

TOWN PLANNING BOARD

Minutes of 766th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 6.6.2025

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

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
Mr Raymond L.Y. Lai

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 Timothy K.W. Ma

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

In Attendance

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

Town Planner/Town Planning Board
Mr Tommy T.W. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 765th RNTPC Meeting held on 23.5.2025

[Open Meeting]

1. The draft minutes of the 765th RNTPC meeting held on 23.5.2025 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 18 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

Deliberation Session

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

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were four cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further periods as applied for. Details of the planning applications, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 2**.

Deliberation Session

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

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were 16 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 were in **Annex 3**.

Deliberation Session

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

Sai Kung and Islands District

[Mr Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Ms S.H. Lau, Ms Lisa Y.M. Chau, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Mr Gabriel T.C. Lai, Assistant Town Planners/Sai Kung and Islands (ATP/SKIs), were invited to the meeting at this point.]

Agenda Item 6

[Open Meeting]

Proposed Amendments to the Approved Peng Chau Outline Zoning Plan No. S/I-PC/12
(RNTPC Paper No. 6/25)

Presentation and Question Sessions

9. With the aid of a PowerPoint presentation, Mr Gabriel T.C. Lai, ATP/SKIs, briefed Members on the background of the proposed amendments to the approved Peng Chau Outline Zoning Plan (OZP) No. S/I-PC/12 (the OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Item A was to take forward a section 12A (s.12A) application agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). The proposed amendment included rezoning of a site comprising two land parcels to the south of Wai Tsai Street from “Village Type Development” to “Residential (Group C)5” subject to a maximum plot ratio of 0.75 and a maximum building height of 3 storeys (9m), and addition of a symbol to link up the two land parcels. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedules of Notes to Statutory Plans (MSN).

10. As the presentation of the Planning Department’s representative had been completed, the Chairperson invited questions from Members. .

11. Two Members raised the following questions with regard to the proposed amendments to the Remarks of Notes of the “Other Specified Uses” (“OU”) annotated “Pier” zone of the OZP (the Remarks):

- (a) the details of the existing provision under and the proposed amendments to the Remarks; and
- (b) if the proposed amendments to the Remarks would be adopted in other piers of outlying islands to support promotion of islands tourism.

12. In response, Mr Walter W.N. Kwong, DPO/SKIs, made the following main points:

- (a) according to the Remarks of the extant OZP, kiosks not greater than 10m² each in area and not more than 10 in number, or premises not in excess of a maximum total non-domestic gross floor area (GFA) of 100m² for uses as shop and services were considered as ancillary to 'Pier' use. The proposed amendments were to provide design and operational flexibility with the deletion of the restriction on the number of kiosks while maintaining the maximum total non-domestic GFA of 100m², and the inclusion of 'Eating place' use as ancillary to 'Pier' use under the Remarks; and
- (b) similar amendments for the "OU" zones concerning piers had been adopted in other OZPs, including Cheung Chau and Discovery Bay OZPs. Similar amendments would be proposed in other OZPs of outlying islands when opportunity arose.

13. The Chairperson explained that the Remarks of the extant OZP stipulated the requirements on the number and size of each kiosk as well as the total maximum non-domestic GFA and only for 'Shop and Service' use as ancillary to 'Pier' use. As the piers were in general government properties and managed by government departments, any commercial uses were subject to scrutiny of relevant government bureaux/departments to ensure the efficient operation of the piers without affecting passenger flow. The proposed amendments were to allow flexibility in providing supporting uses to the piers and to enhance the convenience of ferry passengers/visitors. As the piers in Peng Chau were relatively in small scale, the restriction of total maximum non-domestic GFA of 100m² for ancillary

commercial uses would be retained and ‘Eating Place’ use as ancillary to ‘Pier’ use was added under the Remarks. For some cases involving piers of larger scale, ‘Shop and Services’ and ‘Eating Place’ uses were proposed as Column 1 uses without any restriction on the total maximum non-domestic GFA. Similar amendments had recently been incorporated in the Notes for the pier/ferry terminal zones covered by the draft Tsim Sha Tsui OZP No. S/K1/29 and would be adopted in other OZPs.

