

TOWN PLANNING BOARD

Minutes of 765th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 23.5.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr K.W. Leung

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

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

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 Daniel K.S. Lau

Vice-chairperson

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Chief Engineer (Works),
Home Affairs Department
Mr Bond C.P. Chow

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Anny P.K. Tang

Town Planner/Town Planning Board
Ms Melissa C.H. Kwan

Agenda Item 1

Confirmation of the Draft Minutes of the 764th RNTPC Meeting held on 2.5.2025

[Open Meeting]

1. The draft minutes of the 764th RNTPC meeting held on 2.5.2025 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 11 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Member's declaration of interest for a case and the Committee's view on the declared interest 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 Case

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there was one case for renewal of temporary planning approval and the Planning Department had no objection to the application for the further period as applied for. Details of the planning application were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the application on a temporary basis for the applied renewal period on the terms of the application as submitted to the Town Planning Board 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.

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

Deliberation Session

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

General

[Mr Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Mr Rico W.K. Tsang, District Planning Officer/Shau Tin, Tai Po and North, Ms Josephine Y.M. Lo, District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Mr Raymond H.F. Au, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), Mr Derek P.K. Tse, District Planning Officer/Tsuen Wan and West Kowloon, Ms Kathy C.L. Chan, Senior Town Planner/New Territories District Planning Division Headquarter (STP/NTHQ), and Mr Brandon C.W. Hung, Town Planner/New Territories District Planning Division Headquarter (TP/NTHQ), were invited to the meeting at this point.]

Agenda Item 3

[Open Meeting]

Review of Sites Designated “Comprehensive Development Area” on Statutory Plans in the New Territories for the Years 2023/2025

(RNTPC Paper No. 3/25)

Presentation and Question Sessions

9. With the aid of a PowerPoint presentation, Mr Brandon C.W. Hung, TP/NTHQ, introduced the background of the review of “Comprehensive Development Area” (“CDA”) sites. According to the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments (TPB PG-No. 17A), a review of the “CDA” sites designated for more than 3 years should be conducted on a biennial basis to assist the Committee to monitor the progress of “CDA” developments. The last “CDA” Review was conducted in 2023.

10. Mr Brandon C.W. Hung, TP/NTHQ, further presented the results of the current review on “CDA” sites in the New Territories, including the justifications for retention, review and rezoning of the “CDA” sites, as detailed in the Paper and made the following main points:

- (a) since the last CDA Review, six “CDA” sites had been rezoned to various

commercial, residential and/or other zonings;

- (b) as at end March 2025, there were a total of 48 “CDA” sites in the New Territories that had been designated for more than 3 years, which were covered under the current review;

“CDA” Sites with No Valid Approved Master Layout Plan (MLP)

- (c) there were 18 “CDA” sites without valid approved MLP, and amongst which, eight were proposed for retention and nine sites were subject to on-going review on the zoning, site boundary and/or development intensity/restriction, including (i) Lok On Pai ex-desalting plant, Tuen Mun (NTW 9); (ii) to (iv) three sites either with portions falling within or had interface with the authorised scheme boundary of the Northern Link (NOL) Main Line (NTW 17, NTW 18 and NTW 40); (v) Tan Kwai Tsuen, Yuen Long (NTW 21); (vi) to (viii) three sites bounded by Long Tin Road, Long Ping Road and Tuen Ma Line Viaduct (NTW 50, NTW 51 and NTW 52); and (ix) a site near Ma Liu Shui San Tsuen, Fanling (NTE 9). Justifications for retaining the “CDA” designation of the eight sites and review of the nine sites were set out in Appendices Ia and Ib of the Paper respectively;
- (d) for the site abutting Castle Peak Road – Ping Shan and the Light Rail Transit (NTW 43), portion of the site was subject to agreed s.12A applications while the remaining portion was previously agreed by the Committee for rezoning to appropriate zoning when opportunity arose. Details of the site were set out in Appendix Ic of the Paper;

