

TOWN PLANNING BOARD

Minutes of 769th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 18.7.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Professor B.S. Tang

Mr Simon Y.S. Wong

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

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

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

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

Secretary

Absent with Apologies

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Rocky L.K. Poon

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 Katy C.W. Fung

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

Agenda Item 1

Confirmation of the Draft Minutes of the 768th RNTPC Meeting held on 4.7.2025

[Open Meeting]

1. The draft minutes of the 768th RNTPC meeting held on 4.7.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

[Mr Ryan M.K. Ip joined the meeting at this point.]

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 16 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 11 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, Member's declaration of interest for a case and the Committee's view on the declared interest 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 17 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, Members' declaration of interests for individual cases and the Committee's views on the declared interests 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.

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/ST/60 Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38, To rezone the application site from “Village Type Development” to “Government, Institution or Community (1)”, Lots 63 and 296 (Part) in D.D. 185, Sheung Wo Che, Sha Tin
(RNTPC Paper No. Y/ST/60B)

Presentation and Question Sessions

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

PlanD

Mr Rico W.K. Tsang	- District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)
Mr Louis H.W. Cheung	- Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)
Ms Elizabeth Ng	- Town Planner/Shan Tin, Tai Po and North

Applicant’s Representatives

Sai Lam (Salvation) Foundation Limited - Applicant

Ms May Hing Chung

Mr Shing Yiu Chan

Toco Planning Consultants Limited

Mr Tat Choi Chan

Mr Daniel James Cherk Hung Wei

Ms Jacqueline Lily Ho

Mr Chun Ho Chan

OZZO Technology (HK) Limited

Mr Pui Cheung Chan

Ms Shi Ying Lin

Ms Min Ling He

10. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicant. He then invited PlanD's representatives to brief Members on the background of the application.

11. With the aid of a PowerPoint presentation, Mr Louis H.W. Cheung, STP/STN, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Government, Institution or Community (1)" ("G/IC(1)") with 'Religious Institution' put under Column 1 always permitted under the Notes of the proposed "G/IC(1)" zone, and 'Columbarium' put under Column 2 to allow planning permission to regularise the columbarium use at Sai Lam Temple (SLT) (西林寺) at the Site, departmental comments, and planning considerations and assessments as detailed in the Paper. The applicant also proposed the Committee to further consider putting 'Columbarium' use under Column 1 of the Notes to streamline the development control process of the Site in view of similar rezoning applications approved for columbarium use. PlanD had no in-principle objection to the application.

12. The Chairperson then invited the applicant's representatives to elaborate on the application. Mr Daniel James Cherk Hung Wei, the applicant's representative, said that they concurred with PlanD's presentation and views on the application, and had no further point to make.

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

“Existing Use” (“EU”)

14. Noting from the Paper that the applicant was unable to provide evidence to prove that the columbarium use at the Site was an “EU”, a Member enquired about the requirements for proving an “EU”; and the difficulties encountered by the applicant, given that SLT claimed to have been providing columbarium service since 1936, which was prior to the gazettal of the first statutory plan covering Sha Tin area in 1961.

15. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of a PowerPoint slide, said that the Town Planning Board Guidelines for ‘Interpretation of Existing Use in Urban and New Town Areas’ (TPB PG-No. 24) set out the general approach in interpreting “EU”. Any person who intended to claim the right of an “EU” would have to provide sufficient evidence to support his/her claim. In general, evidences such as site photos, correspondences with relevant government departments, and official land or building records were considered relevant. PlanD would assess whether the evidences submitted by the applicant were sufficient to substantiate the “EU” claim. For the current application, the applicant did not provide any evidence to demonstrate that the columbarium use was in existence before the publication in the Gazette of the notice of the first statutory plan covering Sha Tin area in 1961. The Chairperson added that the scale of the columbarium use and whether the use had been continued since its existence before the first statutory plan were also relevant factors in determining whether the use could be regarded as an “EU”.

16. Mr Daniel James Cherk Hung Wei, the applicant’s representative, explained that the Site was in a dilapidated condition when the applicant acquired it and took over the operation of SLT around 2006. While many urns were found in SLT during restoration works, no relevant supporting documentation was available to prove the continued existence of the columbarium use.