14. The Chairperson remarked that the proposed amendments to the OZP were to take forward a s.12A application and to revise the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest MSN, both previously agreed by the Committee. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

15. After deliberation, the Committee decided to :

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

16. 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.

[Dr Venus Y.H. Lun joined the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/364 Proposed Minor Relaxation of Building Height Restriction for Permitted House Development in “Residential (Group C) 2” Zone, Lot 214 in D.D. 219 and the Extension Thereto and adjoining Government Land, Tin Shek Road, Sai Kung
(RNTPC Paper No. A/SK-HC/364A)

Presentation and Question Sessions

17. With the aid of a PowerPoint presentation, Ms Lisa Y.M. Chau, 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.

Development Parameters

18. A Member asked if the application site (the Site) had been enlarged to cover Government Land when compared to the area occupied by the existing house at the Site and the gross floor areas (GFAs) of the existing house and the proposed development. In response, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, replied that no information on the GFA of the existing house had been provided by the applicant. The existing house was erected on Lot 214, and the surrounding area located within the Extension to Lot 214 was restricted for garden and car-parking purposes under lease. Land exchange application covering the Site was being processed by the Lands Department (LandsD). While the Site covered a larger area to include Lot 214, the Extension to Lot 214 and the adjoining Government Land, the proposed development was in compliance with the maximum plot ratio (PR) of 0.4 and a maximum site coverage (SC) of 20% stipulated under the Notes of the “Residential (Group C)2” (“R(C)2”) zone.

19. With reference to paragraph 8.1.1 of the Paper, the Chairperson said that Lot 214, where the existing house was erected, was subject to various conditions under New Grant No. 5995, including among others the erection of one building only, maximum building height (BH) of 3 storeys/25 feet (ft) and maximum built-over area of 700 ft². With such restrictions, the maximum achievable GFA for the existing 3-storey house was estimated to be about 200m², and compared to the proposed GFA of 272.5m², there was a slight increase in GFA for the proposed development.

20. A Member asked if there was any restriction on the height of the electrical and mechanical (E&M) facilities at the rooftop of the proposed development. In response, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, replied that the E&M facilities of 3m and a lift shaft of 3.85m for the accessibility and mobility needs of elderly residents had been proposed at the rooftop. The Buildings Department (BD) had no objection to the proposed development. The exact provision of the rooftop structures including the dimension would be scrutinised by BD during general building plan submission stage.

21. The Chairperson supplemented that in general, roof-top structures such as E&M facilities and water tanks occupying a minor portion of the roof area would not be counted towards the height of the building. According to Joint Practice Note No. 5, the structures on roof-top of buildings would be counted towards the height of buildings if the total areas of all the enclosed (and covered) structures, regardless of their height, exceeded 50% of the roof area of the floor below.

Provision of Private Car Parking Space

22. The Vice-chairperson enquired the rationale for the provision of five car parking spaces at the proposed development. In response, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, replied that according to the submission from the applicant, there were two flat units in the proposed development. In accordance with the requirements of the Hong Kong Planning Standards and Guidelines, four private car parking spaces (including one visitor parking space) and one loading/unloading space would be required. The Transport Department had no objection to the application.

Deliberation Session

23. The Chairperson recapitulated that the application involved minor relaxation of BH restriction from 9m to 11.3m, of which 8m above ground level for residential units while 3.3m at basement level for carport purpose. The proposed PR and SC complied with the relevant restrictions stipulated in the Notes for the “R(C)2” zone. A land exchange application covering the Site was being processed by LandsD.

24. 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 6.6.2029, 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.]