“CDA” Sites with Approved MLP

- (e) there were 30 “CDA” sites with approved MLP. Among which, 19 were proposed for retention to ensure implementation in accordance with the approved MLPs and fulfilment of approval conditions, with justifications set out in Appendix IIa of the Paper;

- (f) there were eight sites previously agreed by the Committee for rezoning to appropriate zoning to reflect their as-built conditions when opportunity arose. The latest progress of those sites was set out in Appendix IIb of the Paper; and
- (g) there were three sites proposed for rezoning as the developments thereat had been completed, including (i) a site in Tuen Mun (NTW 8); (ii) a site at Tuen Ma Line Yuen Long Station (YL 2); and (iii) a site near Lok Wo Sha, Ma On Shan (MOS 2). They were proposed to be rezoned to appropriate zoning to reflect their as-built conditions when opportunity arose. Justifications for rezoning the sites were set out in Appendix IIc of the Paper.

[Mr Rocky L.K. Poon joined the meeting during Planning Department (PlanD)'s presentation.]

11. In response to a Member's enquiry on the current status of NTW 3 site, which was a "CDA" site without approved MLP and not proposed for rezoning, Mr Raymond H.F. Au, DPO/TMYLW, said that the site, which comprised the existing Tai Kiu Village located in close proximity to Tuen Ma Line Long Ping Station, had fragmented land ownership. In 2010, a section 16 application for comprehensive commercial/residential development was approved with conditions by the Committee. However, there had been no major progress in the implementation of the approved scheme since then, and the planning permission lapsed in 2018. PlanD had been in communication with the developer and learnt that they had not yet obtained full ownership of the land within the "CDA" site, and there were still technical issues which remained unresolved. Owing to various development constraints, the developer had yet to submit a new development scheme. The Chairperson remarked that NTW 3 site was recommended to be retained as "CDA" zone to ensure that various technical issues could be properly addressed through comprehensive development.

12. With reference to paragraph 4.2.4 of the Paper, a Member enquired about the status of the 20 developers who had not responded to the questionnaires sent by PlanD, and the validity period of an approved MLP. In response, Ms Kathy C.L. Chan, STP/NTHQ,

explained that the questionnaires had been sent to developers or their agents to gather information regarding implementation progress and any issues hindering the development of the “CDA” sites. The response rate was around one-third, which was similar to the last review, and completion of the questionnaires was on a voluntary basis. In general, the approved MLP would remain valid if the development was deemed to have commenced within the specified period (normally 4 years), either with approval of relevant building plans or acceptance of basic terms offer on land exchange or lease modification applications. The Chairperson supplemented that PlanD had maintained continuous communication with the developers to understand their challenges and assist in resolving the issues as needed.

13. Noting that nine “CDA” sites with no valid approved MLP were subject to on-going review, a Member asked whether one of those sites could be transformed into an elderly care and wellness community to cater for the need for elderly facilities in the Northern Metropolis (NM). In response, the Chairperson said that any project proponents interested in developing elderly facilities could identify suitable sites and submit planning application to the Board through the established planning mechanism. Sufficient land had been planned in the New Development Areas of the NM to cater for the residential and welfare needs of the community including the elderly. Should policy support be obtained from relevant government bureaux/departments for a private project to develop an elderly community, the proponent could approach the Government for identification of a suitable site for such purpose.

14. A Member raised the following questions:

- (a) noting that the site to the east of NTW 55 site had been rezoned to “Commercial”, the reasons for retaining NTW 55 site as a “CDA” site; and
- (b) the rationale for rezoning NTW 43 site to “Residential (Group B) 2”, considering that the site was subject to industrial/residential interface problems.

15. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some plans, made the following main points:

- (a) the site to the east of NTW 55 site was the subject of an approved section 12A (s.12A) rezoning application from mainly “CDA(1)” and “CDA(2)” to “Commercial (2)” (“C(2)”). According to the landowner who owned both the “C(2)” site and NTW 55 site, redevelopment of NTW 55 site would require prior relocation of the existing bus overhaul centre, which was actively in use. Given the lack of suitable sites for relocation, there was currently no plan or programme to redevelop NTW 55 site. It was recommended to retain NTW 55 site as “CDA” zone intended for commercial use; and
- (b) the western portion of NTW 43 site was the subject of two s.12A applications approved by the Committee in 2022 and 2023 respectively. The latest application was for proposed residential-cum-social welfare development with retail shop. While the remaining eastern portion of NTW 43 site was occupied by two factory buildings, it was considered suitable to rezone the entire NTW 43 site to an appropriate zoning to facilitate early transformation of the area. Corresponding amendments to the OZP, which would also cover the adjacent NTW 44 site partly occupied by a completed development, would be proposed when opportunity arose.

16. Noting that the MLP for SK-A1 site was approved by the Board in 1999 but the planning permission subsequently lapsed in 2010 and the approval conditions of the MLP were not complied with, a Member enquired about the reasons for the non-compliance and whether SK-A1 site was suitable to be retained as a “CDA” site. In response, Mr Walter W. N. Kwong, DPO/SKIs, with the aid of a plan, said that SK-A1 site was currently partly covered by dense vegetation, including several mature trees with preservation value, and was situated next to a stream course. There was no proper vehicular access to the site. In 1998, the Board agreed to rezone the site from “Residential (Group D)” and “Green Belt” (“GB”) to “CDA” instead of “Residential (Group C)” to partially meet an objection and on the consideration that the “CDA” zoning would provide necessary mechanism to ensure that tree preservation and provision of vehicular access could be properly addressed. The landowner had taken forward the development of the site with an approved MLP, but the approval conditions of the MLP regarding tree preservation and drainage aspects were not complied with. Considering that the site was environmentally sensitive and the technical concerns of

the site remained, it was considered appropriate to retain the site as a “CDA” site.

17. In response to the Member’s follow-up question on whether SK-A1 site should be rezoned to “GB” given the site constraints, Mr Walter W. N. Kwong, DPO/SKIs, with the aid of a plan, explained that a new public road, i.e. Sha Kok Mei Road near Sha Kok Mei Village, was built by the Government in recent years, which demonstrated that some of the infrastructure and technical constraints had been resolved over the years and hence the site was considered suitable to be retained as “CDA” zone for residential use. The Chairperson supplemented that SK-A1 site had potential for development as it involved single ownership with previously approved MLP for residential development. It might not be fair to the landowner if the site was rezoned to “GB”.

18. After deliberation, the Committee decided to:

- “(a) note the findings of the review of the sites designated “Comprehensive Development Area” (“CDA”) on statutory plans in the New Territories;
- (b) agree to the proposed retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.1 and detailed at Appendices Ia and IIa of the Paper;
- (c) note the sites which are subject to on-going review mentioned in paragraph 4.1.2 and detailed at Appendix Ib of the Paper;
- (d) note the previous agreement of the Committee to rezone the sites mentioned in paragraphs 4.1.3 and 4.2.2 and detailed at Appendices Ic and IIb of the Paper; and
- (e) agree to the proposed rezoning of the sites mentioned in paragraph 4.2.3 and detailed at Appendix IIc 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

Agenda Item 5

[Open Meeting]

Proposed Amendment to the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5
(RNTPC Paper No. 4/25)

19. The Secretary reported that the proposed amendment to the Outline Zoning Plan (OZP) for the planning area of Man Kam To involved rezoning of three land parcels at Sandy Ridge (the Site) for data centres and related purposes (Amendment Item A). AECOM Asia Company Limited (AECOM) was the consultant of the Civil Engineering and Development Department (CEDD) for conducting the engineering feasibility study (EFS). Mr Vincent K.Y. Ho had declared an interest on the item for having current business dealings with AECOM. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

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

Innovation, Technology and Industry Bureau (ITIB)

Ms Lillian M.L. Cheong	-	Under Secretary for Innovation, Technology and Industry (USITI)
Mr Charlson C.Y. Chiu	-	Assistant Secretary for Innovation, Technology and Industry
Mr Kingsley K.M. Wong	-	Contact Project Coordination Director (Mainland and Industry Collaboration), Digital Policy Office
Mr Alex T.Y. Tai	-	Senior Systems Manager, Digital Policy Office

