

TOWN PLANNING BOARD

**Minutes of 750th Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 20.9.2024**

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 Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Rocky L.K. Poon

Professor B.S. Tang

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

Absent with Apologies

Mr Vincent K.Y. Ho

Mr Ryan M.K. Ip

Mr Simon Y.S. Wong

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
Mr Tommy T.W. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 749th RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 749th RNTPC meeting conducted by way of circulation of papers to all Members 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 those requests for deferral, Member's declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

[Messrs Daniel K.S. Lau and Paul Y.K. Au joined the meeting at this point.]

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 seven cases for renewal of temporary planning approval and the Planning Department had no objection to the applications or considered that the temporary uses could be tolerated for the further periods as applied for. Details of those planning applications, Member's declaration of interest for a case and the

Committee' views on the declared interest were in **Annex 2**.

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

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 28 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the temporary uses could be tolerated on a temporary basis for the applied periods. Details of those planning applications, Member's declaration of interests for individual cases and the Committee' views on the declared interests were in **Annex 3**.

8. For application No. A/YL-SK/382 for temporary shop and services (real estate agency) and filling of land under Agenda Item 50, a Member noted from the comments of the Lands Department that the existing structures on the application site were for domestic purposes from site inspection. With reference to Plan A-4b of the Paper, the Member observed that the existing internal conditions of the structures resembled those of a domestic unit and enquired if uses other than shop and services (real estate agency) had been observed on the application site. In that regard, the Committee noted that the applicant would need to

ensure that the use therein should comply with the applied use (i.e. ‘Shop and Services (Real Estate Agency)’) if the application was approved. Besides, enforcement action might be taken by the Lands Department if the lease conditions were breached. The site conditions would be subject to monitoring.

Deliberation Session

9. 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

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/I-CC/7 Application for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9, To rezone the application site from “Residential (Group C) 6” to “Residential (Group C) 9” and to amend the Notes of the zone applicable to the site, Cheung Chau Inland Lot 4 RP, Fa Peng, Cheung Chau
(RNTPC Paper No. Y/I-CC/7)

Presentation and Question Sessions

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

PlanD

- | | | |
|----------------------|---|---|
| Mr Walter W.N. Kwong | - | District Planning Officer/Sai Kung and Islands (DPO/SKIs) |
| Mr Sunny K.Y. Tang | - | Senior Town Planner/Sai Kung and Islands (STP/SKIs) |
| Mr Derek H.M. Tam | - | Assistant Town Planner/Sai Kung and Islands |

Applicant’s Representatives

Combine Hero Properties Limited

Mr K.K. Chow

Mr Y.M. Chow

Aikon Development Consultancy Limited

Dr Thomas Luk

Ms Isa Yuen

11. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

12. With the aid of a PowerPoint presentation, Mr Sunny K.Y. Tang, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Residential (Group C) 6" ("R(C)6") to "Residential (Group C) 9" ("R(C)9") to facilitate the development of six New Territories Exempted Houses (NTEHs), departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

13. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of PowerPoint presentations, Ms Isa Yuen, the applicant's representative, made the following main points:

- (a) NTEHs referred to those village houses situated in the New Territories which were exempted from certain provisions of the Buildings Ordinance (Cap. 123) (BO) and governed under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) (BO(NT)O). To be eligible for exemption, an NTEH should be (i) with a height not more than 3 storeys and 8.23m (about 27 feet); and (ii) with a roofed-over area not exceeding 65.03m² (about 700 square feet). Certificates of Exemption (CoEs) for buildings works, site formation works and drainage works should be obtained from the Lands Department (LandsD) prior to commencement of any building works. If the CoEs could not be obtained, formal building plan submission to the Buildings Department (BD) under the BO would be required;
- (b) two existing houses, with a plot ratio (PR) of about 0.2, could be observed at the Site in aerial photos taken in 1987 before the first draft Cheung Chau

Outline Zoning Plan (OZP) No. S/I-CC/1 (the first OZP) was gazetted in 2004. On the first OZP, the Site was zoned “R(C)6” subject to a maximum PR of 0.2, a maximum site coverage (SC) of 20% and a maximum building height (BH) of 2 storeys (7.62m). The zoning and development restrictions concerning the Site remained unchanged on the current OZP;

- (c) the applicant intended to redevelop the Site to accommodate six NTEHs. A set of site formation plan was approved by the Building Authority in 1992 and a CoE for building works (CoE(BW)) for the NTEHs was issued by the District Lands Officer/Islands (DLO/Is) in 1993 which remained valid. The development restrictions on the current OZP reflected the bulk of the existing houses at the Site but did not take into account the proposed NTEHs with the above approval;
- (d) the applicant applied for a CoE for drainage works (CoE(DW)) for the proposed NTEHs, which was approved in 2023 by DLO/Is, subject to a condition that “no works of any kind should commence until planning permission has been issued under the Town Planning Ordinance (Cap. 131) for the proposed redevelopment of six NTEHs in accordance with the CoE for the buildings works of the lot issued in 1993”;
- (e) to expedite the redevelopment, the applicant submitted the current application to fulfil the condition for the CoE(DW) issued by LandsD in 2023 and to reflect the approved development parameters of the NTEHs on the OZP. The application sought to rezone the Site from “R(C)6” to “R(C)9”, with a maximum PR of 1.58, a maximum SC of 52.43% and a maximum BH of 3 storeys (8.23m or 64 metres above the principle datum) for redevelopment of the two existing houses into six NTEHs. The proposed development restrictions for the “R(C)9” zone were in line with the planning intention of the “Residential (Group C)” (“R(C)”) zone on the Cheung Chau OZP for low-rise, low-density residential development. The proposed development restrictions, with an increase in PR from 0.2 to 1.58 , could also ensure financial viability of the redevelopment; and

