

## **TOWN PLANNING BOARD**

### **Minutes of 770<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 1.8.2025**

#### **Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice- chairperson

Mr K.W. Leung

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories West,  
Transport Department  
Ms Vilian W.L. Sum

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

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**

Dr Venus Y.H. Lun

Mr Rocky L.K. Poon

**In Attendance**

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

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

Town Planner/Town Planning Board  
Ms Karen K.Y. Tsui

**Agenda Item 1**

Confirmation of the Draft Minutes of the 769<sup>th</sup> RNTPC Meeting held on 18.7.2025

[Open Meeting]

1. The draft minutes of the 769<sup>th</sup> RNTPC meeting held on 18.7.2025 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 17 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 1**.

#### **Deliberation Session**

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

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

## **Renewal Cases**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

#### **Presentation and Question Sessions**

5. The Committee noted that there were three cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further periods as applied for. Details of the planning applications were in **Annex 2**.

### Deliberation Session

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

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

### 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 4**

**Section 12A Application**

[Open Meeting]

Y/TP/39                      Application for Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/31, To rezone the application site from “Village Type Development” to “Government, Institution or Community (3)” and amend the Notes of the zone applicable to the site, Lots 1087 and 1130 in D.D. 6 and adjoining Government Land, Kam Shan, Tai Po

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

**Sha Tin, Tai Po and North District**

[Ms Ivy C.W. Wong, Senior Town Planner/Shan Tin, Tai Po and North and Mr Timothy W.P. Wu, Assistant Town Planner/Shan Tin, Tai Po and North (ATP/STN) were invited to the meeting at this point.]

**Agenda Item 12**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/101            Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lots 410 S.B ss.2 and 410 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/101)

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**Presentation and Question Sessions**

10.                      With the aid of some plans, Mr Timothy W.P. Wu, ATP/STN, briefed Members

on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

11. Members had no question on the application.

#### Deliberation Session

12. The Chairperson remarked that while the application site (the Site) was situated within the “Green Belt” zone, it was earmarked for the long-term development of the proposed Heung Yuen Wai Food Control Facilities by the Food and Environmental Hygiene Department. Given the small scale and temporary nature of the proposed use, Members generally considered that the granting of a temporary approval for a period of 3 years would not adversely affect the long-term development plan for the Site.

13. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 1.8.2028, 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.]

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

#### **Tuen Mun and Yuen Long West District**

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

**Agenda Item 42**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/84                      Temporary Religious Institution (Thai Buddhist Monastery) with Ancillary Facilities and Filling of Land for a Period of 3 Years in “Coastal Protection Area” Zone, Lot 65 RP (Part) in D.D. 135, Pak Nai, Yuen Long  
(RNTPC Paper No. A/YL-PN/84A)

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**Presentation and Question Sessions**

14.            With the aid of some plans, Mr Wilfred K.H. Chu, TP/TMYLW, 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.

15.            A Member raised the following questions:

- (a)    the construction date of the Thai Buddhist Monastery (the Monastery) at the application site (the Site); and
- (b)    the site formation level of the Site, and the potential risk of storm surge and coastal flooding to the Monastery given its proximity to mangroves and its location along the coastline of Deep Bay.

16.            In response, Mr Wilfred K.H. Chu, TP/TMYLW, made the following main points:

- (a)    according to PlanD’s record, the Monastery had been in existence at the Site since the early 2000s, as the first planning application for the subject Monastery was submitted in 2002; and
- (b)    based on site inspection, the Site was situated in a low-lying area. In light of that, the Drainage Services Department (DSD) recommended the



imposition of an approval condition requiring the applicant to submit a drainage impact assessment. The assessment should demonstrate that the applied use would not result in adverse drainage impacts on the area, and that the applicant would implement and maintain the proposed drainage facilities to DSD's satisfaction, should the application be approved.

17. With reference to Plan A-2 of the Paper, the Chairperson added that the site level of the Site ranged from 2.5mPD to 3.2mPD.