Development History of the Site

17. Noting from publicly available information that there had been an intention to redevelop SLT into a tourist attraction in 2006 and SLT was redeveloped into a five-building complex with 3,000 niches, which was different from the current rezoning proposal involving 10,960 niches, a Member sought clarification on the development history of the Site. In

response, Mr Daniel James Cherk Hung Wei, the applicant's representative, said that the applicant acquired the Site in 2006 with the initial intention of redeveloping the abandoned SLT. The applicant subsequently submitted a section 16 application for redevelopment of the existing religious institution (Temple) (i.e. application No. A/ST/656), which was rejected by the Committee in 2007. The applicant then undertook rehabilitation and renovation works at SLT, which were completed in 2009. In response to the Chairperson's follow-up question, Mr Wei said that the temple was vacated before 2006.

Traffic and Crowd Management

18. The Chairperson, the Vice-chairperson and two Members raised the following questions:

- (a) the current situation of SLT regarding number of visitors;
- (b) any difference between the existing and proposed crowd management measures;
- (c) noting that only about one-third of the total niches were occupied, what the assumptions were and the basis for adopting such assumptions in the relevant technical assessments;
- (d) whether the existing supporting infrastructures such as toilets and other facilities at the Site were sufficient to accommodate the number of visitors assumed in the relevant technical assessments; and
- (e) whether the pedestrian access from MTR Sha Tin Station to SLT was barrier-free.

19. In response, Mr Pui Cheung Chan, the applicant's representative, made the following main points:

- (a) the current number of visitors to SLT was not large;

- (b) currently, there were no specific crowd management measures in SLT. Under the current application, various measures were proposed under the Management Plan (MP) including, inter alia, a visitor-by-appointment system under which all visitors would be required to make appointment in advance;
- (c) in conducting the relevant technical assessments, including the Traffic Impact Assessment (TIA), it was assumed that all niches were occupied. According to the TIA, there were currently about 400 to 500 visitors per hour in SLT during the peak times on Chung Yeung and Ching Ming Festival days. Under the visitor-by-appointment system, there would be a maximum of 300 visitors per hour. Among which, not more than 150 visitors would be allowed to access the columbarium buildings during each 30-minute session. Besides, not more than 116 visitors would be allowed to stay within the indoor areas of the columbarium buildings at any time. Dedicated holding areas would also be provided for visitors waiting to access the indoor areas. To minimise the potential impact on nearby traffic and pedestrian networks, SLT would be closed on Chung Yeung and Ching Ming Festival days. Through implementation of the proposed measures, it was anticipated that visitors would visit SLT during the two weekends before and after these festivals, thereby mitigating adverse traffic impact caused by visitor concentration during the festival days;
- (d) with the implementation of the proposed crowd management measures, the existing supporting infrastructures such as toilets and other amenities were considered sufficient to meet visitor demand. Visitors would also be allowed to use nearby public toilets during peak grave-sweeping periods; and
- (e) the pedestrian route from MTR Sha Tin Station to the Site was barrier-free and without stairs.

20. While acknowledging that closure of columbaria on Chung Yeung and Ching Ming Festival days was often proposed in similar proposals, a Member enquired about the

rationale for closing SLT on these two days, which would be generally preferred by grave sweepers, with the proposed crowd management measures, such as the visitor-by-appointment system, in place to minimise the impact. In response, Mr Daniel James Cherk Hung Wei, the applicant's representative, explained that closure of SLT on Chung Yeung and Ching Ming Festival days was proposed in order to facilitate timely acquisition of a licence for operating a private columbarium at the Site. It was observed that some grave sweepers, particularly the elderly, tended to visit columbaria on non-festival days to avoid the crowd.

21. The Chairperson remarked that crowd management was generally one of the major concerns requiring attention by applicants. To prevent the potential influx of visitors to a columbarium on Chung Yeung and Ching Ming Festival days, applicants often proposed measures, such as closure of the columbarium on the two festival days and/or the weekend(s) before and after the two festival days, to spread visitation over a longer period. Unlike other columbaria with sufficient car parking facilities or convenient access to public transport, SLT had no vehicular access, and visitors could only arrive on foot. As such, closure of SLT on Chung Yeung and Ching Ming Festival days was proposed to address the potential traffic impact arising from the columbarium under the current application. The Private Columbaria Affairs Office (PCAO) of the Food and Environmental Hygiene Department (FEHD) would be responsible for monitoring and enforcement of the proposed management measures.

