Impact Assessment, no insurmountable flooding or drainage issues were anticipated with mitigation measures such as raising the site formation level to 8.6mPD. The Drainage Services Department had no objection to the proposed development; and
- (b) a comprehensive drainage system for Tung Chung West area was proposed by the Government. A sustainable drainage design system with seven stormwater attenuation and treatment ponds were proposed along TC Stream to alleviate potential flooding risks. The stormwater attenuation and treatment pond to the northeast of the Site was currently under construction. In addition, a drainage system within the Site was proposed to ensure that the proposed development would not result in any insurmountable drainage impact on the surrounding area. The proposed building layout had been designed with consideration for the drainage reserve area at the northern portion of the Site. Relevant B/Ds had also been consulted.

33. Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, supplemented that the drainage reserve was designated for public underground facilities for discharging rainwater that had been treated by the adjoining stormwater attenuation and treatment pond located at the northeast of the Site to the sea.

Other Technical Aspects

34. Noting a large portion of the Site encroaching onto Sha Tsui Tau Site of Archaeological Interest, a Member enquired whether there were any specific requirements or restrictions on the proposed development. In response, Mr Walter W.N. Kwong, DPO/SKIs,

said that according to the approved EIA for the P&E Study, the project proponent was required to provide archaeological mitigation measures, in consultation with the Antiquities and Monuments Office, prior to the commencement of construction works. Relevant requirements would be incorporated into the land lease during the land administration stage.

35. In response to a Member's enquiry on the potential aircraft noise impact of the proposed development, Mr Walter W.N. Kwong, DPO/SKIs, said that according to the Hong Kong Planning Standards and Guidelines, no noise sensitive developments, such as residential developments, should be allowed within the Noise Exposure Forecast (NEF) 25 for the Hong Kong International Airport. Since the Site was located outside NEF 25, no unacceptable adverse aircraft noise impact on the proposed development was anticipated.

Provision of GIC Facilities in Tung Chung Area

36. In response to a Member's enquiry on provision of GIC facilities in Tung Chung area, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, said that the provision of GIC facilities, including social welfare facilities, in Tung Chung New Town were generally sufficient. Sufficient GIC facilities had been provided/planned in the residential developments near the Site, including Yat Tung Estate in Tung Chung Areas 30 and 31, Mun Tung Estate in Tung Chung Area 39 and the planned PHD in Tung Chung Area 42. There would also be GIC facilities to be provided at the joint-user complex in Tung Chung Area 107 to the east of the Site.

Land Acquisition

37. The Vice-chairperson and a Member raised the following questions:

- (a) details of the future land acquisition plan for the remaining land within the Site; and
- (b) noting that the proposed development was targeted for completion by 2030, the expected completion date for land acquisition.

38. In response, Ms Winnie Wu, the applicant's representative, made the following

points:

- (a) as of the date of submission of the current rezoning application, the applicant would have more than 60% of the private land holding within the Site, taking into account the government land portion that would be acquired through land exchange at a later stage. The land acquisition process for the remaining land was ongoing; and
- (b) the proposed development was assumed to be completed by 2030, which served as an indicative target and primarily for the purpose of conducting technical assessments. The exact development programme would depend on various factors such as land acquisition and land administrative process, detailed design and liaison with relevant B/Ds.

[Mr Ryan M.K. Ip left the meeting during the question and answer session.]

39. 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 and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

40. The Chairperson recapitulated that the planning intention for residential development at the Site had already been established during the previous amendments to the draft OZP. Relevant technical assessments including environmental assessment had also been conducted at that time to justify the development restrictions for the "R(C)2" zone. Compared with the previous representation on the OZP submitted by the applicant, the current rezoning application involved an up-zoning of the Site from "R(C)2" to "R(B)" for a higher PR and BH and was supported by an indicative scheme and relevant technical assessments. Given the close proximity to the TCW MTR Station under construction and the improved infrastructure provisions, the proposed rezoning application allowing for a

higher flat production could optimise the development potential of the Site.