18. The Chairperson and some Members raised the following questions:

- (a) noting that the Site was accessible only via Nim Wan Road, the potential traffic congestion and disruption to pedestrian flow, particularly during Buddhist festivals with increased activities, and whether a traffic impact assessment (TIA) had been submitted by the applicant;
- (b) the main activities to be carried out within the Monastery, and whether a crowd management proposal had been submitted by the applicant;
- (c) details of archaeological concerns related to the applied use at the Site, which fell within a Site of Archaeological Interest;
- (d) details of sewage treatment at the Site, given its proximity to Deep Bay;
- (e) whether the Monastery had been operating without valid planning permission since the previous temporary approval lapsed in 2010, and the rationale for not applying for a renewal of temporary planning approval; and
- (f) whether the operation of the existing Monastery had received any complaints or comments from the District Office since the previous temporary approval lapsed in 2010.

19. In response, Mr Wilfred K.H. Chu, TP/TMYLW, with the aid of some plans,

made the following main points:

- (a) the applicant did not submit a TIA. Nevertheless, the applicant indicated that the maximum number of visitors would not exceed 80 per day, and prior reservation would be required for accessing the Site. No parking and loading/unloading facilities would be provided, and visitors could only access the Site via public transport. The Transport Department had no adverse comment on the application;
- (b) according to the information provided by the applicant, the Monastery mainly served as a place for worship and meditation. The maximum number of visitors at any given time would not exceed 20;
- (c) the Site was partly located within the Long Jok Tsuen Site of Archaeological Interest, and excavation for the drainage works might be carried out at the Site. The Antiques and Monuments Office considered it necessary to impose an approval condition requiring the applicant to submit a drainage impact assessment and implement the drainage proposal to its satisfaction to ensure that the proposed drainage works would not adversely affect the Long Jok Tsuen Site of Archaeological Interest;
- (d) according to the applicant, the toilets on the Site were serviced by septic tanks located at the eastern portion of the Site. Wastewater would be treated by the septic tank system and would not be directly discharged into the nearby watercourse. The Environmental Protection Department had no objection to the arrangements;
- (e) the Monastery had continued its operation at the Site after the lapse of previous temporary approval in 2010. PlanD had no information as to why the organisation did not submit a renewal or fresh planning application for the temporary use at the Site; and
- (f) no complaints related to the Monastery had been recorded by PlanD. The applicant had provided two supporting letters from the Royal Thai

Consulate-General and Hong Kong Buddhist Association under the current application.

20. The Chairperson noted that two public comments objecting to the current application had been received, mainly raising general concerns related to land use and traffic arrangements, as detailed in the appendix of the Paper. In relation to the Chairperson's question, Mr Wilfred K.H. Chu, TP/TMYLW, confirmed that no complaints against the Monastery had been received based on information provided by the Environmental Protection Department and the Home Affairs Department.

#### Deliberation Session

21. A Member, who supported the application, opined that while the applied use might not be in line with the planning intention of the "Coastal Protection Area" zone, the proposal would provide religious services to the local Buddhist community and promote ethnic inclusivity and diversity. Another Member remarked that the Monastery had demonstrated its resilience to storm surges and coastal flooding over the past 20 years, with no major incidents reported. The Chairperson concurred and pointed out that it would not be desirable for the applicant to mitigate flood risk by increasing the site formation level, as it would entail extensive removal of trees for land filling at the Site. According to the information provided by the applicant, the Monastery followed the Theravada Forest Tradition of Buddhism, which required its location to be within forests or remote areas to facilitate meditation and integration with nature. Aerial photos of the Site from 2007 to 2024 showed that the Site had remained largely vegetated, with new planting gradually filling gaps between trees over the years. Moreover, the development intensity of the Monastery was considered low. In view of the above, the application might warrant sympathetic consideration. Members generally expressed support for the application.

22. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 1.8.2028, 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 44**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1316     Temporary Open Storage of Construction Materials for a Period of 3 Years in “Village Type Development” and “Open Space” Zones, Lot 2677 in D.D. 120, Shap Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1316)

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**Presentation and Question Sessions**

23.            With the aid of some plans, Mr Dino W.L. Tang, STP/TMYLW, 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) did not support the application.