- (f) the application could optimise the utilisation of developable land in Cheung Chau and increase housing supply. The proposed development was compatible with the low-rise and low-density residential and government, institution and community developments in the surrounding area and would not encroach onto the adjoining “Green Belt” zone. No significant adverse impact would be resulted from the proposed development. Relevant government bureaux/departments (B/Ds) had no objection to or no adverse comment on the proposed development. Approval of the current application was in line with the previous decision of the Committee in approving a similar rezoning application (No. Y/I-CC/6) and would not set an undesirable precedent.

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

Background of the Site

15. Noting that the site formation plan and CoE(BW) for the NTEHs were approved in 1992 and 1993 respectively before the first OZP gazetted in 2004, a Member enquired about the reason for not reflecting the development parameters of the NTEHs and the rationale of formulating the development parameters of the “R(C)6” zone on the OZP.

16. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, said that three CoEs in relation to building works, site formation works and drainage works should be obtained prior to commencement of an NTEH development. In the subject case, while the CoE(BW) was issued and a set of site formation plan was approved, the CoE(DW) had not been obtained before the gazettal of the first OZP in 2004. When preparing the first OZP, the intention was to maintain the existing character of Fa Peng with low-rise residential developments intermingled with greenery. Therefore, the development restrictions of various “R(C)” sub-zones were mainly to reflect the development parameters of the buildings in existence at the sites by that time. For any development, the requirements under the planning, lands and buildings regimes had to be fulfilled. However, the development parameters of the proposed NTEHs exceeded the OZP restrictions. The applicant therefore submitted the current application for amendment of plan to allow the

development of the Site for the NTEHs.

17. In response to the Chairperson's enquiry, Mr Walter W.N. Kwong, DPO/SKIs, confirmed that no objection regarding the Site had been received when the first OZP was gazetted in 2004.

Development Parameters of the Proposed "R(C)9" Zone

18. The Vice-chairperson and some Members asked the following questions:

- (a) whether there was any restriction on the proposed "R(C)9" zone;
- (b) whether there was any mechanism to control the SC of the proposed development as SC restriction was not proposed for the "R(C)9" zone as mentioned in the Paper; and
- (c) whether approval of the application would set any undesirable precedent as the proposed PR for the proposed "R(C)9" zone was higher than that of other "R(C)" sub-zones in the area.

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

- (a) the "R(C)9" zone was a new sub-zone proposed by the applicant to reflect the development parameters of the six NTEHs based on the approved scheme under the CoEs. A PR restriction of 1.58 and a BH restriction of 3 storeys (8.23m) were proposed for the "R(C)9" zone;
- (b) it was recommended that a maximum PR of 1.58 and a maximum BH of 3 storeys (8.23m) should be imposed on the proposed "R(C)9" zone should the current application be approved. The BO(NT)O had control on the roofed-over area of not exceeding 65.03m² for each NTEH. If the Site was not used for NTEH development, the development parameters, including SC, would have to be approved by BD during the building plan

submission stage. As there was other development control regime on the SC, it was considered not necessary to impose a maximum SC on the proposed “R(C)9” zone; and

- (c) while the proposed PR of 1.58 was the highest among the PR restrictions in various “R(C)” sub-zones on the OZP, there were some existing developments near the Site having higher PRs according to estimation, which would still be permissible upon redevelopment as per the OZP. Nevertheless, majority of the “R(C)” sub-zones in Fa Peng had already been developed, leaving limited vacant site for development/redevelopment. In any event, each application should be considered on its individual merits, taking into account the site background and results of technical assessments, etc.

20. With reference to a PowerPoint slide showing the PRs of existing developments in various “R(C)” sub-zones, the Chairperson enquired how the PRs of the existing developments on the OZP were derived. In response, Mr Walter W.N. Kwong, DPO/SKIs, explained that the PRs were derived with reference to the building bulk of the existing developments in Fa Peng. As there were no building plan records for some existing developments, the PRs of those developments were estimated by calculation based on the existing building bulk. Any redevelopment should comply with the development restrictions of the OZP.

Development Scheme of the Proposed “R(C)9” Zone

21. The Vice-chairperson and a Member asked whether the proposed development under section 12A (s.12A) application was scheme based and whether the applicant could develop ‘Flat’ or ‘House’ instead of NTEHs at the Site should the current application be approved. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that the development scheme under a s.12A application was indicative. If Members agreed to rezone the Site to “R(C)9”, the applicant could choose to develop either NTEHs, ‘House’ or ‘Flat’ as all of them were Column 1 uses. Nevertheless, any residential development/redevelopment at the Site would still be subject to the PR and BH restrictions imposed and approval from relevant government departments. If ‘House’ or ‘Flat’ was to be developed instead of NTEHs,

formal submission under the BO would be required. Dr Thomas Luk, the applicant's representative, indicated that the applicant intended to develop six NTEHs at the Site as per the CoE(BW) to avoid submission to the relevant B/Ds afresh.