41. Majority of the Members supported the rezoning application having considered that the Site was situated near the MTR TCW Station and was already surrounded by existing and planned high-rise and high-density residential developments. The proposed increase in development intensities for the Site was generally justified and well-conceived. Members acknowledged the descending BH from south to north. Nevertheless, a few Members considered the stepped BH profile descending from the east towards TC Stream to the west was weak. Given the relatively large site area and spacious configuration in the proposal with only nine residential blocks proposed, there was scope to lower the BH of the proposed residential towers along TC Stream, particularly Towers 5 and 6, and to incorporate further enhancement e.g. further building setback along the “CPA” zone to improve the overall visual openness from some nearby viewing points. In view of the close proximity with the adjoining “CPA” zone in the riparian area along TC Stream and the estuary of Tung Chung Bay, the Committee agreed to request PlanD, in liaison with the applicant, to review the overall BH profile within the Site, in particular the BH of Towers 5 and 6, such that a more discernible stepped BH profile from east to west could be achieved to further alleviate potential visual impact. Further enhancement for better visual integration with TC Stream and the estuary of Tung Chung Bay (e.g. building setback) should also be incorporated considering the relatively sensitive location of the Site.

42. A Member also considered that the pedestrian connectivity of the Site to the nearby developments and areas, including TC Stream, MTR TCW Station and Tung O Ancient Trail, should be further enhanced at the detailed design stage.

43. The Committee generally had no in-principle objection to the proposed rezoning, except the BH for Towers 5 and 6. In response to a Member’s enquiry about the way forward, the Chairperson said that this was a rezoning application submitted under section 12A of the Ordinance. Should the Committee agree or partially agree to the application, PlanD would submit the proposed amendments to the OZP for the Committee’s consideration. The proposed amendments should incorporate suitable adjustment(s) to address Members’ concerns on the stepped BH profile for better integration with the surrounding areas.

44. After deliberation, the Committee decided to partially agree to the application,

subject to incorporation of appropriate planning controls including building height restrictions for the application site to address Members' concerns. The relevant proposed amendments to the Tung Chung Valley Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 5-minute break.]

[Mr Vincent K.Y. Ho rejoined the meeting at this point.]

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/368	Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 677 S.A in D.D. 244, Ho Chung, Sai Kung (RNTPC Paper No. A/SK-HC/368)
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Presentation and Question Sessions

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

46. A Member, referring to the site photos of the Paper, enquired whether there was an existing building on the application site (the Site). With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, explained that a portion of the site boundary was obscured by a building at the front. For illustration purpose, the obscured portion was indicated by a red-dotted line while the visible portion was indicated by a solid red line on the site photos.

The Chairperson said that it was an established practice to present the extent of the Site obstructed by a building using a dotted line. There was currently no building occupying the Site.

Deliberation Session

47. 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 2.5.2029, 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. She left the meeting at this point.]

Sha Tin, Tai Po and North District

[Ms Elizabeth Ng, Messrs Ryan C.K. Ho, Kevin K.W. Lau and Jeffrey P.K. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Ms Cherry S.Y. Ho, Town Planner/Shan Tin, Tai Po and North (TP/STN), were invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1031	Eating Place (Restaurant) in "Industrial" Zone, Portion of Ground Floor of an Existing Building known as Tao Miao Institute, No. 13 Au Pui Wan Street, Fo Tan, Sha Tin (RNTPC Paper No. A/ST/1031B)
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48. The Secretary reported that the application premises (the Premises) were located in Fo Tan. The following Members had declared interests on the item:

- | | |
|-----------------------|---|
| Mr Vincent K.Y. Ho | - co-owning with spouse a property in Fo Tan; |
| Mr Daniel K.W. Chung | - co-owning with spouse a property and a car parking space in Fo Tan; and |
| Mr Lawrance S.C. Chan | - co-owning with spouse a property in Fo Tan. |

49. As the properties co-owned by Messrs Vincent K.Y. Ho, Daniel K.W. Chung and Lawrance S.C. Chan with their spouses were not in the vicinity of the Premises, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