Sha Tin, Tai Po and North District

[Messrs Ryan C.K. Ho and Jeffrey P.K. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/847 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1587 S.B ss.2 in D.D. 76, Kan Tau Tsuen,
Fanling
(RNTPC Paper No. A/NE-LYT/847)

Presentation and Question Sessions

25. With the aid of some plans, Mr Ryan C.K. Ho, 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 did not support the application.

26. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Kan Tau Tsuen which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/164 Proposed Excavation of Land (Installation of Underground Cable Trench) for Permitted Agricultural Use in “Coastal Protection Area” Zone, Lots 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, Sai Kung
(RNTPC Paper No. A/NE-SSH/164)

Presentation and Question Sessions

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

29. Noting that the application site was the subject of a previous application (No. A/NE-SSH/146) approved in 2023 for proposed excavation of land (installation of pole with switch gear) for permitted agricultural use submitted by the same applicant, the Chairperson asked why the applicant did not include the excavation area for the installation of underground cable trench in the previous application. In response, Mr Jeffrey P.K. Wong, STP/STN, replied that under the previous application, the applicant intended to install overhead cable for electricity supply for agricultural use and hence the application was only for excavation of land for pole with switch gear. After obtaining the previous planning approval, the applicant opted for installation of underground cable instead of overhead cable. According to the Notes of the approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11 (the OZP), ‘Agricultural Use’ was always permitted within “Coastal Protection Area” (“CPA”) zone, and excavation of land within “CPA” zone required planning permission from the Town Planning Board. Hence, a fresh application for excavation of land for the underground cable trench, which was not covered by the previous planning approval, was necessitated.

Deliberation Session

30. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 6.6.2029, 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.]

Fanling, Sheung Shui and Yuen Long East District

[Ms Josephine Y.M. Lo, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Mr Kimson P.H. Chiu, Ms Kirstie Y.L. Law and Mr Adrian Y.G. To, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/387 Proposed Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station for a Period of 3 Years in “Recreation” Zone, Lots 2942 S.A RP (Part), 2952 and 2953 in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/387A)

31. The Secretary reported that the application site (the Site) was located in Mai Po. Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po. As the property owned by Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

32. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

33. Members had no question on the application.

Deliberation Session

34. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.6.2028, 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 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/400 Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss. 1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/400A)

Presentation and Question Sessions

35. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, 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.

36. Members had no question on the application.

Deliberation Session

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.6.2028, 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 31

Section 16 Application

[Open Meeting]

A/YL-SK/415 Proposed Temporary Shop and Services for a Period of 3 Years in
“Residential (Group D)” Zone, Lots 839 (Part) and 840 in D.D. 114
and Adjoining Government Land, Shek Kong, Yuen Long

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

Agenda Item 32

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KTN/105 Proposed Minor Relaxation of Building Height Restriction for
Permitted Joint-user Complex and Joint-user General Office Building
in “Government, Institution or Community” Zone, Area 29 (Part), Kwu
Tung North
(RNTPC Paper No. A/KTN/105)

Presentation and Question Sessions

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

Building Height Profile

40. Noting that a stepped building height (BH) profile descending from the north and west towards the south and east had been adopted for the Kwu Tung North New Development Area (KTN NDA), a Member asked if the approval of the application would violate the stepped BH profile, and whether comprehensive review of the BH of the adjoining

sites would be required. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that since the publication of the draft Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/1 in 2013, the BH restrictions of various development sites in KTN NDA had been relaxed in 2018 and 2022, and the general stepped BH profile descending from the town centre around the proposed Kwu Tung Mass Transit Railway station (the MTR Station) in the north towards Sheung Yue River in the south-eastern part of KTN NDA was still maintained. Although the proposed BH of the application site (the Site) would be higher than the adjoining sites, the overall BH profile of KTN NDA would not be tremendously altered. Compared with the baseline scheme, more planning and design merits had been proposed to enhance visual permeability as well as for provision of more green space, public open space and additional/wider setbacks, with which a tree of particular interest (TPI) could be retained in-situ. Having considered all relevant factors and planning gains of the proposed scheme, the proposed BH at the Site was considered acceptable. A land use review including the development intensity and BH of several sites to the east of the Site (the Land Use Review) was being conducted and the latest planning circumstances of KTN NDA, including the proposed BH of the Site, if approved, would be taken into account in the Land Use Review.