24.            Members had no question on the application.

**Deliberation Session**

25.            The Chairperson remarked that the application was for temporary open storage of construction materials at an area zoned “Village Type Development” and was considered not suitable for the applied use due to its close proximity to village houses and residential dwellings. The applied use would generate traffic from heavy vehicles on the local track and was expected to cause environmental nuisance. Moreover, the application site (the Site) fell within Category 4 areas under the Town Planning Board Guidelines on Application for Open Storage and Port Back-up uses Section 16 of the Town Planning Ordinance (TPB PG-No. 13G), where applications for temporary open storage and port back-up uses would normally be rejected except under exceptional circumstances. Members generally agreed with the recommendation of PlanD to reject the application.

26.            Regarding a Member’s concern on whether an area to the immediate south of the Site marked ‘open storage of construction machineries’ as shown on Plan A-2 of the Paper was covered by valid planning permission, the Committee noted that the open storage use was not covered by planning permission and was the subject of a planning enforcement case

against unauthorized development. Enforcement actions were being undertaken by the Planning Authority.

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

- “(a) the applied use is not in line with the planning intention of the “Village Type Development” zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applied use is not in line with the Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) in that there is no previous approval granted at the site and there are adverse environmental impacts on the surrounding areas.”

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

#### **Agenda Item 47**

##### **Any Other Business**

28. There being no other business, the meeting was closed at 3.05 p.m.

**Minutes of 770<sup>th</sup> Rural and New Town Planning Committee  
(held on 1.8.2025)**

**Deferral Cases**

**Requests for Deferment by Applicant for 2 Months**

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
3	Y/NE-STK/6	2 <sup>nd</sup> <sup>^</sup>
5	A/I-TCTC/68	1 <sup>st</sup>
11	A/NE-TKLN/100	1 <sup>st</sup>
13	A/NE-TKLN/102	1 <sup>st</sup>
14	A/YL-KTS/1071	1 <sup>st</sup>
15	A/STT/26	1 <sup>st</sup>
16	A/YL-MP/388	2 <sup>nd</sup> <sup>^</sup>
18	A/YL-PH/1071	1 <sup>st</sup>
19	A/YL-PH/1072	1 <sup>st</sup>
20	A/YL-PH/1073	1 <sup>st</sup>
25	A/YL-KTN/1129	1 <sup>st</sup>
28	A/YL-KTN/1132	1 <sup>st</sup>
35	A/TM-LTTY/490	1 <sup>st</sup>
36	A/TM/600	1 <sup>st</sup>
37	A/TM-SKW/134	1 <sup>st</sup>
40	A/YL-LFS/560	1 <sup>st</sup>
41	A/YL-LFS/561	1 <sup>st</sup>

**Notes:**

<sup>^</sup> The 2<sup>nd</sup> Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.

**Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member's Declared Interest</b>	
16	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

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

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/770\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/770_rnt_agenda.html) for details of the planning applications.

**Minutes of 770<sup>th</sup> Rural and New Town Planning Committee  
(held on 1.8.2025)**

**Renewal Cases**

Applications for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
9	A/NE-TKL/802	Temporary Private Vehicle Park (for Private Cars Only) and Associated Filling of Land in “Village Type Development” and “Agriculture” Zones, Lots 825 (Part) and 829 S.B (Part) in D.D. 84, Shan Kai Wat, Ta Kwu Ling	13.8.2025 to 12.8.2028
29	A/YL-SK/418	Temporary Dog Kennels in “Conservation Area” Zone, Lots 1353 S.A, 1354 (Part) and 1355 S.A in D.D. 114, Kam Sheung Road, Shek Kong, Yuen Long	3.8.2025 to 2.8.2028
30	A/KTN/106	Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects, and an Ancillary Office in “Agriculture” and “Other Specified Uses” annotated “Amenity Area” Zones, Lot 542 S.A RP in D.D. 92, Castle Peak Road, Kwu Tung, Sheung Shui	10.9.2025 to 9.9.2028

**Minutes of 770<sup>th</sup> Rural and New Town Planning Committee  
(held on 1.8.2025)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 1.8.2028