50. With the aid of some plans, Ms Cherry S.Y. Ho, TP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

51. Noting that the application site (the Site) was sandwiched between a “Residential (Group A)” site and a “Comprehensive Development Area” site, a Member enquired about the planning history of the “Industrial” (“I”) zoning of the Site and asked whether the applicant intended to rezone the Site to other zoning(s). In response, with the aid of some plans, Ms Elizabeth Ng, STP/STN, explained that the Site formed part of a larger area zoned “I” within the Fo Tan Industrial Area. The Site was the subject of a previously approved planning application No. A/ST/751 submitted by the same applicant for wholesale conversion of the existing industrial building into an educational institution. No application for rezoning of the Site from “I” to other zoning(s) had been initiated by the applicant. The Chairperson added that the Site was the residual portion of a larger area zoned “I” after the rezoning of two nearby sites to other uses. In general, it was up to the landowner to decide whether the Site should be rezoned for other uses. Retaining the “I” zoning for the Site would allow a certain extent of flexibility for industrial use if necessary. If the landowner decided to apply for rezoning of the Site in the future, it would be considered by the Town Planning Board based on individual merits.

52. The Vice-chairperson enquired about the control of the traffic management

measures proposed by the applicant, particularly the provision of car parking spaces. In response, Ms Elizabeth Ng, STP/STN, said that three private car parking spaces would be provided as per the applicant's proposal. Should the application be approved by the Committee, the applicant had to apply to the Lands Department for a modification of the Special Waiver Letter to permit the applied use. Suitable clause governing the three proposed parking spaces would also be imposed under the Special Waiver. As part of the proposed scheme, the applicant had undertaken to implement additional measures such as free valet parking service and provision of coupons to encourage customers to use other parking facilities in the area. The Chairperson supplemented that the Transport Department had no specific comment on the traffic management measures proposed by the applicant.

Deliberation Session

53. As the Site was situated between two residential developments, a Member expressed concern about the appropriateness of retaining the Site as "I". The Chairperson said that while the likelihood of the Site reverting to industrial use might not be high, given the Site was under private ownership, it might not be appropriate to rezone the Site to other uses without the agreement of the landowner. The Committee noted that the development of the Site would primarily depend on the landowner's own considerations and agreed that PlanD should keep in view the landowner's intention and future development of the Site.

54. 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 2.5.2029, 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 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HT/22 Proposed Temporary Place of Recreation, Sports or Culture (Horse Riding Centre and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 76 and Adjoining Government Land, Hok Tau, Fanling
(RNTPC Paper No. A/NE-HT/22B)

Presentation and Question Sessions

55. With the aid of some plans, Mr Ryan C.K. Ho, STP/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 had no objection to the application.

56. Noting the large application site (the Site) (i.e. around 2ha) and that the proposed uses were not in line with the policy objective of the Agricultural Priority Areas (APAs) as highlighted in a public comment on the application, a Member enquired whether the Site fell entirely within the APA, and if so, whether the Site could be reverted back to agricultural use upon expiry of the planning permission should the application be approved.

57. In response, Mr Ryan C.K. Ho, STP/STN, said that the Site was within one of the proposed APAs, which was the subject of an on-going consultancy study conducted by the Agriculture, Fisheries and Conservation Department (AFCD) and stakeholder engagement exercises. In view of the temporary nature of the proposed uses at the Site, it would not frustrate the long-term planning intention of the “AGR” zone. Moreover, the applicant was required to reinstate the Site, including the removal of hard paving and fill materials and grassing of the Site, upon expiry of the planning permission, as recommended under one of the approval conditions. It could then be reverted back to agricultural uses, if considered appropriate.

58. Noting AFCD’s comment that the Site possessed potential for agricultural

rehabilitation, the same Member further asked whether any agricultural activities were currently taking place at the Site. With the aid of some plans, Mr Ryan C.K. Ho, STP/STN, said that the Site was partly hard paved and partly occupied by some structures, including camping tents. No agricultural activities were observed at the Site.

59. In response to another Member's enquiry on the potential environmental impact of the proposed horse riding centre on the surrounding environment, including watercourse and river, particularly on the management of horse manure, Mr Ryan C.K. Ho, STP/STN, said that according to the applicant, about 10 horses would be accommodated on the Site, with three out of 11 staff members stationed at the Site to take care of the horses. While no information in relation to the treatment of horse manure had been provided by the applicant at the current stage, should the application be approved by the Committee, the applicant would be required to obtain a riding establishment licence from AFCD before commencing operation of the horse riding centre, ensuring that detailed operational arrangements, including hygiene standards, would comply with the requirements of AFCD. Based on available information, the applicant had already submitted a licence application to AFCD in April 2025, and the application was currently under processing. Besides, the water quality of the nearby watercourse and river would be regulated under prevailing legislation, including the Water Pollution Control Ordinance.