Development Bureau (DEVB)

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

Planning Department (PlanD)

Mr Rico W.K. Tsang - District Planning Officer/Shia Tin, Tai Po and North (DPO/STN)

Mr Ryan C.K. Ho - Senior Town Planner/Shia Tin, Tai Po and North (STP/STN)

Mr Tim T.Y. Fung - Senior Town Planner/New Territories District Planning Division Headquarters

Mr Horman H.M. Cheung - Town Planner/New Territories District Planning Division Headquarters

Ms Cheryl T.M. Tsang - Assistant Town Planner/Shia Tin, Tai Po and North

CEDD

Ms Esther C.W. Yung - Chief Engineer/Land Works (CE/LW)

Mr Jack S.K. Lui - Senior Engineer/3

Mr Jackson M.H. Leung - Engineer/31

Consultants

AECOM

Mr Allen Lee

Ms Eva Huang

21. With the aid of a PowerPoint presentation, Mr Ryan C.K. Ho, STP/STN, PlanD, briefed Members on the background of the proposed amendment to the draft Man Kam To OZP No. S/NE-MKT/5 (the draft OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendment was to rezone three land parcels at Sandy Ridge from “Other Specified Uses” (“OU”) annotated “Cemetery, Columbarium, Crematorium and Funeral Related Uses” to “OU” annotated “Innovation and Technology” (“OU(I&T)”) for data centres and related purposes (Amendment Item A).

22. As the presentation of PlanD's representative had been completed, the Chairperson invited questions from Members.

Expansion of the "OU(I&T)" Zone

23. Noting that the site area of the "OU(I&T)" zone was enlarged by about 0.94 hectare (ha) (about 9%) without corresponding increase in the development intensity, including recommended maximum gross floor area (GFA), some Members raised the following questions:

- (a) the necessity of occupying additional land, and the efficient use of land resources;
- (b) whether the recommended maximum GFA for the "OU(I&T)" zone could be increased accordingly so as to cater for potential future expansion;
- (c) the types of facilities that could be placed on the Site given the irregularity of the additional areas which comprised mainly natural slopes; and
- (d) whether there was any new indicative scheme to illustrate how the current site configuration could enhance the design of the overall plan.

24. In response, Ms Lillian M.L. Cheong, USITI, ITIB, and Mr Rico W.K. Tsang, DPO/STN, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposal was intended to better utilise the land and was formulated in response to market feedback collected through a "Request for Information" (RFI) exercise, which was conducted to help formulate the land disposal arrangement as well as gather insights on the scale and design of data centre development. About 70% of the respondents raised concerns about the current site layout with sharp corners or development parameters that might impose limitations on the overall design, scale of installations, operational efficiency and the long-term development potential. In light of industry feedback, the current proposal sought to rationalise the site boundary to

make it more rectangular in shape and slightly expand the boundary to avoid sharp corners, with an aim of allowing greater flexibility and achieving economies of scale. This would cater for more development options initiated by future developer(s), including the development of a single building with a larger floor area to facilitate the development of a large scale Artificial Intelligence (AI) supercomputing centre which required extensive floor space to accommodate clustered Graphics Processing Units for AI model training and cooling systems;

- (b) it was anticipated that an increase in the recommended maximum GFA would likely necessitate a reassessment which could take several months to a year. With a view to taking forward the development of data facility cluster in a timely, responsive and forward looking manner to meet the market needs, it was considered desirable to proceed with the launch as soon as possible. Given the ever-changing market situation, it was considered necessary to balance various factors, such as development cost, time and design requirements, in executing the proposed development. ITIB would closely monitor the latest market conditions and respond to the market needs as appropriate;
- (c) the design layout by the future developer(s) had to fulfil specifications for building separations and infrastructure configurations, e.g. power substations and roads. The additional areas might be utilised to serve such purposes; and
- (d) the indicative scheme under the EFS was primarily intended to demonstrate that the proposed facility cluster development was technically feasible with no insurmountable problems. As the proposed rezoning only involved a slight increase in the area of the “OU(I&T)” zone and the permissible development parameters remained unchanged, the findings of the EFS remained valid, as confirmed by relevant government departments. In view of the above and the pressing need to release the land to the market in a timely manner, no additional indicative scheme was prepared in the interest of time.

