

TOWN PLANNING BOARD

Minutes of 752nd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 25.10.2024

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

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

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 Paul Y.K. Au

Principal Environmental Protection Officer (Territory North),
Environmental Protection Department
Mr William H.K. Lung

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

Dr C.M. Cheng

Professor B.S. Tang

In Attendance

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

Chief Town Planner/Town Planning Board
Ms W.H. Ho

Town Planner/Town Planning Board
Ms Melissa C.H. Kwan

Agenda Item 1

Confirmation of the Draft Minutes of the 751st RNTPC Meeting held on 4.10.2024

[Open Meeting]

1. The draft minutes of the 751st RNTPC meeting held on 4.10.2024 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 23 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

Deliberation Session

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

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were three 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 the planning applications, Member's declaration of interest for a case and the Committee' view on the declared interest were in **Annex 2**.

Deliberation Session

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

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were 12 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses or considered that the uses could be tolerated on a temporary basis 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.

Sai Kung and Islands District

[Mr Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), Mr Adrian S.N. Chiu, Town Planner/Sai Kung and Islands (TP/SKIs), and Mr Jackin H.Y. Yip, Assistant Town Planner/Sai Kung and Islands (ATP/SKIs), were invited to the meeting at this point.]

Agenda Item 4

[Open Meeting]

Proposed Amendments to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
(RNTPC Paper No. 6/24)

Presentation and Question Sessions

9. With the aid of a PowerPoint presentation, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the proposed amendments to the approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Items (Items A to C were to take forward three section 12A (s.12A) applications agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). Items D to H were mainly to reflect the as-built government, institution and community (GIC) facilities, road alignment of the completed Hiram's Highway Improvement Stage 1 project and local road improvement works, and to review the land uses of relevant areas. The proposed amendments included:

- (a) Item A – rezoning a site in Wan Che from “Conservation Area” to “Village Type Development” (“V”);
- (b) Item B – rezoning a site comprising two land parcels at Ho Chung North Road from “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)”) and an area shown as ‘Road’ to “Residential (Group C)3”, and addition of a symbol to link up the two land parcels;

- (c) Item C – rezoning a site at Wo Mei Hung Min Road from “Green Belt” (“GB”) to “Residential (Group C)4” and stipulating the land in the middle as non-building area;
- (d) Item D – rezoning a site at Ho Chung Road from “R(E)” and “GB” to “Government, Institution or Community” (“G/IC”);
- (e) Item E – rezoning a site occupied by Ho Chung Lowland Raw Water Pumping Station from “Agriculture” to “G/IC”;
- (f) Item F – rezoning a site at the junction of Hiram’s Highway and Luk Mei Tsuen Road from “GB” and an area shown as ‘Road’ to “R(E)”;
- (g) Item G1 – rezoning a site to the north of Ho Chung North Road from an area shown as ‘Road’ to “R(D)”;
- (h) Item G2 – rezoning a site at the junction of Ho Chung Road and Ho Chung North Road from an area shown as ‘Road’ to “R(E)”;
- (i) Item G3 – rezoning four sites separately at the junction of Ho Chung North Road and Ho Chung Road, Ho Chung Village and Mok Tse Che from areas shown as ‘Road’ to “V”;
- (j) Item G4 – rezoning two sites separately at Ho Chung River and a vegetated slope to the southeast of Nam Pin Wai from areas shown as ‘Road’ to “GB”;
- (k) Item G5 – rezoning a site to the southeast of Nam Pin Wai from an area shown as ‘Road’ to “Residential (Group C)1”; and
- (l) Item H – rezoning four sections of Hiram’s Highway, Luk Mei Tsuen Road and Ho Chung North Road from “V”, “GB” and “R(E)” to areas shown as ‘Road’.

[Mr Paul Y.K. Au joined the meeting during the Planning Department (PlanD)'s presentation.]