60. Noting from paragraphs 5.2 and 5.3 of the Paper that the Site was the subject of three previously approved applications, with two of them (i.e. Applications No. A/NE-HT/9 and 16) revoked due to non-compliance with approval conditions, a Member asked for more information about these two cases. In response, Mr Ryan C.K. Ho, STP/STN, said that the planning permissions for Applications No. A/NE-HT/9 and 16 were revoked in 2021 and 2023 respectively due to non-compliance with approval conditions such as those on drainage and fire service installations. The applicant under the current application was not the same as the applicants for the two previous applications. The proposed uses were also different, in that 'horse riding centre' and 'holiday camp' uses were not included in the previous two applications.

Deliberation Session

61. The Chairperson remarked that the subject application for temporary place of

recreation, sports or culture and holiday camp uses was generally compatible with the surrounding land uses. Although the Site fell within one of the proposed APAs, the study was still under consultation with relevant stakeholders by AFCD and had yet to be finalised. While AFCD did not support the current application from agricultural development perspective, no specific comment regarding the proposed uses within the APA had been mentioned by AFCD.

62. A Member enquired whether an approval condition in relation to proper treatment of horse manure in order to ensure that the proposed uses would not cause adverse impact on the surrounding environment should be imposed. The Chairperson clarified that as established practice, if the concern could be addressed by other regime(s), imposition of approval condition under the application would not be recommended. The Committee noted that relevant advisory clause had been recommended in paragraph (h)(ii) of Appendix IV of the Paper.

63. Regarding a Member's concern about timely compliance with approval conditions, the Committee noted that the applicant(s), proposed uses and proposed site area under the subject application were different from those in the previously revoked cases. The Chairperson remarked that it was the first time for the applicant to submit the application with the proposed uses. If the applicant failed to comply with the approval conditions leading to a revocation of the planning permission, sympathetic consideration might not be given to any further application.

64. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 2.5.2028, 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 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/774 Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 882 S.A and 882 RP in D.D. 19, She Shan Village, Tai Po (RNTPC Paper No. A/NE-LT/774B)

Presentation and Question Sessions

65. With the aid of some plans, Mr Kevin K.W. Lau, 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.

66. Members had no question on the application.

Deliberation Session

67. The Chairperson recapitulated that the application site (the Site) had largely been filled and paved without any valid planning permission. Besides, the Site was surrounded by farmlands. PlanD did not support the application.

68. With reference to other applications for temporary public vehicle park (PVP) use within “Agriculture” (“AGR”) zone considered at the same meeting, a Member noted that PlanD had no objection to those applications but did not support this application. While having no adverse comments on PlanD’s views towards the current application, this Member raised a general question about the consistency of assessment criteria in considering application of similar nature. In response, the Chairperson said that each application would be considered based on its individual merits. A holistic and objective planning assessment was conducted by PlanD for each planning application, taking into account relevant factors, including history and background of the site, the surrounding site context, justifications, comments from relevant government bureaux/departments and public comments received, etc. Unlike some other similar applications in the subject meeting where the application sites had

already been hard paved before the imposition of planning control over filling of land in the “AGR” zones, the current Site was largely paved after imposition of the land filling clause in the “AGR” zone without any planning permission. Moreover, the surrounding areas of the Site comprised active farmlands with no large-scale brownfield operations. Approval of the application might induce proliferation of land filling for car parks in the subject “AGR” zone, which would result in a general degradation of the environment in the area.