22. In response to the Chairperson's enquiry on the application procedures to LandsD if the applicant intended to develop 'House' or 'Flat' instead of NTEHs, Mr Lawrance S.C. Chan, Assistant Director/Regional 3 (AD/R3), LandsD said that the usual development process for non-NTEH developments would be applicable, including submission of general building plan to BD. LandsD would process and convey its comments and decision on the general building plan submission under lease as referred to LandsD for processing through the Centralised Processing System.

Zoning of the Site

23. A Member enquired whether the Site should be rezoned to "Village Type Development" ("V") instead of "R(C)9" for the development of six NTEHs, as 'House (NTEH only)' was a Column 1 use in the "V" zone of the OZP. In response, Dr Thomas Luk, the applicant's representative, said that while NTEH development was always permitted in both "V" and "R(C)9" zones, the list of Column 1 and Column 2 uses in "V" and "R(C)" zones differed. As the surrounding area was mostly zoned as various sub-zones of "R(C)", it was considered more appropriate to rezone the Site to "R(C)9".

Access and Right-of-Way

24. The Vice-chairperson asked if there was any proposal to improve the accessibility of the Site. In response, Dr Thomas Luk, the applicant's representative, said that the two existing footpaths near the Site had relatively low patronage. The applicant would use small vehicles, such as village vehicles, to transport construction materials to the Site. The proposed development would not pose any adverse impact on the local footpaths/access tracks .

25. The Chairperson enquired whether a right-of-way should be provided to the "R(C)6" zone located to the southwest of the Site. In response, Dr Thomas Luk, the applicant's representative, said that the applicant was also the registered owner of the land in

the mentioned “R(C)6” zone and there was no development programme at this juncture.

26. As the applicant’s representatives had no further points to raise and there was 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 representatives and the applicant’s representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

27. The Chairperson remarked that the application sought to rezone the Site from “R(C)6” to “R(C)9” to reflect the approved development parameters of six NTEHs in the CoE(BW). The applicant indicated its intention to proceed with the development as NTEHs, as submission to LandsD and BD would be required for other types of residential developments. Should the current application be approved, proposed amendments to the OZP, including the stipulation of appropriate development restrictions for the new “R(C)” sub-zone, would be submitted to the Committee for consideration. The Chairperson then invited Members’ views on the application.

28. The Vice-chairperson asked whether an application for lease modification would be required for development of NTEHs with a BH of 3 storeys. In response, Mr Lawrance S.C. Chan, AD/R3, LandsD said that based on the information provided in the Paper, the lease of the Site did not have restriction on the height of the building. Should the applicant intend to develop the proposed NTEHs, no lease modification application to LandsD would be required. As no application for lease modification was required for the development of NTEHs, the Vice-chairperson considered that approval of the application could provide incentive to realise the development of NTEHs due to the shorter timeframe required for obtaining approval from relevant government departments. A Member opined that additional costs would be involved if the Site was not developed for NTEHs and hence restricting development at the Site for NTEH only was not required.

29. Some Members enquired whether the departmental comments would remain valid if the proposed development was not NTEHs. In response, the Chairperson said that

‘Flat’ and ‘House’ were permitted uses in the proposed “R(C)9” zone to allow flexibility. Any proposed residential development at the Site would be subject to a maximum PR of 1.58 and a maximum BH of 3 storeys (8.23m). The development of the Site was constrained by access via footpath only, and approval under BO would be required if the applicant chose to develop other types of residential development.

30. Members generally supported the application as the development scale and the proposed PR and BH for the new “R(C)9” zone were considered compatible with the surrounding residential developments and the application was to reflect the development parameters for NTEHs in the CoEs. Approval of the current application could also fully utilise developable land to increase housing supply.

31. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Cheung Chau OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 10-minute break.]

Sai Kung and Islands District

[Mr Sunny K.Y. Tang, Senior Town Planners/Sai Kung and Islands (STP/SKIs), and Mr Derek H.M. Tam, Assistant Town Planners/Sai Kung and Islands (ATP/SKIs), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-CC/33 Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) in “Residential (Group C) 2” Zone, Commercial Building Portion, Greenery Crest, No. 33 Cheung Shek Road, Cheung Chau
(RNTPC Paper No. A/I-CC/33)

Presentation and Question Sessions

32. With the aid of some plans, Mr Derek H.M. Tam, ATP/SKIs, 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.

33. A Member asked if the 39 bed spaces of the proposed Residential Care Home for Persons with Disabilities (RCHD) would serve the community in Cheung Chau or the wider area in Hong Kong, and if the applicant had proposed any transport arrangements to facilitate persons with disabilities in accessing the proposed RCHD. In response, Mr Sunny K.Y. Tang, STP/SKIs, said that according to the information provided by the applicant, the proposed RCHD would serve both the community of Cheung Chau and the wider area in Hong Kong. The proposed RCHD was accessible by road which could accommodate the wheelchairs of persons with disabilities. Besides, the proposed RCHD, which occupied the entire floor of a standalone building, was served by a separate entrance. The proposed RCHD would be scrutinised by the Buildings Department and Social Welfare Department at the detailed design stage.