Accessibility within the Site

22. In response to a Member's enquiry regarding barrier-free accessibility within the Site, Messrs Pui Cheung Chan and Daniel James Cherk Hung Wei, the applicant's representatives, said that although there were stairs connecting some of the columbarium buildings and no ramps or lifts were available within the Site, staff members of SLT had been providing assistance to visitors with mobility impairments in accessing the columbarium buildings. The Chairperson suggested that the applicant should take note of the Member's concern and consider improving the layout design and/or facilities to be provided within the Site in future.

Control on the Columbarium Use under Planning and Other Regimes

23. The Vice-chairperson enquired about the planning control on the columbarium use at the Site if ‘Columbarium’ was put under Column 1 of the proposed “G/IC(1)” zone. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of a PowerPoint slide, made the following main points:

- (a) should the Committee decide to agree to the current rezoning application and to put ‘Columbarium’ under Column 1 (i.e. an always permitted use) in the Notes for the proposed “G/IC(1)” zone, relevant development restrictions, including the total number of niches of 10,960 and the maximum building height of not more than three storeys, would be stipulated in the Notes of the Sha Tin Outline Zoning Plan (OZP). Any minor relaxation of the number of niches at the Site should be supported by relevant technical assessments via a section 16 application for the Committee’s consideration, based on individual merits of the proposal; and
- (b) to comply with the licencing requirements stipulated under the Private Columbaria Ordinance (Cap. 630) (PCO) for operating a private columbarium, the applicant should submit a MP covering matters such as traffic and crowd management measures for consideration and approval by the Private Columbaria Licensing Board (PCLB). If the licence application was approved by PCLB, PCAO of FEHD would be responsible for monitoring the licensee’s implementation of the measures included in the approved MP.

Planned Village Expansion Area (VEA) of Pai Tau and Sheung Wo Che Villages

24. The Vice-chairperson enquired about the planning considerations and assessments in respect of the compatibility with the planned VEA in the vicinity of the Site. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of a PowerPoint slide, said that as there was scope to provide separate pedestrian accesses to the planned VEA without requiring shared access through SLT, the potential nuisance caused by SLT to the surrounding environment, including nearby villagers/residents, was expected to be limited.

In addition, the VEA was planned in 1981 but was subsequently put on hold pending a review of the Government's Small House Policy (the Policy) and the judicial review (JR) in respect of the Policy. With the determination of the Court of Final Appeal on the concerned JR in 2021, the implementation programme of the planned VEA was under review by the Development Bureau.

Similar Applications in the Vicinity

25. A Member enquired about the differences in consideration between the current rezoning application and other similar rezoning applications located in the vicinity of the Site, of which one was partially agreed and four were rejected by the Committee. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of a PowerPoint slide, made the following main points:

- (a) application No. Y/ST/13 was partially agreed by the Committee, mainly on the considerations that the columbarium was located away from residential clusters, and served by separate access, and there was no objection from relevant government departments; and
- (b) applications No. Y/ST/24, 29, 35 and 39 were rejected by the Committee, mainly on the ground that the applicants failed to demonstrate that there would be no adverse traffic impacts on the surrounding areas.

26. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

27. A Member expressed support for the application which was intended to regularise the existing religious institution and columbarium uses at the Site to meet the licence

requirements under PCO. The Site was situated on level terrain, at a distance from the nearby village/residential clusters, and was conveniently accessible on foot via an existing footpath from MTR Sha Tin Station. There was no vehicular access to the Site. With the implementation of the proposed mitigation measures, the traffic impact was considered minimal. In that regard, the Transport Department (TD) had no in-principle objection to the application.