69. The same Member enquired whether the rejection reason for the subject application could be elaborated with more details covering the aforesaid considerations. The Chairperson said that it was the general practice to keep the rejection reason(s) concise as the detailed considerations/assessments and discussion of the Committee for each application had been suitably presented in the Paper and recorded in the meeting minutes. Another Member shared the same view and other Members agreed. After some discussion, the Committee agreed that a planning application should generally not be supported if it was not in line with the planning intention of the concerned zone. On the other hand, if the proposed use under application was supported with strong justifications, e.g. to cater for social needs, special site history, favourable considerations might be given to the application. These two issues, i.e. compliance with planning intention and whether there was strong justification for a departure from the planning intention, were generally covered in the rejection reason.

70. 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. It is also not in line with the planning intention of the “Village Type Development” zone, which is to provide land primarily for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.”

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/779 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 701 RP (Part) in D.D. 19, She Shan Tsuen, Lam Tsuen, Tai Po
(RNTPC Paper No. A/NE-LT/779)

Presentation and Question Sessions

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

72. Members had no question on the application.

Deliberation Session

73. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 2.5.2028, 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.

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

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/654 Proposed House (New Territories Exempted House - Small House) in
“Village Type Development” and “Agriculture” Zones, Lots 32 S.A
ss.1 and 32 S.B in D.D. 7, Tai Hang, Tai Po
(RNTPC Paper No. A/NE-KLH/654)

74. The Secretary reported that the application site (the Site) was located in Tai Hang Tsuen, Tai Po. Dr Venus Y.H. Lun had declared an interest on the item for co-owning with spouse a property in the vicinity of the Site. As the property co-owned by Dr Venus Y.H. Lun with her spouse had no direct view of the Site, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

75. 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 had no objection to the application.

76. Members had no question on the application.

Deliberation Session

77. 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 2.5.2029, 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 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/163 Proposed Temporary Private Car Park (Private Cars Only) for a Period of 3 Years in “Village Type Development”, “Comprehensive Development Area” and “Green Belt” Zones, Lots 1406 S.B RP (Part), 1406 S.C (Part) and 1473 (Part) in D.D. 165, Shap Sz Heung, Tai Po
(RNTPC Paper No. A/NE-SSH/163)

Presentation and Question Sessions

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

79. Members had no question on the application.

Deliberation Session

80. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 2.5.2028, 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 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/834 Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 256 S.A ss.3 and 256 S.A RP in D.D. 17, Ting Kok, Tai Po (RNTPC Paper No. A/NE-TK/834)

Presentation and Question Sessions

81. 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) had no objection to the application.

82. Members had no question on the application.

Deliberation Session

83. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 2.5.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Fanling, Sheung Shui and Yuen Long East District

[Messrs C.K. Fung and Alexander W.Y. Mak, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), Ms Karen K.W. Chan and Mr Gary T.L. Lam, Town Planners/Fanling, Sheung Shui and Yuen Long East (TPs/FSYLE), and Ms Selena Y.N. Sin,

Assistant Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1049 Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground), Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1750A4 RP (Part), 1750A5 RP (Part) and 1750A6 RP (Part) in D.D. 107, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1049B)

Presentation and Question Sessions

84. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

85. Members had no question on the application.

Deliberation Session

86. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 2.5.2028, 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 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1064 Proposed Temporary Vehicle Repair Workshop for a Period of 3 Years
in “Agriculture” Zone, Lots 587 (Part), 588 (Part), 589 RP (Part) and
591 RP (Part) in D.D. 103, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTS/1064)

Presentation and Question Sessions

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

88. Members had no question on the application.

Deliberation Session

89. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 2.5.2028, 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 Items 47, 48 and 50

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/343 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/343)

A/YL-NSW/344 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.O (Part), 3719 S.P ss.1 S.B, 3719 S.P ss.1 RP, 3719 S.P ss.2 S.A, 3719 S.P ss.2 RP, 3719 S.P ss.4 (Part) and 3719 S.P RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/344)

A/YL-NSW/346 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.R ss.1 (Part), 3719 S.R ss.2 S.A (Part), 3719 S.R ss.2 RP (Part), 3719 S.R ss.3, 3719 S.R ss.4 S.B, 3719 S.R ss.4 S.C, 3719 S.R ss.4 S.D, 3719 S.R ss.4 S.E, 3719 S.R ss.4 RP (Part) and 3719 S.R RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/346)

90. The Committee agreed that as the three applications for proposed temporary warehouses were similar in nature and the application sites were located in close proximity to each other within the same “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone, they could be considered together.