Deliberation Session

34. 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 20.9.2028, 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

[Ms Hannah H.N. Yick, Mr Kevin K.W. Lau, Ms Ivy C.W. Wong, Mr Ryan C.K. Ho, Mr Jeffrey P.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Ms Elizabeth Ng, Town Planner/Shan Tin, Tai Po and North, were invited to the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/ST/1030 Proposed Public Vehicle Park (Excluding Container Vehicle) in
"Residential (Group A)" Zone, Junction of Tsuen Nam Road and Chik
Luk Lane, Tai Wai
(RNTPC Paper No. A/ST/1030)

35. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA) and the application site (the Site) was located in Tai Wai. The following Members had declared interests on the item:

Mr Paul Y.K. Au - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; and

Ms Carrie K.Y. Leung - owning a property in Tai Wai.

36. As the interest of Mr Paul Y.K. Au was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the property owned by Ms Carrie K.Y. Leung had no direct view of the Site, the Committee agreed that she could stay in the meeting.

[Mr Paul Y.K. Au left the meeting temporarily at this point.]

Presentation and Question Sessions

37. With the aid of a PowerPoint presentation, Ms Hannah H.N. Yick, STP/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.

38. Some Member asked the following questions:

- (a) whether the shortfall of car parking space in Tai Wai had been alleviated with the completion of the shopping mall, The Wai;
- (b) details of the traffic improvement measures;
- (c) parking spaces to be provided in the development and whether electric vehicle (EV) charging facilities would be included; and
- (d) whether a ramp was designed for the proposed public vehicle park (PVP), and if affirmative, whether the ramp would occupy space on the floors for the PVP and below.

39. In response, Ms Hannah H.N. Yick, STP/STN, with the aid of some PowerPoint slides, made the following main points:

- (a) about 390 car parking spaces were provided to serve the commercial floor space in The Wai according to the requirements stipulated in the Hong Kong Planning Standards and Guidelines. Owing to no parking space

within the old buildings/village houses in Tai Wai area and the high utilisation rate of on-street parking spaces with illegal parking activities, a PVP was proposed at the application premises to address the pressing parking demand;

- (b) according to the Traffic Impact Assessment submitted by the applicant, the proposed PVP would not induce adverse traffic impact on the surrounding road network, with implementation of the following measures:
 - (i) the junction of Tsuen Nam Road and Chik Luk Lane would be modified to give priority to vehicles from Chik Luk Lane as an increase in traffic demand was anticipated from Chik Luk Lane upon completion of the development;
 - (ii) the junction of Shing Ho Road and Chik Chuen Street would be modified to provide exclusive lanes for traffic on Shing Ho Road and Chik Chuen Street to pass concurrently;
 - (iii) the traffic island connecting Shing Ho Road and Chik Fuk Street would be modified to allow two lane carriageways. An additional traffic lane would be provided on Chik Fuk Street, allowing an 80m on-street queuing zone for the PVP. The potential vehicle queuing in the slow lane would not affect the through passing traffic on Chik Fuk Street; and
 - (iv) queuing space of about 17m would be reserved inside the development;
- (c) a total of 105 private car parking spaces and 30 motorcycle parking spaces would be provided in the proposed PVP. All parking spaces would be equipped with EV charging facilities; and
- (d) in exploring alternative options for the PVP, car lift system and automated parking system were considered not suitable as the queuing area required

would obstruct entry to the parking facilities and create tail-back situation. Given the requirement to accommodate some social welfare facilities of the joint-user complex (JUC) in the lower floors, along with the ancillary parking spaces for the JUC and public housing development (PHD), the proposed PVP would be located above these facilities. Access to the PVP would be via a ramp from the lower floors.

Deliberation Session

40. The Chairperson recapitulated that the government policy of “single site, multiple use” had been adopted for the subject site in which a JUC would be co-located with the PHD. Taking into account the current on-street illegal parking activities and the lack of public parking provision, the Transport Department had requested the provision of a PVP at the Site to address the high parking demand and alleviate the congestion situation in the area. The provision of a PVP on the upper floors was not uncommon, e.g. MegaBox and Park Towers.

41. 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 20.9.2028, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/696 Proposed House (New Territories Exempted House - Small House) in
“Green Belt” Zone, Lot 14 S.A ss.1 in D.D.26, Ha Tei Ha Village,
Shuen Wan, Tai Po
(RNTPC Paper No. A/TP/696)

42. The Secretary reported that the application site (the Site) was located in Tai Po. The following Members had declared interests on the item:

Mr Daniel K.S Lau] co-owning with spouse a property in Tai Po.
Dr Venus Y.H. Lun]

43. As the properties co-owned by Mr Daniel K.S Lau and Dr Venus Y.H. Lun with their spouses had no direct view of the Site, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

44. With the aid of some plans, Mr Kevin K.W. Lau, 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.

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 “Green Belt” (“GB”) 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 this planning intention;
- (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that more than 50% of the proposed Small House footprint falls outside the “Village Type Development” zone and the village ‘environs’ of any recognized villages; and

- (c) the proposed development does not comply with Town Planning Board Guidelines for Application for Development within “GB” Zone under section 16 of the Town Planning Ordinance (TPB PG-No. 10) in that the proposed development would affect the natural landscape and adversely affect drainage or aggravate flooding on the surrounding environment.”

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/162 Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in “Village Type Development” Zone, Lots 2452 S.B (Part) and 2467 (Part) in D.D. 39 and Adjoining Government Land, Shek Chung Au, Sha Tau Kok
(RNTPC Paper No. A/NE-LK/162)

Presentation and Question Sessions

47. With the aid of some plans, Ms Ivy C.W. Wong, STP/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 considered that the proposed temporary use could be tolerated for a period of 3 years.