28. While having no in-principle objection to the application, a Member expressed concern about potential local objections, noting that the situation in which access to the columbarium was in conflict with that used by the villagers, as in the similar rejected rezoning applications in the vicinity of the Site, might also arise in SLT. The Chairperson remarked that those similar rezoning applications were rejected by the Committee mainly on the grounds that the applicants failed to demonstrate no adverse traffic impact on the surrounding areas to the satisfaction of TD. That said, with the enactment of PCO in 2017 to regulate operation of private columbaria through a licensing mechanism which could ensure the implementation of traffic and crowd management measures, the traffic concerns were more effectively addressed in recent applications. In general, the planning considerations for rezoning applications for columbarium focused on land use compatibility, any nuisance to villagers/residents in the vicinity and whether the traffic issue could be addressed. For the current rezoning application, the traffic and crowd management measures proposed by the applicant and accepted by TD would be monitored and enforced by PCO under the licensing mechanism. In terms of land use compatibility, the Site was not located in close proximity to the village clusters and a separate pedestrian access to the Site was available. Potential nuisance to the nearby villages/residents was expected to be limited. Mr K.L. Wong, Chief Traffic Engineer/New Territories East, TD, supplemented that with PCO in force, if the traffic and crowd management measures proposed by applicants were considered acceptable, TD would not have adverse comment on the proposals in general.

29. Noting the total number of 10,960 niches proposed under the application, the same Member enquired whether lease modification and land premium would be required for the columbarium use at the Site, should the application be agreed by the Committee. Upon the invitation of the Chairperson, Mr Lawrance S.C. Chan, Assistant Director/Regional 3, Lands Department (LandsD), said that under the established policy and procedure for processing regularisation application for the licensing scheme under PCO, the applicant had

to apply to LandsD for variation of lease conditions, which might be effected by way of Short Term Waiver to regularise the existing columbarium use temporarily at the Site. The Chairperson supplemented that the total number of niches under the rezoning application would be verified by PCAO of FEHD. Based on the information provided by the applicant, all 10,960 niches had been sold, with one-third already occupied.

30. A Member supported the rezoning application and suggested that the applicant be advised to provide facilities to enhance accessibility for mobility-impaired persons within the Site. While noting that there might be difficulties for the applicant in providing new structures or a lift, as the application was intended to regularise the existing development without new structures, the Chairperson proposed and the Committee agreed that the Committee's view encouraging the applicant to explore the provision of facilities to enhance accessibility for mobility-impaired persons within the Site would be recorded in the minutes of meeting, which would be sent to the applicant for consideration.

31. Members generally considered that the rezoning application could be supported. The Chairperson concluded that the religious institution and columbarium uses at the Site were considered not entirely incompatible with the village setting of the area, the potential nuisance to the surroundings was expected to be limited and adverse traffic impact was not anticipated. The proposed measures under the MP would be monitored by PCAO if the licence application was approved by PCLB. In view that a detailed development proposal with supporting technical assessments had already been submitted by the applicant, and there was no objection/adverse comment from relevant government departments, the Committee agreed to put 'Columbarium' under Column 1 of the Notes for the proposed "G/IC(1)" zone with stipulation of appropriate development restrictions on the OZP to streamline the development control process.

32. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Sha Tin Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Sha Tin, Tai Po and North District

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

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/836	Proposed Four Houses (New Territories Exempted Houses - Small Houses) in “Green Belt” and “Village Type Development” Zones, Lots 146 S.A, 146 RP, 147 S.A, 147 S.B, 152 S.A, 152 S.B, 152 S.C, 153 S.A and 153 S.B in D.D. 28, Lung Mei, Tai Po (RNTPC Paper No. A/NE-TK/836)
-------------	--

Presentation and Question Sessions

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

34. Members had no question on the application.

Deliberation Session

35. 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 “Green Belt” (“GB”) zone for the area which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

There is no strong planning justification in the submission for a departure from the planning intention;

- (b) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’ in that the proposed development would involve extensive clearance of existing natural vegetation and affect the existing natural landscape on the surrounding environment; and
- (c) land is still available within the “Village Type Development” (“V”) zone of Lung Mei and Tai Mei Tuk 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 more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/838 Proposed Temporary Public Utility Installation (Solar Photovoltaic System) for a Period of 5 Years in “Agriculture” Zone, Lot 1582 in D.D. 76, Kan Tau Tsuen, Fanling
(RNTPC Paper No. A/NE-LYT/838B)