91. The Secretary reported that the application sites (the Sites) were located near Mai Po and Mr K.W. Leung had declared an interest on the items for owning a property in Mai Po. As the property owned by Mr K.W. Leung had no direct view of the Sites, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

93. Members had no question on the applications.

Deliberation Session

94. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 2.5.2028, on the terms of the applications as submitted to the Town Planning Board and subject to the approval conditions stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

[Post-meeting note: the approval condition (b) for each application should read “in relation to (a) above, the provision of drainage facilities identified in the drainage impact assessment before the commencement of any operation to the satisfaction of the Director of Drainage Services **or of the Town Planning Board;**”]

Agenda Item 60

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/STT/20 Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land in “Conservation Area” Zone, Government land in D.D. 96, near Lok Ma Chau Village, San Tin
(RNTPC Paper No. A/STT/20)

95. 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 left the meeting.

Presentation and Question Sessions

96. With the aid of some plans, Ms Karen K.W. Chan, TP/FSYLE, briefed Members on the background of the application, the proposed installation, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

97. Members had no question on the application.

Deliberation Session

98. 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 2.5.2029, 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 representatives for attending the meeting. They left the

meeting at this point.]

Tuen Mun and Yuen Long West District

[Ms Kennie M.F. Liu, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

Agenda Item 67

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTTY/482 Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years in “Residential (Group C)” and “Residential (Group D)” Zones, Lots 1150 S.B and 1150 RP in D.D. 130, Wong Kong Wai Road, Lam Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTTY/482A)

Presentation and Question Sessions

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

100. Members had no question on the application.

Deliberation Session

101. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 2.5.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Agenda Item 73

Section 16 Application

[Open Meeting]

A/YL-LFS/544 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of 3 Years in "Green Belt" Zone, Lots 1595 (Part), 1597 (Part), 1598, 1599, 1600 and 1601 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long

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

Agenda Item 83

Any Other Business

[Open Meeting]

103. There being no other business, the meeting was closed at 5:45 p.m.

**Minutes of 764th Rural and New Town Planning Committee
(held on 2.5.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.	Times of Deferment
4	Y/NE-TK/19	1 st
5	A/SK-HC/367	1 st
10	A/NE-LYT/838	2 nd [^]
21	A/NE-PK/213	1 st
22	A/NE-PK/214	1 st
23	A/NE-PK/215	1 st
26	A/NE-TKL/794	1 st
30	A/YL-KTN/1074	2 nd [^]
36	A/YL-KTS/1040	2 nd [^]
45	A/YL-NSW/341	1 st
46	A/YL-NSW/342	1 st
49	A/YL-NSW/345	1 st
52	A/YL-PH/1055	1 st
55	A/YL-PH/1058	1 st
57	A/YL-MP/382	2 nd [^]
59	A/YL-MP/388	1 st
61	A/HSK/543	2 nd [^]
65	A/HSK/557	1 st
71	A/YL-HTF/1189	1 st
72	A/YL-HTF/1190	1 st
74	A/YL-PS/741	2 nd [^]
77	A/YL-PS/749	1 st
80	A/YL-TT/688	2 nd [^]
Note: [^] The 2 nd Deferment as requested by the applicant(s) was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.		

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Member's Declared Interests	
45, 46 & 49	The application sites were located near Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
57 & 59	The application sites were located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

As the property owned by Mr K.W. Leung had no direct view of the application sites under Items 45, 46, 49, 57 and 59 respectively, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/764_rnt_agenda.html for details of the planning applications.