48. Members had no question on the application.

Deliberation Session

49. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.9.2027, 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 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/769 Temporary Vehicle Repair Workshop for Lorry, Coach and Container Vehicle with Ancillary Office and Electricity Transformer Station for a Period of 3 Years in “Open Storage” and “Agriculture” Zones, Lots 778 (Part), 783 (Part) and 784 (Part) in D.D. 77 and Adjoining Government Land, Ping Che
(RNTPC Paper No. A/NE-TKL/769)

Presentation and Question Sessions

50. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, 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 considered that the temporary use could be tolerated for a period of 3 years.

51. Members had no question on the application.

Deliberation Session

52. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.9.2027, 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 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/87 Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of 3 Years in “Recreation” and “Green Belt” Zones, Lot 387 S.B ss.2 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/87)

Presentation and Question Sessions

53. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary uses could be tolerated for a period of 3 years.

54. Members had no question on the application.

[Mr Paul Y.K. Au rejoined the meeting at this point.]

Deliberation Session

55. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.9.2027, 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 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/242 Proposed Temporary Vehicle Repair Workshop (Private Car) and Open Storage of Vehicles for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 339 (Part) in D.D. 87, Kong Nga Po (RNTPC Paper No. A/NE-FTA/242B)

Presentation and Question Sessions

56. With the aid of some plans, Mr Ryan C.K. Ho, STP/STN, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the proposed temporary uses could be tolerated for a period of 3 years.

57. A Member asked whether the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were applicable to the application. In response, Mr Ryan C.K. Ho, STP/STN, said that TPB PG-No. 13G was not applicable as the covered area (about 670m²) accounted for more than 50% of the application site. According to the applicant’s submission, about 100m² of uncovered area would be reserved as a waiting space for repair/maintenance of broken/unfixed private cars.

Deliberation Session

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.9.2027, 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 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/36 Temporary Vehicle Repair Workshop and Open Storage of Vehicles (Coaches Only) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 473, 474, 475 RP, 476 S.A RP and 518 in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To
(RNTPC Paper No. A/NE-MKT/36A)

Presentation and Question Sessions

59. With the aid of some plans, Mr Ryan C.K. Ho, STP/STN, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

60. Members had no question on the application.

Deliberation Session

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

- “(a) the applied uses with associated filling of land are 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 such planning intention, even on a temporary basis;
- (b) the applied uses do not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16

of the Town Planning Ordinance (TPB PG-No. 13G) in that no previous approval has been granted to the Site and there are adverse departmental comments and local objections; and

- (c) the applicant fails to demonstrate that the applied uses would not generate adverse traffic impact on the surrounding areas.”

Agenda Items 29 and 30

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/199 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1642 S.A in D.D. 91, Kai Leng, Sheung Shui

A/NE-PK/200 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1642 S.B in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper Nos. A/NE-PK/199 and 200)

62. The Committee agreed that as the two applications each for a proposed House (New Territories Exempted House – Small House) were similar in nature and the application sites were located adjacent to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

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

64. Members had no question on the application.

Deliberation Session

65. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. Each of the permission should be valid until 20.9.2028, 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 applicants 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

[Mr Alexander W.Y. Mak, Mr Adrian Y.G. To, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Mr Richard Y.L. Siu, Planning Coordinator/Fanling, Sheung Shui and Yuen Long East (PC/FSYLE), were invited to the meeting at this point.]

Agenda Item 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/333 Temporary Agricultural Use (Green Houses) with Ancillary Store Rooms and Rest Rooms for a Period of 3 Years in "Undetermined" Zone, Lots 605 S.C (Part), 605 RP (Part), 606 RP (Part), 607 RP in D.D. 115, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/333A)

Presentation and Question Sessions

66. With the aid of some plans, Mr Alexander W.Y. Mak, 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 considered that the temporary use could be tolerated for a period of 3 years.

67. Members had no question on the application.

Deliberation Session

68. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.9.2027, 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 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/985 Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre and Elderly Leisure Centre) for a Period of 5 Years and Filling of Land in “Village Type Development” Zone, Lots 2423 (Part), 2424 (Part) and 2440 (Part) in D.D.111, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/985B)

Presentation and Question Sessions

69. 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 had no objection to the application.

70. Members had no question on the application.

Deliberation Session

71. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 20.9.2029, 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 48

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/368 Temporary Place of Recreation, Sports or Culture with Ancillary Office for a Period of 3 Years and Filling of Land in “Agriculture” and “Village Type Development” Zones, Lot 387 (Part) in D.D. 112, Lin Fa Tei, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-SK/368A)

Presentation and Question Sessions

72. With the aid of a PowerPoint presentation, Mr Richard Y.L. Siu, PC/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 considered that the temporary use could be tolerated for a period of 3 years.

73. A Member recalled that similar applications (applications No. A/YL-SK/314 and 322) within the same “Agriculture” zone were rejected based on security concerns. The Member enquired about the locational difference of the rejected applications and the current application. In response, Mr Richard Y.L. Siu, PC/FSYLE, with the aid of some PowerPoint slides, explained that the rejected cases were located in proximity to Shek Kong Barracks while the current application was located further away from Shek Kong Barracks.

