

TOWN PLANNING BOARD

**Minutes of 749th Meeting of the
Rural and New Town Planning Committee**

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Mr Daniel K.S. Lau

Vice- chairperson

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Carrie K.Y. Leung

Chief Engineer (Works),
Home Affairs Department
Mr Paul Y.K. Au

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

1. The 749th Rural and New Town Planning Committee (RNTPC) meeting was conducted by way of circulation of draft minutes and papers to all Members.

Agenda Item 1

Confirmation of the Draft Minutes of the 748th RNTPC Meeting held on 16.8.2024

2. The draft minutes of the 748th RNTPC meeting held on 16.8.2024 were confirmed on 8.9.2024 without amendment.

Agenda Item 2

Matter Arising

3. There were no matters arising.

Deferral Cases

Sections 12A and 16 Applications

4. There were 56 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for the cases and the Committee's views on the declared interests were in **Annex**.

5. The Committee decided to defer decisions on the applications as requested by the applicants pending submission of further information as recommended in the Papers, or by the Planning Department to the next RNTPC meeting scheduled for 20.9.2024 due to the 'Gale or Storm Signal No.8' announcement by the Government on 5.9.2024.

Sha Tin, Tai Po and North District

Agenda Item 15

Section 16 Application

A/NE-MUP/202 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 145 (Part), 146 (Part) and 147 RP (Part) in D.D. 38, Sha Tau Kok

6. The application was withdrawn by the applicant.

**Minutes of 749th Rural and New Town Planning Committee
(by circulation)**

Deferral Cases

(a) Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Time of Deferment
5	A/SLC/184	2 nd ^
7	A/NE-FTA/244	2 nd ^
7A	A/NE-FTA/245	2 nd ^
9	A/NE-LYT/826	2 nd ^
10	A/NE-MKT/38	1 st
17	A/NE-LT/770	2 nd ^
18	A/NE-KTS/540	1 st
20	A/YL-KTN/1030	1 st
20A	A/YL-KTN/1031	1 st
21	A/YL-KTN/1032	1 st
21A	A/YL-KTN/1033	1 st
23	A/YL-KTN/1035	1 st
24	A/YL-KTN/1037	1 st
26	A/YL-KTS/1009	1 st
27	A/YL-KTS/1011	1 st
30	A/YL-PH/1013	1 st
31	A/YL-PH/1018	1 st
32	A/YL-PH/1019	1 st
35	A/YL-SK/385	1 st
37	A/HSK/532	1 st
38	A/TM-SKW/127	1 st
39	A/TM-LTY/479	1 st
42	A/YL-TT/663	1 st
43	A/YL-TT/664	1 st
44	A/YL-TT/665	1 st
45	A/YL-TT/666	1 st
46	A/YL-HTF/1173	2 nd ^
48	A/YL-LFS/526	1 st
49	A/YL-PN/77	2 nd ^
55	A/YL-TYST/1278	1 st
56	A/YL-TYST/1279	1 st

Note:
^ The 2nd Deferment is the last deferment and no further deferment will be granted unless under special circumstances and supported with strong justifications.

(b) Requests for Deferment by Planning Department to the next Rural and New Town Planning Committee Meeting on 20.9.2024

Item No.	Application No.*
3	Y/I-CC/7
4	A/SK-PK/296

6	A/NE-FTA/242
8	A/NE-LYT/825
11	A/NE-PK/199
12	A/NE-PK/200
13	A/NE-TKLN/85
14	A/NE-TKLN/86
16	A/TP/696
19	A/STT/9
22	A/YL-KTN/1034
25	A/YL-KTS/1008
28	A/YL-NSW/333
29	A/YL-PH/985
33	A/YL-SK/382
34	A/YL-SK/384
36	A/HSK/523
40	A/YL-TT/661
41	A/YL-TT/662
47	A/YL-LFS/525
50	A/YL-PS/726
51	A/YL-PS/727
52	A/YL-TYST/1275
53	A/YL-TYST/1276
54	A/YL-TYST/1277

Declaration of Interests

The following interests were declared:

Item No.	Members' Declared Interests	
5 and 48	CLP Power Hong Kong Limited (CLP) was the applicant of the applications.	- Mr Ryan M.K. Ip for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP
16	The application site was located in Tai Po.	- Mr Daniel K.S. Lau for co-owning with spouse a property in Tai Po - Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
19	The application site was located in San Tin.	- Mr Ryan M.K. Ip for being a consultant of a consultancy study on the development plan for innovation and technology use in San Tin area commissioned by the Government, and being an advisory committee member of the Advisory Committee on the Northern Metropolis

As the properties co-owned by Mr Daniel K.S. Lau and Dr Venus Y.H. Lun with their spouses had no direct view on the application site under Item 16, their interests were considered indirect. As the application site of Item 19 did not fall within the sites planned for innovation and technology use, the interest of Mr Ryan M.K. Ip on Item 19 was considered indirect. The interest of Mr Ryan M.K. Ip on Items 5 and 48 was considered direct, and he had not made any comment on the applications.

**Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/749_rntpc_agenda.html for details of the planning applications.*