**Minutes of 764th Rural and New Town Planning Committee
(held on 2.5.2025)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
9	A/NE-HT/25	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 292 in D.D. 76, Sze Tau Leng, Fanling	1.6.2025 to 31.5.2028
62	A/HSK/554	Temporary Eating Place in “Village Type Development” Zone, Lots 924 RP (Part) and 1007 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long	2.6.2025 to 1.6.2028
63	A/HSK/555	Temporary Shop and Services (Real Estate Agency) in “Village Type Development” Zone, Lot 977 RP (Part) in D.D. 125, Sik Kong Tsuen, Ha Tsuen, Yuen Long	4.5.2025 to 3.5.2028
66	A/HSK/558	Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Open Storage of Export Vehicle and Vehicle Parts in “Residential (Group A) 3” Zone, Lot 3323 s.B ss.1 in D.D. 129, Ha Tsuen, Yuen Long	2.6.2025 to 1.6.2028
68	A/TM-LTTY/485	Temporary Shop and Services (Retail Shop for Apparel and Potted Plants) in “Residential (Group D)” Zone, Lots 3839 RP (Part) and 3840 RP (Part) in D.D. 124, Shun Tat Street, Tuen Mun	18.5.2025 to 17.5.2028
69	A/TM-SKW/132	Temporary Barbecue Area in “Village Type Development” Zone, Lots 263 s.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun	1.6.2025 to 31.5.2028

**Minutes of 764th Rural and New Town Planning Committee
(held on 2.5.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 2.5.2028

Item No.	Application No.	Planning Application
11	A/NE-LYT/839	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 236 S.B ss.1 (Part), 261 s.A (Part) & 262 s.A (Part) in D.D. 85, Fu Tei Pai, Fanling
12	A/NE-MKT/40	Proposed Temporary Warehouse for Storage of Construction Materials and Furniture and Associated Filling of Land in “Agriculture” Zone, Lots 589 and 590 RP in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling
13	A/NE-MTL/11	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land in “Agriculture” Zone, Lots 1219 (Part), 1222, 1223, 1226 (Part), 1228, 1230, 1242 (Part), 1243 and 1244 in D.D. 96 and Adjoining Government Land, Ma Tso Lung
15	A/NE-LT/778	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 694 RP (Part) and 695 RP in D.D. 19, She Shan Tsuen, Tai Po
17	A/NE-LT/780	Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Village Type Development” and “Agriculture” Zones, Lots 1125 (Part) and 1132 RP (Part) in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po
24	A/NE-PK/216	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) in “Village Type Development” Zone, Lots 1128 RP, 1130 s.A, 1130 s.B, 1130 RP, 1131 S.A, 1131 s.B and 1131 RP in D.D. 91, Kai Leng, Sheung Shui
25	A/NE-MUP/213	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office in “Residential (Group D)” Zone, Lots 145 (Part), 146 (Part), 147 RP (Part) and 175 RP (Part) in D.D. 38, Man Uk Pin
27	A/NE-TKLN/89	Proposed Temporary Warehouse (Timber and Other Associated Materials) in “Recreation” Zone, Various Lots in D.D. 80 and Adjoining Government Land, Ta Kwu Ling
28	A/YL-KTN/1042	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1347 s.W and 1347 S.AD in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
31	A/YL-KTN/1077	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Agriculture” Zone, Lot 38 (Part) in D.D. 110, Kam Tin, Yuen Long
32	A/YL-KTN/1078	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lots 913 RP (Part), 920 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
34	A/YL-KTN/1100	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lots 201 (Part), 202 (Part), 205 (Part) and 206 (Part) in D.D. 110, Yuen Long
35	A/YL-KTN/1101	Temporary Open Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 935 (Part), 940 (Part), 941 (Part), 1121 (Part) and 1123 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
38	A/YL-KTS/1056	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Other Specified Uses” annotated “Rural Use” Zone, Lot 480 (Part) in D.D. 106, Kam Tin South, Yuen Long