25. The Chairperson supplemented that the additional land in irregular shape might preclude its use for future adjacent developments, while its inclusion could enhance the site configuration for the proposed data centre development. The objective of the EFS was to demonstrate the feasibility of the proposal while the rationalised site boundary would allow flexibility for different layouts to be designed by future developer(s).

Expediting Development Process

26. In response to a Member's suggestion to advance the process of inviting expressions of interest (EOIs) prior to the proposed amendments to the OZP so as to avoid triggering this round of rezoning process, Ms Lillian M.L. Cheong, USITI, ITIB, with the aid of some PowerPoint slides, said that the Government was taking forward the development in a timely, responsive and forward looking manner. The relevant policy initiative was first announced in the 2023 Policy Address (PA) to change the land use of a 2-ha formed site at Sandy Ridge from planned columbarium, crematorium and related facilities to I&T related purposes. In June 2024, ITIB and the Digital Policy Office invited EOIs for the proposed data centre development and received positive responses from the industry, leading to an expansion of the I&T site to 10 ha in response to the market demand. The RFI exercise was conducted efficiently in March 2025. ITIB had been proactive in engaging the market and listening to its demands while taking forward the development process in a timely manner.

Traffic Impacts

27. Noting that the proposed data centre development was served by only one access road, a Member enquired whether an auxiliary road would be provided. In response, Ms Esther C.W. Yung, CE/LW, CEDD said that Sha Ling Road, which was a 7.3m-wide single two-lane carriageway with 3m-wide footpath on both sides, was assessed to be sufficient to support the traffic demand arising from the data centre development in Sandy Ridge, and hence it was not considered necessary to construct an additional access road to the site from traffic demand perspective.

Maintenance of Slope

28. In response to a Member's questions on whether the Site comprising natural slopes would pose development constraints and incur additional cost, and about the slope maintenance responsibility of the Site, Mr Rico W.K Tsang, DPO/STN, PlanD, with the aid of some PowerPoint slides, said that the future developer(s) would be responsible for both development and maintenance of the slope. Whether the slope areas would lead to increased development difficulties and cost would depend on the design and layout of the future development. The Chairperson supplemented that the majority of the Site consisted of slopes and the additional areas were relatively minor. The future developer(s) would be well informed of the site conditions during the tender process, enabling them to assess the development cost and layout design accordingly.

Statutory Procedures

29. In response to a Member's enquiry on whether there would be a hearing to consider the representations received, if any, should the Committee agree that the draft OZP was suitable for public exhibition, the Chairperson explained that the draft OZP would be exhibited for public inspection for 2 months under section 7 of the Town Planning Ordinance (the Ordinance). The Town Planning Board (the Board) would hold a hearing to consider the valid representations received. Upon completion of the representation consideration process, the Board would submit the draft OZP to the Chief Executive in Council (CE in C) for approval.

30. In light of the pressing need to tender out the proposed data facility cluster development, another Member asked whether there was streamlined process under the Ordinance. In response, the Chairperson said that the proposed amendment, involving an area of about 1 ha and rezoning from "OU(Cemetery, Columbarium, Crematorium and Funeral Related Uses)" to "OU(I&T)", was required to go through the statutory town planning procedures as stipulated in the Ordinance. While the statutory plan-making process could take 7 months (including the 2-month exhibition period) before submission of the draft plan to the CE in C for approval, other procedures, such as preparation of tender documents, could be conducted concurrently to expedite the overall implementation process. Ms Lillian M.L. Cheong, USITI, ITIB supplemented that as some statutory procedures were inevitable, ITIB endeavoured to expedite implementation of the proposed data centre

development by providing earlier and clearer information on site conditions, development parameters, utilities installations, etc., to the market so as to ensure that the development would be taken forward in a timely manner.