Pedestrian Walkway provided within Proposed Development

41. With reference to paragraph 1.7 of the paper, a Member enquired about the details of the integrated multi-level pedestrian walkway system, particularly the 24-hour barrier-free covered walkway within the Site. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that there was a level difference across the Site, with the level of Castle Peak Road to the south of the Site at about 11 metres above principal datum (mPD) and the level of the future Road L1 to the north at about 17mPD. The north-south pedestrian linkage would be through an open-air Green Spine to be provided to the east of the Site as part of the comprehensive open space network of KTN NDA. Besides, a 24-hour barrier-free all-weather walkway would be provided within the proposed development, which would connect LG/F and G/F with an entrance point at the covered Urban Plaza located at the eastern part of the Site (Drawing A-5 of the Paper). There would also be a covered pedestrian walkway along the widened setback at the eastern edge of the proposed development which would serve as another all-weather north-south connection, seamlessly connecting the Green Spine to the east.

42. A Member enquired whether the covered and elevated pedestrian connection in the proposed development could link with developments in the surroundings including those near the MTR Station across Road L1 for providing convenient and comfortable walking environment to the public for access to the Site as the proposed development with provision of a wide variety of public/community services would attract patronage. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, said that the Land Use Review and the Urban Design Framework for KTN NDA, which covered pedestrian connectivity aspect, were being finalised and refined, and Members' views would be taken into consideration. While requiring private developments, particularly those already at advanced construction stage, to provide covered pedestrian connections linking with the proposed development might be difficult, the Chairperson supplemented that approval of the current application would not preclude the possibility for adding pedestrian connections of different forms with the adjoining sites including Fanling Sheung Shui Town Lot No. 279 (FSSTL No. 279) to the north of the Site to enhance pedestrian connectivity in future, yet it would be subject to the agreement of the concerned owners of the development sites. In response to the same Member's enquiry, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that Road L1 to the north of the Site would be elevated above the Green Spine and there was potential to provide covered pedestrian walkway underneath Road L1, subject to further detailed design.

Pedestrian Connectivity in KTN NDA

43. A Member asked about the details of the pedestrian connectivity in KTN NDA, in particular for the footbridge connection. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that various covered footbridges had been planned in the area near the MTR Station e.g. the footbridges linking the private development at FSSTL No. 279 with adjoining private developments to the south of the MTR Station, and the public housing developments to the north of the MTR Station, subject to detailed design. Besides, there were proposed footbridges linking the public housing developments in the northern part of the NDA. In addition to the function of public open space, the Green Spines served to provide at-grade pedestrian linkages around the MTR Station in the east-west and north-south directions.

Pedestrian Connection to the MTR Station

44. Some Members asked the following questions:

- (a) if there would be a direct footbridge or underground connection from the Site to the MTR Station; and
- (b) the distance of the pedestrian connection provided within the development at FSSTL No. 279 which would connect the Site with the MTR Station, the mechanism to guarantee such provision and whether such connection would need to pass through the planned public transport interchange (PTI) at FSSTL No. 279.

45. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) instead of footbridge or underground walkway, there would be at-grade pedestrian crossing at Road L1 for connecting the Site to FSSTL No. 279, then via FSSTL No. 279 to the MTR Station; and
- (b) the distance of 200m within FSSTL No. 279 as shown on the relevant drawing referred to the walking distance. Such pedestrian connection had already been incorporated into the lease condition of FSSTL No. 279 and the developer was obliged to provide the said pedestrian connection within the private development. According to latest approved general building plan (GBP) for the development, the all-weather pedestrian walkway connection would pass through the future PTI.