Item No.	Application No.	Planning Application
39	A/YL-KTS/1057	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Other Specified Uses” annotated “Rural Use” Zone, Lots 480 (Part) and 482 (Part) in D.D. 106, Kam Tin South, Yuen Long
40	A/YL-KTS/1058	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Other Specified Uses” annotated “Rural Use” Zone, Lot 478 in D.D. 106, Kam Tin South, Yuen Long
41	A/YL-KTS/1059	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Other Specified Uses” annotated “Rural Use” Zone, Lot 480 (Part) in D.D. 106, Kam Tin South, Yuen Long
42	A/YL-KTS/1060	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Other Specified Uses” annotated “Rural Use” Zone, Lot 480 (Part) in D.D. 106, Kam Tin South, Yuen Long
44	A/YL-KTS/1065	Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1720 s.A, 1720 s.B, 1720 s.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Pat Heung, Yuen Long
51	A/YL-PH/1026	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land in “Residential (Group D)” Zone, Lots 2902 (Part), 2905 (Part), 2909 (Part), 2910 (Part) and 2911 (Part) in D.D. 111, Wang Toi Shan, Pat Heung, Yuen Long
53	A/YL-PH/1056	Temporary Private Vehicle Park (Medium and Heavy Goods Vehicles) and Open Storage of Operational Tools and Materials and Associated Filling of Land in “Residential (Group D)” Zone, Lot 82 s.B ss.1 (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long
54	A/YL-PH/1057	Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials (excluding Dangerous Goods) with Ancillary Facilities and Associated Filling of Land in “Agriculture” and “Open Storage” Zones, Lot 1845 (Part) in D.D. 111 and Lots 9 RP (Part), 10 RP (Part), 12 RP, 13 RP (Part), 14 (Part), 32 (Part), 33 RP, 34 (Part), 35 s.A (Part), 35 s.B, 36 (Part), 37 (Part), 38, 39 (Part) and 40 (Part) in D.D. 114 and Adjoining Government Land, Pat Heung, Yuen Long
56	A/YL-SK/383	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 992 and 998 s.B ss.1 in D.D. 106, Kam Tin, Yuen Long
58	A/YL-MP/383	Proposed Temporary Shop and Services in “Open Space” Zone, Lot 2879 RP (Part) in D.D. 104, Mai Po, Yuen Long
64	A/HSK/556	Temporary Shop and Services (Real Estate Agency) in “Village Type Development” Zone, Lots 650 RP (Part) and 977 RP (Part) in D.D. 125, Sik Kong Tsuen, Ha Tsuen, Yuen Long
70	A/YL-HTF/1186	Proposed Temporary Open Storage of Construction Materials and Metal in “Residential (Group D)” zone, Lots 175 (Part), 176 (Part), 177 (Part), 178 s.A, 178 s.B, 179 and 181 in D.D. 128 and Adjoining Government Land, Ha Tsuen
75	A/YL-PS/747	Temporary Public Vehicle Park (Private Cars) in “Village Type Development” and “Government, Institution or Community” Zones, Lots 20 RP (Part), 21 RP (Part) and 22 RP (Part) in D.D. 121, Tong Fong Tsuen, Ping Shan, Yuen Long
76	A/YL-PS/748	Temporary Public Vehicle Park (Private Cars) in “Village Type Development” Zone, Lots 387 s.C ss.3 RP (Part), 387 s.C ss.4, 387 s.C ss.5, 387 s.C ss.6 (Part), 387 s.C ss.7 (Part) & 387 s.C RP in D.D. 122, Sheung Cheung Wai, Ping Shan, Yuen Long
78	A/YL-TYST/1305	Temporary Warehouse for Storage of Construction Materials in “Residential (Group C)” Zone, Various Lots in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long

Item No.	Application No.	Planning Application
79	A/YL-TT/681	Temporary Eating Place (Restaurant with Outside Seating Accommodation) in “Village Type Development” Zone, Lots 1185, 1186 (Part), 1187 s.M, 1187 s.L (Part), 1298 RP (Part) and 2146 in D.D. 117, Tai Tong Shan Road, Tai Tong, Yuen Long
81	A/YL-TT/704	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 3578 RP in D.D. 116, Tong Tau Po, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 2.5.2030

Item No.	Application No.	Planning Application
33	A/YL-KTN/1099	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 604 s.D (Part) in D.D. 109, Kam Tin, Yuen Long
37	A/YL-KTS/1044	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities in “Residential (Group D)” Zone, Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long
82	A/YL-TT/705	Proposed Temporary Shop and Services with Ancillary Office in “Other Specified Uses” annotated “Rural Use” Zone, Lots 1213 s.A and 1213 s.B RP in D.D. 118, Tai Tong, Yuen Long

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member’s Declared Interest
58	The application site was - Mr K.W. Leung for owning a property in Mai Po located in Mai Po.

As the property owned by Mr K.W. Leung had no direct view of the application site under Item 58, the Committee agreed that he could stay in the meeting.