31. The Chairperson remarked that Members generally supported the proposed amendment and the need to expedite the development process. Should the Committee agree to the proposed amendment, the draft OZP would be gazetted under section 7 of the Ordinance for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

32. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendment to the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/5 and that the draft Man Kam To OZP No. S/NE-MKT/5A at Attachment II of the Paper (to be renumbered to S/NE-MKT/6 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Man Kam To OZP No. S/NE-MKT/5A (to be renumbered as S/NE-MKT/6 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

33. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

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

[Mr Jeffrey P.K. Wong, Senior Town Planner/Sharing Tin, Tai Po and North (STP/STN) and Ms Sheren S.W. Lee, Town Planner/Sharing Tin, Tai Po and North (TP/STN) were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/822 Proposed Public Utility Installation (High Voltage Pillar) in Area shown as 'Road', Government Land in D.D. 23, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/822B)

34. 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 and executive director 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

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

36. Members had no question on the application.

Deliberation Session

37. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 23.5.2029, 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 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/795 Proposed Temporary Concrete Batching Plant for a Period of 5 Years
in “Industrial (Group D)” Zone, Lot 153 (Part) in D.D. 77, Ping Che
(RNTPC Paper No. A/NE-TKL/795)

Presentation and Question Sessions

38. With the aid of some plans, Ms Sheren S.W. Lee, TP/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.

39. A Member raised the following questions:

- (a) whether the existing concrete batching plant (CBP) at the application site (the Site) was covered by a valid planning permission; and
- (b) the rationale behind the public comments requesting a shorter approval period from 5 to 3 years.

40. In response, Ms Sheren S.W. Lee, TP/STN, with the aid of some plans, made the following main points:

- (a) the Site had been covered by a Short Term Waiver for the purpose of a factory for manufacturing concrete products since the 1980s. According to the applicant, the Site was subsequently transformed into the current CBP. According to the relevant Outline Zoning Plan (OZP), if the CBP was in existence before the first publication in the Gazette of the notice of

the statutory plan, it did not require planning permission from the Board as it could be regarded as an existing use; and

- (b) the objecting public comments mainly expressed concerns about the potential environmental pollution to the surrounding areas. The Site fell within an area zoned “Industrial (Group D)” (“I(D)”) on the OZP. According to the Notes for the “I(D)” zone, ‘CBP’ was a Column 2 use, for which the applicant could seek planning permission for a period of 5 years. The applicant had submitted Traffic Impact Assessment and Environmental Assessment, which demonstrated that with the implementation of the proposed traffic management and environmental mitigation measures, no unacceptable traffic or environmental impact on the surrounding areas was anticipated. In addition, the applicant would need to apply for necessary licences, including a specified process licence, to ensure that the operation of the CBP would comply with relevant regulations and guidelines.

41. The Chairperson supplemented that as stipulated on the OZP, no action was required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan, provided such use had continued since it came into existence and until there was a material change of use or the building was redeveloped. The spirit was that the planning control would not take retrospective effect. Notwithstanding this, the applicant intended to apply for a new and larger CBP for low-carbon and environmental value-added manufacturing processes.

Deliberation Session

42. The Chairperson remarked that the current application was mainly for redeveloping the existing CBP and the Committee had approved the previous application for the same use at the Site and a similar application within the same “I(D)” zone, approval of the current application was in line with the Committee’s previous decisions. A Member expressed appreciation of the applicant’s good efforts in enhancing the CBP through the proposed environmental and traffic management measures.

43. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 23.5.2030, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[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 Alexander W.Y. Mak and C.K. Fung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Items 13A, 13B and 13C

Additional Items

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/341 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, Lot 3719 S.H ss.4 (Part) in D.D. 104, Tai Sang Wai, Yuen Long (RNTPC Paper No. A/YL-NSW/341A)

- A/YL-NSW/342 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.Q s.s.3 and 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/342A)
- A/YL-NSW/345 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, Lot 3719 S.H ss.1 RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/345A)
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44. The Committee agreed that as the three applications each for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land and/or pond were similar in nature and the application sites were located in close proximity to one another within the same “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone, they could be considered together.