Presentation and Question Sessions

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

37. Noting that plants would be cultivated underneath the proposed solar panels at

the application site (the Site), a Member asked whether any measures were proposed to allow sunlight penetration for the proper growth of the plants. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of a plan, said that according to the information provided by the applicant, Dendrobium (*Dendrobium Nobile*) (石斛) would be cultivated underneath the proposed solar panels at the Site. According to the applicant, it was a type of Chinese herbal medicine that was not suitable for cultivation under long hours of direct sunlight. The proposed solar panels would also provide electricity to support an automatic sprinkler system and a lighting system to facilitate the growth of the plants.

38. In response to the Chairperson and a Member's enquiry about the connection details of the proposed solar panels at the Site to the network of CLP Power Hong Kong Limited (CLP), Mr Ryan C.K. Ho, STP/STN, with the aid of a plan, said that based on the information provided by the applicant, a confirmation letter (i.e. Network Reinforcement Condition Letter) for the proposed solar panels installation at the Site had been obtained from CLP, which demonstrated the preliminary technical feasibility of the proposal. Apart from the solar panels, a control room and two H-poles with switchgears were proposed at the Site to connect with the electrical power network of CLP. Registered electrical contractor should be engaged for the proposed installation in accordance with the Electricity Ordinance (Cap. 406), which would be overseen by the Electrical and Mechanical Services Department.

39. A Member enquired whether land premium would be required for the proposed installation at the Site. In response, Mr Lawrance S.C. Chan, Assistant Director/Regional 3, Lands Department (LandsD), said that according to the information contained in the Paper, the Site comprised an Old Schedule Agricultural Lot held under Block Government Lease. A Short Term Waiver would be required to permit the structures to be erected temporarily on the Site, subject to payment of waiver fee as well as administrative fee as required by LandsD.

Deliberation Session

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 18.7.2030, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set

out in the appendix of the Paper.

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/850 Proposed House (New Territories Exempted House - Small House) in
“Green Belt” and “Village Type Development” Zones, Lots 917 RP
and 919 in D.D. 46, Ma Mei Ha, Fanling
(RNTPC Paper No. A/NE-LYT/850)

Presentation and Question Sessions

41. 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.

42. Members had no question on the application.

Deliberation Session

43. 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 “Green Belt” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. 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

Ma Mei Ha 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 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/798 Proposed House (New Territories Exempted House - Small House) in
“Village Type Development” and “Agriculture” Zones, Lot 796 S.D in
D.D. 84, Ha Shan Kai Wat, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/798)

Presentation and Question Sessions

44. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

45. Members had no question on the application.

Deliberation Session

46. 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 Ha Shan Kai Wat 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 more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 21

Section 16 Application

[Open Meeting]

A/NE-TKL/799 Proposed House (New Territories Exempted House - Small House) in “Village Type Development” and “Agriculture” Zones, Lot 796 S.A in D.D. 84, Ha Shan Kai Wat, Ta Kwu Ling

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

[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

Agenda Item 29

Section 16 Application

[Open Meeting]

A/YL-KTN/1119 Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1394 (Part) and 1396 (Part) in D.D. 107, Kam Tin North, Yuen Long

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

Agenda Item 54

Any Other Business

[Open Meeting]

49. There being no other business, the meeting was closed at 3:45 p.m.

**Minutes of 769th Rural and New Town Planning Committee
(held on 18.7.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
4	Y/NE-TK/19	2 nd [^]
5	Y/YL-MP/9	2 nd [^]
6	Y/YL-TYST/11	1 st
7	A/SK-SKT/34	1 st
16	A/NE-LYT/846	2 nd [^]
22	A/NE-TKL/801	1 st
24	A/YL-KTN/1091	2 nd [^]
26	A/YL-KTN/1094	2 nd [^]
30	A/YL-KTN/1120	1 st
32	A/YL-KTN/1123	1 st
33	A/YL-KTN/1124	1 st
34	A/YL-KTN/1127	1 st
36	A/YL-KTS/1077	1 st
38	A/YL-MP/390	1 st
40	A/YL-PH/1070	1 st
47	A/YL-PN/87	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 Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
5	The application site was located in Mai Po. The application was submitted by Profit Point Enterprises Limited (a subsidiary of Henderson Land Development Company Limited (HLD)).	<ul style="list-style-type: none"> - Mr K.W. Leung for owning a property in Mai Po - Mr Vincent K.Y. Ho for having current business dealings with HLD - 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 Group
6	The application site was located near Hung Shui Kiu (HSK).	<ul style="list-style-type: none"> - 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
7	The application was submitted by Boxwin Ltd. (a subsidiary of New World Development Company	<ul style="list-style-type: none"> - Mr Rocky L.K. Poon for being an employee of a company which was a subsidiary of NWD