46. The Vice-chairperson opined that since the covered walkway connecting the Site and the MTR Station via FSSTL No. 279 was short (i.e. about 200m), the attractiveness for accessing the Site via the uncovered connection along the Green Spine might be not high. In this regard, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that it was the intention to provide different options of pedestrian connection in KTN NDA, both elevated and at-grade walkways. The Green Spines would serve as public open

space and open-air at-grade pedestrian walkways providing north-south and east-west connections around the future Kwu Tung North Town Plaza and the MTR Station. For all-weather pedestrian connections, pedestrians could opt for those to be provided via FSSTL No. 279 and the proposed development at the Site, including the covered walkway along the widened setback at the eastern edge on LG/F.

Provision of Cycle Parking Facilities

47. In response to the Vice-chairperson's enquiry on the provision of cycle-parking facilities to promote cycling as a mode of commuting, Ms Josephine Y.M. Lo, DPO/FSYLE, responded that a comprehensive cycling network within the KTN NDA had been planned. Vice-chairperson's opinion to provide more cycling facilities at the Site and the surrounding areas was noted and would be conveyed to relevant bureaux/departments (B/Ds) for exploration at detailed design stage.

Impact on Adjoining Development

48. Noting that the owner of FSSTL No. 279 had submitted a public comment on the application suggesting further setback or a stepped BH for the upper floors of the joint-user general office building (JUB) at the northern part of the Site to minimise the impact on FSSTL No. 279, some Members raised the following questions:

- (a) the latest status of the development at FSSTL No. 279 and whether the PTI there would be completed prior to the completion of the residential towers above;
- (b) if the BH up to 170mPD of the JUB would result in any adverse impact on the lighting and ventilation of the proposed development at FSSTL No. 279; and
- (c) possible means for the owner of FSSTL No. 279 to raise objection to the proposed development at the Site if the subject application was approved.

49. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) a set of GBP for the private development at FSSTL No. 279 had been approved and construction works for which were in progress. As indicated on the approved GBP, a PTI would be provided at FSSTL No. 279, as per the requirements stipulated under the Explanatory Statement of the approved Kwu Tung North OZP No. S/KTN/4 for the “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange” zone where FSSTL No. 279 was located;
- (b) no information regarding the possible adverse impact on the private development at FSSTL No. 279 had been provided in the applicant’s submission. Nonetheless, any potential impacts on the surrounding developments, including that at FSSTL No. 279, should have already been taken into account by the relevant B/Ds in formulating the proposed scheme for the proposed development; and
- (c) should the application be approved, the applicant and his agents could proceed to detailed design and construction works for the proposed development with a BH up to 170mPD without further public consultation.

50. The Chairperson supplemented that in accordance with the Town Planning Ordinance (the Ordinance), the Town Planning Board should take into account any comment submitted during the publication period of the application submitted under section 16 of the Ordinance. For the subject case, the Committee should take into account all public comments including the one submitted by the owner of FSSTL No. 279 in considering the application. With regard to the potential impacts on the surrounding developments, the requirements on prescribed windows for lighting and ventilation were governed under the Building (Planning) Regulations (Cap. 123F) (B(P)R) under the administration of the Buildings Department. In general, the compliance with the lighting and ventilation requirements under B(P)R for a site should not rely or depend on the development within adjacent lots. For the subject case, as the private development at FSSTL No. 279 fronted Road L1 which could serve to meet the relevant requirements, the proposed development at

the Site would not adversely affect the compliance with lighting and ventilation requirements at FSSTL No. 279. In any case, PlanD could liaise with relevant government departments on this aspect as appropriate.