45. 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

46. 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.

47. The Chairperson raised the following questions:

- (a) the relocation arrangements under application No. A/YL-NSW/342, given that the site was already largely occupied by warehouse structures; and
- (b) why the Environmental Protection Department (EPD) did not support application No. A/YL-NSW/342 but had no adverse comments on the other two applications.

48. In response, Mr Alexander W.Y. Mak, STP/FSYLE, with the aid of some plans, made the following main points:

- (a) the operator would reorganise the layout of the site of application No. A/YL-NSW/342 in order to consolidate and accommodate the brownfield operations in a more land-efficient manner; and
- (b) EPD did not support application No. A/YL-NSW/342 as it would involve the use of heavy vehicles, which would cause potential environmental nuisance to the nearby residents. In contrast, applications No. A/YL-NSW/341 and 345 would only involve the use of light goods vehicles.

Deliberation Session

49. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 23.5.2028, 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.

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1103 Temporary Training Centre for Construction Industry and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 422 S.B ss.1 (Part) and 422 S.B RP (Part) in D.D. 110, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1103)

Presentation and Question Sessions

50. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, 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.

51. Members had no question on the application.

Deliberation Session

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.5.2028, 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.]

Tuen Mun and Yuen Long West District

[Mr Raymond H.F. Au, District Planning Officer/Tuen Mun and Yuen Long West, Ms Kennie M.F. Liu, Ms Carmen C.Y. Cheung and Ms Carol K.L. Kan, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Wilfred K.H. Chu, Town Planners/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

Agenda Item 19

[Open Meeting]

Proposed Amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYY/12
(RNTPC Paper No. 5/25)

Presentation and Question Sessions

53. With the aid of a PowerPoint presentation, Ms Kennie M.F. Liu, STP/TMYLW, briefed Members on the background of the proposed amendments to the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/12, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Items (Items) A and B were to take forward two section 12A applications agreed by the Rural and New Town Planning Committee of the Town Planning Board. The proposed amendments mainly included:

- (a) Item A – rezoning of a site near San Hing Road from “Residential (Group E)” and “Village Type Development” to “Residential (Group A) 1” (“R(A)1”) subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 100mPD; and
- (b) Item B – rezoning of a site near Light Rail Transit Lam Tei Station from “Residential (Group B) 1” to “R(A)2” subject to a maximum PR of 5 and a maximum BH of 108mPD.

54. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedule of Notes to Statutory Plans.

55. Members generally supported the proposed amendments of the OZP and had no questions to raise.

56. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY Y/12 and that the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/12A at Attachment II of the Paper (to be renumbered to S/TM-LTY Y/13 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY Y/12A (to be renumbered to S/TM-LTY Y/13 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones on the OZP and the revised ES will be published together with the OZP.”

57. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/538 Temporary Logistics Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting and Unpacking) and Canteen for a Period of 3 Years in “Government, Institution or Community”, “Commercial (4)” and “Residential (Group A) 3” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/538B)

Presentation and Question Sessions

58. With the aid of some plans, Ms Carmen C.Y. Cheung, STP/TMYLW, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

59. Members had no question on the application.

Deliberation Session

60. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.5.2028, 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 24

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/546 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in “Residential (Group E)” Zone, Lots 1700 (Part) and 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/546A)

Presentation and Question Sessions

61. With the aid of some plans, Mr Wilfred K.H. Chu, TP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

62. Members had no question on the application.

Deliberation Session

63. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.5.2028, 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 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/700 Applied/Proposed Filling of Land for Permitted Agricultural Use in
 “Agriculture” Zone, Lots 1632 (Part), 1633 (Part), 1634 (Part), 1635
 (Part), 1636 (Part), 1637 S.A (Part) and 1637 S.B (Part) in D.D 116,
 Shek Tong Tsuen, Yuen Long
 (RNTPC Paper No. A/YL-TT/700A)

Presentation and Question Sessions

64. With the aid of some plans, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the applied/proposed 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.