Item No.	Members' Declared Interests	
	Limited (NWD)).	- 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 New World Group
38	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

The Committee noted that Messrs K.W. Leung, Vincent K.Y. Ho and Rocky L.K. Poon had tendered apologies for being unable to attend the meeting. The Committee also noted that Mr Ryan M.K. Ip had not jointed the meeting yet. As Mr Ryan M.K. Ip had no involvement in the projects under the sponsorship of HLD and NWD in relation to Items 5 and 7 respectively, the Committe agreed that he could stay in the meeting. As the rezoning application under Item 6 was to facilitate a columbarium development in HSK and the interest of Mr Timothy K.W. Ma was considered indirect, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/769_rnt_agenda.html for details of the planning applications.

**Minutes of 769th Rural and New Town Planning Committee
(held on 18.7.2025)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
8	A/SK-PK/305	Temporary Eating Place including Outside Seating Accommodation of Restaurant in area shown as 'Road', Shop 10D and Open Area in front of the Shop, G/F, Lot 1827 (Part) in D.D. 221, Po Tung Road, Sai Kung	30.7.2025 to 29.7.2028
14	A/NE-LT/781	Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park in "Agriculture" Zone, Lot 431 RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po	17.8.2025 to 16.8.2028
23	A/STT/25	Temporary Open Storage and Retail Sale of Construction Machinery in "Open Space" Zone, Lots 16 S.B ss.2 (Part), 16 S.B ss.3, 16 S.B RP (Part), 19 S.A and 19 RP (Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long	27.8.2025 to 26.8.2028
39	A/YL-MP/391	Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities in "Open Space" Zone, Lot 29 in D.D. 101, Mai Po, Yuen Long	30.7.2025 to 29.7.2028
43	A/HSK/570	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) in "Village Type Development" Zone, Lot 1007 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long	13.8.2025 to 12.8.2028
44	A/HSK/571	Temporary Open Storage of Construction Material and Metal Ware with Ancillary Workshop in "Government, Institution or Community" and "Residential (Group D)" Zones, and area shown as 'Road', Lots 48 S.A (Part), 48 S.B (Part) and 49 (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long	24.9.2025 to 23.9.2028
45	A/YL-LFS/559	Temporary Shop and Services (Convenience Store) in "Residential (Group D)" Zone, Lot 20 RP (Part) in D.D. 128, Lots 2393 RP (Part) and 2394 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long	13.8.2025 to 12.8.2028
46	A/YL-PN/86	Temporary Place of Recreation, Sports or Culture (Fishing Ground) in "Coastal Protection Area" Zone, Lot 93 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long	30.7.2025 to 29.7.2028

Item No.	Application No.	Renewal Application	Renewal Period
50	A/YL-PS/756	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle in “Village Type Development”, “Residential (Group B) 1”, “Residential (Group E)2” and “Comprehensive Development Area” Zones, Lots 568 (Part), 569 RP (Part), 585 (Part), 586 (Part), 590 (Part) and 591 (Part) in D.D. 122 and Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long	20.7.2025 to 19.7.2028
51	A/YL-TYST/1314	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office in “Undetermined” Zone, Lots 1018 S.B, 1156 RP, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long	30.7.2025 to 29.7.2028
53	A/YL-TT/709	Temporary Shop and Services in “Village Type Development” Zone, Lot 4773 RP (Part) in D.D. 116, Tai Tong Road, Yuen Long	13.8.2025 to 12.8.2028

Declaration of Interest

The Committee noted the following declaration of interest:

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

The Committee noted that Mr K.W. Leung had tendered an apology for being unable to attend the meeting.