51. While approval of the current application would not pose lighting and ventilation issues under B(P)R, a Member considered that the possibility of adjusting the setback area from Road L1 or adopting stepped BH at the upper floors of the proposed JUB, as suggested in the public comment submitted by the owner of FSSTL No. 279, could be further examined, since the subject application was submitted after the transaction of FSSTL No. 279 when the BH of the Site was not 170mPD. The Chairperson explained that planning was an on-going process taking account of the latest circumstance and the social and economic needs of the society, and it was not uncommon for land use change through the statutory planning process. Members' view of exploring the possibility of enhancing the design of JUB with reference to the suggestion by the commenter could be conveyed to the applicant for further consideration during detailed design stage.

Baseline Scheme and Alternative Option

52. A Member enquired if the baseline scheme had been released to the public and if the option of locating JUB at the southern part of the Site fronting Castle Peak Road had been explored. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that the baseline scheme had not been released to the public. The disposition of buildings with higher one located at the northern part of the Site and lower one located in the south had taken into account the gradation BH concept of KTN NDA. As Kwu Tung South area across Castle Peak Road and Fanling Highway to the south of the Site was predominated by low-rise residential developments, locating the high-rise JUB near Castle Peak Road might pose more adverse visual impact on the low-rise neighbourhood in Kwu Tung South.

Deliberation Session

53. The Chairperson recapitulated that the application aimed at relaxing the BH restriction from 130mPD to 170mPD for the proposed development with incorporation of various designs to enhance visual permeability, walkability and connectivity with the

surrounding areas as well as to preserve a TPI. Relevant B/Ds had no objection to the application. The proposed development would provide various government offices and government, institution and community and recreational facilities at a single location for convenient access of the general public and would create job opportunities in the Northern Metropolis, which could help enhance home-job balance. Members were invited to express views on the applications.

54. Members generally expressed support to the application. A Member supported the application but considered that the design could be optimised such as adjusting building disposition to increase the building separation from FSSTL No. 279 and setback at the upper floors of the proposed development as suggested by the owner of FSSTL No. 279 in the public comment. The Chairperson concluded that Members had no objection to the minor relaxation of BH restriction and Members' views to enhance the design including the provision of covered pedestrian walkway connecting the proposed development with the surrounding area and the future MTR Station, the provision of cycle parking facilities for the public at the proposed development, and the improvement of the layout and building disposition with consideration on wider building setback from Road L1 and/or stepped BH at the upper floors of JUB to minimise the possible adverse impact on the private development at FSSTL No. 279 would be conveyed to the applicant for consideration at the detailed design stage.

55. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 6.6.2029, 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.

[Dr Venus Y.H. Lun left the meeting during the deliberation session.]

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1037 Temporary Place of Recreation, Sports or Culture and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone, Lots 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/1037B)

Presentation and Question Sessions

56. With the aid of some plans, Mr Adrian Y.G. To, STP/FSYLE, 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.

57. Noting that the application site (the Site) had been hard-paved prior to submission of a section 16 (s.16) application for filling of land and such phenomenon occasionally appeared in other s.16 applications, a Member asked if enforcement action would be instigated against such operations and whether enforcement action, if carried out, could deter the carrying out of unauthorized developments (UDs), particularly filling of land without valid planning permission, as this might entice other applicants to follow suit. In response, Mr Adrian Y.G. To, STP/FSYLE, replied that regular patrols would be conducted by the enforcement teams of PlanD. Subject to sufficiency of evidence, warning letter would be issued and enforcement action would be instigated against any UD under the Town Planning Ordinance, including use(s) not complying with the scheme approved under a s.16 application. The Chairperson supplemented that according to paragraph 4 of the Paper, enforcement notice had been issued in 2024 requiring discontinuation of UD on the Site. The applicant subsequently submitted the s.16 application. As such, enforcement action was considered effective. The information on UD was provided in the Paper as background information and enforcement action would be carried out in accordance with the established mechanism. While enforcement action against UD in conservation-related zonings would be accorded priority and such cases would be subject to more careful scrutiny by the Town

Planning Board (the Board), the subject application involved “Residential (Group D)” (“R(D)”) zone where filling of land required planning permission mainly because of potential drainage problem. Having considered that the “R(D)” zone was a development zone, and the Drainage Services Department had no objection to the application, sympathetic consideration was given to the application.