Deliberation Session

74. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.9.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the

Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Tuen Mun and Yuen Long West District

[Mr Simon P.H. Chan, Mr Dino W.L. Tang, and Ms Kennie M.F. Liu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 54

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/523 Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years in "Government, Institution or Community", "Residential (Group A) 4" and "Residential (Group A) 3" Zones and area shown as 'Road', Short Term Tenancy No. 1869 (Part), Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/523A)

75. The Secretary reported that the application site (the Site) was located in Hung Shui Kiu. Mr Timothy K.W. Ma had declared an interest on the item for being a consultant of a company which was planning and building a residential care home for the elderly near Tai Tao Tsuen in Hung Shui Kiu.

76. As Mr Timothy K.W. Ma had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

77. With the aid of some plans, Mr Simon P.H. Chan, 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 considered that the temporary use could be tolerated for a period of 3 years.

78. Members had no question on the application.

Deliberation Session

79. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 20.9.2027, 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 56

Section 16 Application

[Open Meeting]

A/YL/303	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat Use and Proposed Shop and Service Use in “Residential (Group B)” Zone; and Proposed Flat and Shop and Services Uses in area shown as ‘Road’, Lots 4614 and 4615 RP in D.D. 116, Lots 1753 S.B ss.3 RP, 1753 S.B RP, 1756 S.A RP, 1756 RP, 1757, 1758 RP and 1760 RP in D.D. 120 and adjoining Government Land, Tai Kei Leng, Yuen Long
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80. The Secretary reported that consideration of the application had been rescheduled.

Agenda Item 64

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1274 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years in “Green Belt” Zone, Lots 330 RP (Part), 331 RP (Part), 332 RP (Part), 333 RP (Part) and 334 RP (Part) in D.D. 121 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-TYST/1274)

Presentation and Question Sessions

81. With the aid of some plans, Mr Dino W.L. Tang, 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 (PlanD) had no objection to the application.

82. Noting that the application site was the subject of an enforcement case requiring discontinuance of unauthorized development involving use for place for solar panels installation, a Member asked the following questions:

- (a) if the solar panels would be considered as an ancillary use of the hobby farm, which did not require separate planning permission from the Town Planning Board (the Board); and
- (b) whether the solar panels should be removed upon approval.

83. In response, Mr Dino W.L. Tang, STP/TMYLW, made the following main points:

- (a) according to the ‘Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance’ (the Assessment Criteria), the solar photovoltaic (SPV) system would be regarded as an ancillary use for supplementing power supply to the use/development if the installation of SPV system was incidental to,

directly related and ancillary to and commensurate in scale with a permitted use/development within the same zone or at the rooftop of buildings. According to the information submitted by the applicant, the SPV system would be used solely for the hobby farm at the application site. Hence, the SPV system would be considered as an ancillary use of the hobby farm if the application was approved; and

- (b) the Central Enforcement and Prosecution Section of PlanD would consider if further enforcement and prosecution action would be required, taking into account the latest site conditions and permission granted by the Board.

84. Two Members asked the following questions:

- (a) if there were any policy and guidelines for structural and fire safety on the installations of an SPV system and which government bureau(x)/department(s) was/were responsible for approving the installation of SPV panels; and
- (b) if the installation of solar panels on the rooftop of a house would require planning permission from the Board.

85. In response, Mr Dino W.L. Tang, STP/TMYLW, made the following main points:

- (a) it was the government policy to take the lead in promoting renewable energy (RE). The Feed-in Tariff (FiT) Scheme was introduced to encourage the private sector to participate in small-scale distributed RE generation by installing RE systems at their own premises. Besides, Guidance Notes on SPV System Installation were issued by the Government in 2018 which contained detailed information for the application and installation of SPV systems. The requirements for the installation of SPV systems might vary, depending on the type of building or premises where the SPV system would be installed. Permission from different departments, including the Lands Department, Buildings

Department, Fire Services Department, and Electrical and Mechanical Services Department, etc., might be required; and

- (b) in the realm of town planning, the Board had promulgated the Assessment Criteria in 2022, which was available for public inspection on the Board's website. According to the Assessment Criteria, it was a prerequisite to obtain the 'Consent Letter' or 'Acknowledgement Letter'/'Network Reinforcement Condition Letter' (or similar confirmation letter) from The Hongkong Electric Company Limited or CLP Power Hong Kong Limited to demonstrate the preliminary technical feasibility of the scheme in terms of serviceability, electrical safety and output generated by the SPV system. The Assessment Criteria also stated that if the installation of SPV system was incidental to, directly related and ancillary to and commensurate in scale with a permitted use/development within the same zone or at the rooftop of buildings, it would be regarded as an ancillary use and did not require planning permission from the Board. Nevertheless, installation of SPV system as a stand-alone facility on vacant land for the FiT Scheme would be regarded as 'Public Utility Installation' ('PUI'). If 'PUI' was a Column 2 use under the Notes of relevant zone of the statutory plan, planning permission from the Board was required.

Deliberation Session

86. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 20.9.2029, 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 73

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/472 Proposed Burial Ground in “Green Belt” Zone, Government Land
Northeast of Permitted Burial Ground No. BURGD21
(RNTPC Paper No. A/TM-LTY Y/472A)

87. The Secretary reported that the application was submitted by the Highways Department (HyD). Mr Daniel K.W. Chung had declared an interest on the item for being a former director of HyD.