**Minutes of 769th Rural and New Town Planning Committee
(held on 18.7.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 18.7.2028

Item No.	Application No.	Planning Application
10	A/NE-PK/213	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) in “Village Type Development” Zone, Lots 2360 S.B (Part), 2360 S.C, 2360 S.D, 2360 S.F, 2360 S.G & 2360 RP (Part) in D.D. 91, Ping Kong, Sheung Shui
11	A/NE-PK/214	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) in “Village Type Development” Zone, Lots 2351 S.B ss.1, 2351 S.B RP, 2351 S.C ss.1 (Part), 2351 S.C RP (Part), 2351 S.E ss.1 (Part), 2351 S.E ss.2 (Part), 2351 S.E ss.3 RP (Part), 2351 S.E RP (Part), 2351 S.F and 2351 RP in D.D. 91, Ping Kong, Sheung Shui
12	A/NE-PK/215	Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) in “Village Type Development” Zone, Lot 2365 RP (Part) in D.D. 91, Ping Kong, Sheung Shui
18	A/NE-MKT/46	Proposed Temporary Warehouse for Storage of Construction Materials in “Agriculture” Zone, Lot 40 in D.D. 86, Man Kam To
19	A/NE-MKT/47	Proposed Temporary Shop and Services (Convenient Store) and Associated Filling of Land in “Agriculture” Zone, Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To
27	A/YL-KTN/1102	Proposed Temporary Shop and Services (Vehicle Showroom and Sales of Second-hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities in “Comprehensive Development Area” Zone, Lots 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D. 104, Long Ha, Yuen Long
28	A/YL-KTN/1115	Proposed Temporary Open Storage and Associated Filling of Land in “Agriculture” Zone, Lots 1288 (Part) and 1289 (Part) in D.D. 107, Kam Tin North, Yuen Long
31	A/YL-KTN/1121	Proposed Temporary Shop and Services and Associated Filling of Land in “Agriculture” Zone, Lots 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7, 926 S.A ss.2 S.A and 926 S.A ss.2 RP in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long
35	A/YL-KTS/1061	Proposed Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office in “Other Specified Uses” annotated “Rural Use” Zone, Lots 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long
41	A/YL-SK/415	Proposed Temporary Shop and Services in “Residential (Group D)” Zone, Lots 839 (Part) and 840 in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long
42	A/HSK/569	Temporary Open Storage of Rubbish Trucks, Rubbish Skips and Metal Ware with Ancillary Workshop in “Government, Institution or Community” Zone and area shown as ‘Road’, Various Lots in D.D. 128, Ha Tsuen, Yuen Long

Item No.	Application No.	Planning Application
49	A/YL-PS/755	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities in “Village Type Development” Zone, Lots 446 (Part) and 447 (Part) in D.D. 122, Ping Shan, Yuen Long
52	A/YL-TYST/1315	Temporary Warehouse for Storage of Food Provisions in “Residential (Group C)” Zone, Lots 1314, 1315, 1316 and 1317 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 18.7.2030

Item No.	Application No.	Planning Application
9	A/NE-KLH/653	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 48 RP (Part) in D.D. 7, Tai Hang Village, Tai Po
25	A/YL-KTN/1093	Temporary Public Vehicle Park (Excluding Container Vehicle) in “Comprehensive Development Area (1)” Zone, Lots 1750A9 (Part) and 1905 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long
37	A/YL-MP/382	Temporary Shop and Services and Eating Place with Ancillary Facilities in “Open Space” Zone, Lot 2905 S.C RP (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
48	A/YL-PS/741	Proposed Temporary Public Vehicle Park (Light Goods Vehicles, Medium Goods Vehicles and Coaches) with Ancillary Facilities and Associated Filling of Land and Pond in “Recreation” Zone, Lots 51 (Part), 52 (Part) and 55 RP (Part) in D.D. 126, Ping Shan, Yuen Long

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
9	The application site was located in Tai Hang Tsuen, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
37	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

The Committee noted that Mr K.W. Leung and Dr Venus Y.H. Lun had tendered apologies for being unable to attend the meeting.