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
6	A/NE-LYT/851	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Agriculture” and “Residential (Group C)” Zones, Lot 2435 (Part) in D.D. 83, Lung Ma Road, Queen’s Hill, Fanling
7	A/NE-LYT/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling
8	A/NE-MUP/216	Temporary Open Storage of Construction Machinery, Tools and Materials and Associated Filling of Land in “Agriculture” Zone, Lot 188 (Part) in D.D. 38, Sha Tau Kok
10	A/NE-TKL/803	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 1355 (Part) in D.D. 82, Ping Che, Ta Kwu Ling
17	A/YL-PH/1054	Temporary Open Storage of Modular Integrated Construction Components with Ancillary Facilities and Associated Filling of Land in “Residential (Group D)” Zone, Lots 87, 88, 89, 103 and 104 in D.D. 108, Pat Heung, Yuen Long
21	A/YL-PH/1074	Proposed Temporary Open Storage of Construction Materials and Construction Machineries and Associated Filling of Land in “Residential (Group D)” Zone, Lots 163 (Part), 164 (Part), 165 (Part) and 166 (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long
23	A/YL-KTN/1125	Temporary Open Storage of Construction Materials with Ancillary Facilities in “Comprehensive Development Area (1)” Zone, Lots 1749 RP and 1905 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long
24	A/YL-KTN/1126	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1408, 1409, 1410, 1411, 1420 (Part), 1421 (Part) and 1422 (Part) in D.D. 107, Kam Tin, Yuen Long
26	A/YL-KTN/1130	Proposed Temporary Warehouse and Open Storage of Construction Machineries and Materials in “Comprehensive Development Area (1)” Zone, Lot 1560 (Part) in D.D. 107, Kam Tin, Yuen Long
27	A/YL-KTN/1131	Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” Zone, Lots 4 (Part), 5 S.AP and 5 S.BA in D.D. 110, Tai Kong Po, Kam Tin, Yuen Long
31	A/NE-KTS/561	Temporary Warehouse (Electronic Parts) with Ancillary Office in “Recreation” Zone, Lots 1618 (Part), 1619 (Part) and 1620 (Part) in D.D. 100 and Adjoining Government Land, Ying Pun Ha Tsuen, Kwu Tung South, Sheung Shui



<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
32	A/HSK/561	Temporary Open Storage of Vehicles (Private Cars) in “Government, Institution or Community” and “Open Space” Zones, Various Lots in D.D. 128 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
34	A/TM-LTTY/489	Temporary Shop and Services with Ancillary Office in “Comprehensive Development Area” Zone, Lots 795 S.C ss.3, 795 S.C ss.4, 795 S.C RP and 795 S.D in D.D. 130, Tuen Mun
38	A/YL-TT/711	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 890 S.C and 891 (Part) in D.D. 118, Nam Hang Tsuen, Tai Tong, Yuen Long
39	A/YL-LFS/555	Proposed Temporary Open Storage of Construction Materials and Construction Equipment in “Recreation” zone, Various lots in D.D. 129, Lau Fau Shan
43	A/YL-PS/757	Temporary “Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles” in “Village Type Development” Zone, Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long
45	A/YL-TYST/1317	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials in “Residential (Group C)” Zone, Lots 1311 S.A (Part), 1312 (Part), 1313, 1331 S.B ss.1 and 1331 S.B RP (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 1.8.2030

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
22	A/YL-KTN/1107	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
33	A/TM-LTTY/487	Proposed Temporary Public Vehicle Park (Light Goods Vehicles and Medium Goods Vehicles) with Ancillary Facilities in “Village Type Development” Zone, Lots 3865 S.E, 3865 S.F, 3865 S.G ss.1 (Part), 3865 S.G RP (Part), 3865 RP and 3870 in D.D. 124, Tuen Mun
46	A/YL-TYST/1319	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles with Ancillary Facilities in “Village Type Development” Zone, Lots 2461 (Part), 2462 RP (Part) and 2464 RP in D.D. 120 and Adjoining Government Land, Lam Hau Tsuen, Yuen Long

**Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member's Declared Interest</b>	
6	The application site was located in Fanling.	- Mr Timothy K.W. Ma for living in the vicinity of the application site

As the residence of Mr Timothy K.W. Ma had no direct view of the application site, the Committee agreed that he could stay in the meeting.