88. As Mr Daniel K.W. Chung had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

89. With the aid of some plans, Ms Kennie M.F. Liu, 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.

90. A Member enquired about the reason for excluding a small area of land from the application. In response, Ms Kennie M.F. Liu, STP/TMYLW, said that according to the tree survey report submitted by the applicant, a plant species worthy of conservation was recorded. After consultation with the Agriculture, Fisheries and Conservation Department, the concerned area had been excluded from the application site.

Deliberation Session

91. 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 20.9.2028, 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.]

Agenda Item 74

Any Other Business

[Open Meeting]

92. There being no other business, the meeting was closed at 5:20 p.m.

**Minutes of 750th Rural and New Town Planning Committee
(held on 20.9.2024)**

Annex 1

Deferral Cases

(a) Requests for Deferment by Applicant for 2 Months

Item No.	Application No. *	Times of Deferment
4	Y/YL-KTN/4	1 st
5	Y/YL-ST/1	2 nd [^]
6	Y/TM-LTY/11	2 nd [^]
8	A/SK-HC/355	2 nd [^]
13	A/NE-LT/772	1 st
15	A/NE-TKL/768	1 st
27	A/NE-MKT/37	2 nd [^]
28	A/NE-LCW/9	2 nd [^]
32	A/NE-TK/800	1 st
42	A/YL-NSW/326	2 nd [^]
44	A/YL-NTM/475	1 st
46	A/YL-PH/1020	1 st
47	A/YL-PH/1023	1 st
49	A/YL-SK/370	2 nd [^]
51	A/YL-SK/383	1 st
55	A/TM/592	2 nd [^]
68	A/YL-TT/650	2 nd [^]

Note:

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

(b) Request for Deferment by Applicant for 1 Month

Item No.	Application No. *	Times of Deferment
21	A/NE-HLH/75	1 st

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Member's Declared Interests	
5	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
28	CLP Power Hong Kong Limited (CLP) was the applicant of the application.	- 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

The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/750_rnt_agenda.html for details of the planning applications.

**Minutes of 750th Rural and New Town Planning Committee
(held on 20.9.2024)**

Annex 2

Renewal Cases

Applications for renewal of temporary approval for 3 Years

Item No.	Application No.	Renewal Application	Renewal Period
10	A/SK-PK/297	Temporary Eating Place (Restaurant) in Area shown as 'Road', G/F, 11A Po Tung Road, Sai Kung	25.9.2024 to 24.9.2027
24	A/NE-LYT/834	Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading in "Residential (Group C)" Zone, Lots 799 S.A RP, 800 S.B RP and 801 S.B in D.D. 83, 192 Sha Tau Kok Road, Lung Yeuk Tau, Fanling	25.9.2024 to 24.9.2027
33	A/STT/9	Temporary Logistics Centre with Ancillary Container Vehicle Park and Car Repair Workshop, Warehouse for Cold Storage and Car Beauty Service in "Other Specified Uses" annotated "Logistics, Storage And Workshop (2)", "Open Space" and "Government, Institution or Community (1)" Zones and area shown as 'Road', Lots 764 RP (Part) and 768 RP (Part) in D.D. 99, Lots 199 S.C (Part), 200 S.B (Part), 204 RP (Part) and 215 RP (Part) in D.D. 105, and Adjoining Government Land, San Tin, Yuen Long	13.11.2024 to 12.11.2027
40	A/YL-KTS/1008	Temporary Open Storage of Vehicles and Container Trailers/Tractors Park in "Agriculture" Zone, Lots 617 RP and 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin, Yuen Long	6.10.2024 to 5.10.2027
41	A/YL-KTS/1012	Temporary Transitional Housing Development in "Comprehensive Development Area" Zone, Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long	25.9.2024 to 24.9.2027
59	A/YL-PS/726	Temporary Public Vehicle Park (Private Cars) in "Village Type Development" Zone, Lot 9 S.B RP (Part) in D.D. 121, Ping Shan, Yuen Long	3.11.2024 to 2.11.2027
65	A/YL-TYST/1275	Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office in "Undetermined" Zone, Lots 1040 (Part) and 1042 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long	22.9.2024 to 21.9.2027

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest	
33	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

The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting.

**Minutes of 750th Rural and New Town Planning Committee
(held on 20.9.2024)**

Annex 3

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a Period of 3 Years until 20.9.2027