Deliberation Session

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.6.2028, 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

[Ms L.C. Cheung and Mr Eric C.Y. Chiu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-SKW/133 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling and Excavation of Land for a Period of 3 Years in “Green Belt” and “Village Type Development” Zones, Lots 1386 and 1387 in D.D. 375, So Kwun Wat, Tuen Mun
(RNTPC Paper No. A/TM-SKW/133)

Presentation and Question Sessions

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

60. Members had no question on the application.

Deliberation Session

61. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.6.2028, 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 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1185 Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 368 RP and 375 RP in D.D. 128 and Adjoining Government Land, Ngau Hom Shek, Yuen Long
(RNTPC Paper No. A/YL-HTF/1185A)

Presentation and Question Sessions

62. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

63. Members had no question on the application.

Deliberation Session

64. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.6.2028, 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 50

Section 16 Application

[Open Meeting]

A/YL-TT/695 Temporary Vehicle Repair Workshop and Open Storage for a Period of
3 Years and Associated Filling of Land in “Agriculture” Zone, Various
Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen
Long

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

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

Agenda Item 53

Any Other Business

66. There being no other business, the meeting was closed at 4:30 p.m.

**Minutes of 766th Rural and New Town Planning Committee
(held on 6.6.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/YL-MP/7	1 st
4	Y/YL-MP/8	1 st
5	Y/YL-MP/10	1 st
8	A/SK-HC/365	2 nd [^]
9	A/NE-FTA/258	2 nd [^]
10	A/NE-LYT/841	2 nd [^]
13	A/NE-MKT/44	2 nd [^]
16	A/NE-TKL/796	1 st
19	A/NE-TK/832	2 nd [^]
23	A/YL-KTN/1107	1 st
25	A/YL-KTS/1068	1 st
26	A/YL-NSW/337	2 nd [^]
27	A/YL-MP/384	2 nd [^]
35	A/YL-PH/1061	1 st
37	A/YL-PH/1063	1 st
38	A/HSK/561	1 st
43	A/YL-LFS/555	1 st
52	A/YL-TT/708	1 st

Note:

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

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
3, 4 & 5	The applications were submitted by Capital Chance Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant of the three applications. The application sites were located in Mai Po.	<ul style="list-style-type: none"> - Mr Vincent K.Y. Ho for his firm having current business dealings with SHK and AECOM - Mr K.W. Leung for owning a property in Mai Po
10	The application was submitted by E Man Construction Company Limited, which was a subsidiary of Henderson Land Development Company Limited (Henderson).	<ul style="list-style-type: none"> - 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 Henderson

Item No.	Members' Declared Interests	
		- Mr Vincent K.Y. Ho for his firm having current business dealings with Henderson
26	The application site was located near Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
27	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

As the interest of Mr Vincent K.Y. Ho was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion for Items 3, 4, 5 and 10. As Mr Ryan M.K. Ip had no involvement in the projects under the sponsorship of the Henderson in relation to Item 10 and the property owned by Mr K.W. Leung had no direct view of the application sites under Items 3, 4, 5, 26 and 27, the Committee agreed that they could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/766_rnt_agenda.html for details of the planning applications.