65. In response to a Member’s enquiry about whether the Reinstatement Notices would be affected if the application was approved, Ms Carol K.L. Kan, STP/TMYLW, said that processing of planning applications and undertaking of enforcement actions against unauthorized developments were two separate regimes that would be carried out independently.

Deliberation Session

66. 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 23.5.2029, 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 permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Agenda Item 35

Any Other Business

[Open Meeting]

67. There being no other business, the meeting was closed at 4:50 p.m.

**Minutes of 765th Rural and New Town Planning Committee
(held on 23.5.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
4	Y/ST/60	2 nd [^]
8	A/NE-TKLN/97	1 st
9	A/YL-PH/1045	2 nd [^]
14	A/YL-KTN/1102	1 st
16	A/YL-SK/413	1 st
17	A/YL-SK/414	1 st
25	A/YL-LFS/553	1 st
26	A/YL-LFS/554	1 st
27	A/YL-PN/84	1 st
31	A/YL-TT/685	2 nd [^]
33	A/YL-TT/706	1 st

Note:

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

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest
25	CLP Power Hong Kong Limited (CLP) was the applicant of the application. - Mr Ryan M.K. Ip for being the vice-president and executive director 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.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/765_rnt_agenda.html for details of the planning applications.

**Minutes of 765th Rural and New Town Planning Committee
(held on 23.5.2025)**

Renewal Case

Application for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
23	A/HSK/560	Temporary Warehouse for Storage of Electrical Appliances in “Residential (Group A) 4” and “Residential (Group A) 3” Zones and area shown as ‘Road’, Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) and 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long	11.6.2025 to 10.6.2028

**Minutes of 765th Rural and New Town Planning Committee
(held on 23.5.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 23.5.2028

Item No.	Application No.	Planning Application
10	A/YL-PH/1060	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lots 2804 (Part) and 2808 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
11	A/YL-KTS/1052	Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long
12	A/YL-KTS/1053	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung, Yuen Long
13	A/YL-KTS/1066	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 552 RP (Part), 553 (Part), 555 (Part), 556 (Part) and 557 (Part) in D.D. 113 and Adjoining Government Land, Kam Tin, Yuen Long
18	A/STT/21	Temporary Public Vehicle Park for Private Cars in “Village Type Development” Zone, Lots 3045 RP and 3056 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
20	A/TM-LTYT/484	Temporary Wholesale Trade with Ancillary Storage in “Residential (Group D)” Zone, Lot 2339 (Part) in D.D. 130, Lam Tei, Tuen Mun
29	A/YL-TYST/1308	Temporary Shop and Services in “Government, Institution or Community” and “Residential (Group B) 1” Zones, Lots 2535 (Part), 2536 (Part) and 2537 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long
30	A/YL-TYST/1309	Proposed Temporary Shop and Services in “Government, Institution or Community” and “Residential (Group B) 1” Zones, Lots 2536 (Part) and 2537 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 23.5.2030

Item No.	Application No.	Planning Application
21	A/TM/596*	Shop and Services in “Industrial” Zone, Workshop Unit 2, G/F, Wah Wan Industrial Building, 2 Kin Fat Lane, Tuen Mun
28	A/YL-PS/750	Temporary Shop and Services (Convenient Store) in “Village Type Development” Zone, Lot 289 S.B in D.D. 123, Yuen Long
34	A/YL-TT/707	Proposed Temporary Shop and Services with Ancillary Office in “Other Specified Uses” annotated “Rural Use” Zone, Lot 1213 S.B ss.1 in D.D. 118, Tai Tong, Yuen Long

* The application was for the proposed use on a permanent basis, but approved by the Committee on a temporary basis for 5 years, as recommended in the Paper.

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest	
29 & 30	The application sites were located near Hung Shui Kiu (HSK).	- Mr Timothy K.W. Ma for being a consultant of a company which was planning and building a residential care home for the elderly near Tai Tao Tsuen in HSK

As the applications were for temporary shop and services use in the locality, the interest of Mr Timothy K.W. Ma was considered indirect and the Committee agreed that he could stay in the meeting.