Item No.	Application No.	Planning Application
9	A/SK-PK/296	Proposed Temporary Shop and Services in “Recreation” Zone, Lots 762 (Part), 961 (Part), 962 (Part) and 963 (Part) in D.D. 217, Tai Chung Hau Road, Sai Kung
17	A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) in “Recreation” Zone, Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
18	A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities in “Recreation” Zone, Various Lots in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North
23	A/NE-LYT/825	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services in “Residential (Group C)” Zone, Lot 896 RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Fanling
25	A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of land in “Agriculture” Zone, Lots 515 RP and 524 S.B in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling
31	A/NE-PK/202	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lot 2366 RP in D.D. 91, Ping Kong, Sheung Shui
34	A/YL-KTN/980	Proposed Temporary Site Office and Associated Filling of Land in “Agriculture” Zone, Lots 20 S.A, 20 S.B (Part), 30 (Part), 31 (Part), 32 RP (Part), 67 (Part) and 68 (Part) in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long
35	A/YL-KTN/1034	Proposed Temporary Shop and Services (Vehicle Sales and Showroom) in “Village Type Development” Zone, Lots 247 (Part) and 250 (Part) in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long
36	A/YL-KTN/1038	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lots 19 S.A. ss.1, 19 S.A ss.2, 19 S.A ss.3, 19 S.A ss.4, 19 S.A RP, 19 S.B, 19 S.C, 19 S.D, 19 S.E, 19 S.F, 19 S.G, 19 S.H and 19 RP in D.D. 109, Kam Tin, Yuen Long
37	A/YL-KTN/1039	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” and “Agriculture” Zones, Lot 251 S.B (Part) in D.D. 110, Tsat Sing Kong, Yuen Long
38	A/YL-KTN/1040	Temporary Open Storage for Construction Materials and Warehouse and Associated Filling of Land in “Agriculture” Zone, Lots 1139 (Part), 1140 (Part), 1141 (Part), 1142 (Part), 1143, 1144 (Part), 1145 (Part), 1147 (Part), 1148 (Part), 1149 (Part), 1152 (Part), 1153 S.A, 1153 RP, 1154 (Part) and 1156 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

Item No.	Application No.	Planning Application
52	A/YL-SK/384	Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1080 (Part) in D.D. 106, Kam Tin, Yuen Long
53	A/HSK/522	Temporary Logistics Centre in “Government, Institution or Community”, “Open Space” and “Residential (Group B) 2” Zones, Lots 2959 (Part), 2963 (Part), 3086 (Part), 3087 (Part), 3088 S.A, 3088 S.B (Part), 3089, 3090, 3091 and 3098 S.A (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
57	A/YL-LFS/525	Temporary Open Storage of Sand, Bricks and Gravel in “Residential (Group E)” Zone, Lots 2189 RP and 2378 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
58	A/YL-LFS/527	Proposed Temporary Shop and Services (Sales of Construction Materials) with Ancillary Open Storage of Construction Materials (Metal Scaffolds) in “Recreation” Zone, Lots 1803, 1804, 1805 and 1806 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
60	A/YL-PS/727	Proposed Temporary Public Vehicle Park (Private Cars) in “Recreation” and “Village Type Development” Zones, Lots 106 (Part), 107 (Part), 289 (Part), 293 (Part), 294 (Part), 295 (Part), 301 (Part), 302 (Part) and 319 (Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long
61	A/YL-PS/728	Proposed Temporary Shop and Services in “Residential (Group E)2” and “Village Type Development” Zones, Lot 618 (Part) in D.D. 122, Ping Shan, Yuen Long
62	A/YL-PS/729	Proposed Temporary Warehouse in “Comprehensive Development Area” Zone, Lots 665 RP (Part), 676 RP, 677 RP, 678 RP (Part), 679 RP (Part), 680 RP (Part), 681, 682 (Part), 683 (Part), 687 (Part), 689 (Part) and 954 RP (Part) in D.D. 122, Ping Shan, Yuen Long
66	A/YL-TYST/1276	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials in “Residential (Group C)” Zone, Lot 1291 in D.D. 119, Yuen Long
67	A/YL-TYST/1277	Proposed Temporary Shop and Services in “Residential (Group B) 1” Zone, Lot 3927 S.A (Part) in D.D. 124, Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long
69	A/YL-TT/661	Temporary Shop and Services with Ancillary Office in “Residential (Group D)” Zone, Lots 4915 S.A (Part), 4915 S.B (Part), 4916 S.A & S.B (Part), 4917 RP (Part) and 4918 RP (Part) in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long
71	A/YL-TT/667	Proposed Temporary Warehouse and Open Storage of Construction Materials in “Other Specified Uses” annotated “Rural Use” Zone, Lot 1217 in D.D. 119, Pak Sha Shan Road, Yuen Long
72	A/YL-TT/668	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) in “Other Specified Uses” annotated “Rural Use” and “Open Storage” Zones, Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 Years until 20.9.2029

Item No.	Application No.	Planning Application
22	A/NE-LYT/824	Temporary Public Vehicle Park (Excluding Container Vehicle) in “Village Type Development” Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling
39	A/YL-KTS/1005	Proposed Temporary Shop and Services with Ancillary Facilities in “Village Type Development” Zone, Lots 1289 (Part) and 1293 (Part) in D.D. 113, Cheung Po, Kam Tin, Yuen Long
50	A/YL-SK/382	Temporary Shop and Services (Real Estate Agency) and Filling of Land in “Village Type Development” Zone, Lots 783, 785 S.A and 785 RP in D.D. 114, Sheung Tsuen, Shek Kong, Yuen Long
63	A/YL-PS/730	Proposed Temporary Shop and Services (Fresh Provision Shop and Retail Shop for Gardening, Hardware Groceries and Construction Materials) and associated Filling of Land in “Recreation” Zone, Lot 74 (Part) in D.D. 126, Yuen Long
70	A/YL-TT/662	Proposed Temporary Shop and Services with Ancillary Facilities in “Village Type Development” Zone, Lot 127 (Part) in D.D. 118, Nam Hang Tsuen, Tai Tong, Yuen Long

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Member’s Declared Interests	
53 and 67	The application sites were located in Hung Shui Kiu.	- 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 Hung Shui Kiu

As Mr Timothy K.W. Ma had no involvement in the applications under Items 53 and 67, the Committee agreed that he could stay in the meeting.