**Minutes of 766th Rural and New Town Planning Committee
(held on 6.6.2025)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
12	A/NE-LYT/848	Temporary Training Centre (Adventure Training Centre) in “Agriculture” Zone, Lots 1442 and 1444 RP in D.D. 76 and Adjoining Government Land, Sha Tau Kok Road, Fanling	12.6.2025 to 11.6.2028
17	A/NE-KLH/655	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 50 S.A (Part), 50 RP (Part) and 68 RP in D.D. 7, Tai Hang Village, Tai Po	11.6.2025 to 10.6.2028
39	A/HSK/562	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Trailers in “Residential (Group A) 3” and “Open Space” Zones, Lots 826 S.A (Part), 828, 839 (Part) and 840 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long	6.7.2025 to 5.7.2028
47	A/YL-TYST/1310	Temporary Shop and Services in “Government, Institution or Community” Zone, Lots 2526 (Part), 2530 (Part), 2531 (Part), 2532 RP (Part) and 2533 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long	11.6.2025 to 10.6.2028

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
17	The application site was located in Tai Hang Tsuen, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in the vicinity of the application site
47	The application site was located in Hung Shui Kiu (HSK).	- Mr Timothy K.W. Ma for being a consultant of a company which was planning and building a residential care home for the elderly near Tai Tao Tsuen in HSK

The Committee noted that Mr Timothy K.W. Ma had tendered an apology for being unable to attend the meeting and Dr Venus Y.H. Lun had not joined the meeting yet.

**Minutes of 766th Rural and New Town Planning Committee
(held on 6.6.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 6.6.2028

Item No.	Application No.	Planning Application
14	A/NE-MUP/214	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones, Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and Adjoining Government Land, Sha Tau Kok
15	A/NE-TKL/773	Temporary Logistics Centre in “Open Storage” and “Agriculture” Zones, Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling
24	A/YL-KTN/1110	Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 381 RP (Part), 382 RP (Part) and 412 RP (Part) in D.D. 110, Pat Heung, Yuen Long
33	A/NE-KTS/551	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) and 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) and 1493 RP (Part) in D.D. 100, Lin Tong Mei, Kwu Tung South, Sheung Shui
36	A/YL-PH/1062	Proposed Temporary Open Storage of Vehicles for Sale and Associated Filling of Land in “Residential (Group D)” Zone, Lots 138 S.B RP (Part) and 139 RP (Part) in D.D 108, Ta Shek Wu, Pat Heung, Yuen Long
41	A/YL-HTF/1182	Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lot 298 RP (Part) in D.D. 128, Ha Tsuen, Yuen Long
45	A/YL-PS/752	Proposed Temporary Eating Place with Ancillary Storage of Kitchenware in “Village Type Development” Zone, Lots 73 (Part) and 74 (Part) in D.D. 122, Ping Shan, Yuen Long
46	A/YL-TYST/1286	Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities in “Undetermined” Zone, Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
48	A/YL-TYST/1311	Proposed Temporary Warehouse for Storage of Construction Materials in “Residential (Group C)” Zone, Lot 1311 S.B ss.2 in D.D. 119, Pak Sha Tsuen, Yuen Long
51	A/YL-TT/697	Proposed Temporary Private Vehicle Park and Shop and Services in “Village Type Development” Zone, Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 6.6.2030

Item No.	Application No.	Planning Application
20	A/YL-KTN/1058	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D.107 and Adjoining Government Land, Kam Tin, Yuen Long
21	A/YL-KTN/1075	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1142 (Part) in D.D 109, Kam Tin, Yuen Long
22	A/YL-KTN/1076	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities in “Village Type Development” Zone, Lots 555 S.A ss.1 (Part), 1435 S.A (Part) and 1451 (Part) in D.D. 109, Kam Tin, Yuen Long
29	A/YL-SK/398	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 386 S.A in D.D. 112, Yuen Long
44	A/YL-PN/85	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities in “Agriculture” Zone, Lot 60 S.C (Part) in D.D. 135, Sheung Pak Nai, Yuen Long
49	A/YL-TT/691	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1385 S.A (Part), 1385 RP, 1386 (Part), 1387 S.A and 1387 S.B in D.D. 117, Tai Tong, Yuen Long