10. As the presentation of PlanD's representative had been completed, the Chairperson invited questions from Members.

11. A Member raised the following questions:

Item D

- (a) noting that a piece of land to the northwest of Che Kung Temple would be rezoned to "G/IC" for compatible uses complementary to the temple, what compatible uses would be and whether such uses would require planning permission from the Board;

Item F

- (b) noting that the site would be rezoned from "GB" and an area shown as 'Road' to "R(E)" to integrate with the adjoining "R(E)" zone, whether the site was currently occupied by residential dwellings;

Items G1 and G2

- (c) the reason for rezoning the two sites from areas shown as 'Road' to "R(D)" and "R(E)";

Item G3

- (d) noting the concerns of the members of the Sai Kung District Council and the Sai Kung Rural Committee on the provision of emergency vehicular access (EVA) after rezoning the sites to "V", what fire safety requirements for New Territories Exempted Houses (NTEHs) were; and
- (e) the reason for not retaining Item G3 as areas shown as 'Road' to provide more public spaces among the village houses.

12. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, made the following main points:

Item D

- (a) Che Kung Temple had been zoned “GB” since the first Ho Chung OZP gazetted in 1994. Rezoning the site to “G/IC” was primarily to reflect the as-built conditions of the temple, its ancillary structures and an open area in front of the temple building. A piece of vacant government land to the immediate northwest of Che Kung Temple was also rezoned to “G/IC” for compatible uses complementary to the temple and/or other GIC uses. Although there was no concrete proposal from government departments at the current stage, any future use on that piece of vacant land would comply with the provisions under the “G/IC” zone. If the future use was a Column 2 use, planning permission from the Board would be required;

Item F

- (b) the site was currently occupied by scattered temporary structures for workshop and storage uses, as well as village dwellings, etc. It was proposed to rezone the site to “R(E)” to integrate with the adjoining “R(E)” zone, with a view to phasing out incompatible/temporary uses through redevelopment for residential use, thereby enhancing the overall environment. Planning permission for new residential development in the “R(E)” zone would be required to ensure that such development would be environmentally acceptable, and suitable mitigation measures, if required, would be implemented to address any potential industrial/residential interface problems;

Items G1 and G2

- (c) Items G1 and G2 sites originally reserved for improvement works for Ho Chung North Road were no longer required after completion of such road works. Rezoning of Items G1 and G2 sites to “R(D)” and “R(E)” respectively could rationalise the zoning boundaries of the two zones.

While Item G1 site was small in size with a few temporary structures, it was considered appropriate to integrate with the adjoining “R(D)” zone which was intended for improving and upgrading existing temporary structures within the rural areas through redevelopment for low-rise residential developments. Item G2 site was hard-paved and considered appropriate to form part of the adjoining “R(E)” zone for low-rise residential developments on application to the Board;

Item G3

- (d) the sites under Item G3 were originally planned for road improvement for villages and had been shown as ‘Road’ since the publication of the first Ho Chung OZP. However, relevant government departments confirmed that there was no plan to implement public roads and had no objection to rezoning those sites to “V” for better integration with the existing villages. While the areas were no longer shown as ‘Road’, local road works and/or provision of EVA through local public work by the Government was always permitted within the “V” zone. According to the “New Territories Exempted Houses – A Guide to Fire Safety Requirements” issued by the Lands Department, an EVA should be provided if the proposed house site was situated within a cluster of 10 houses or more. Nevertheless, if there were practical constraints rendering the provision of an EVA impracticable, the applicant of a Small House grant application could implement fire safety alternatives, such as an automatic sprinkler system, to fulfil the fire safety requirements for NTEHs; and
- (e) as the sites under Item G3 were mainly private land and located close to or within existing villages, it was proposed to rezone those areas to “V” for better utilisation of land. If the landowners intended to build Small Houses on those sites, they would need to submit Small House grant applications, which would be subject to scrutiny by relevant government departments. Relevant technical requirements, including means of fire escape and emergency services, would be considered and imposed in the Small House grant as appropriate.

13. Members had no question on the other items and generally considered that all the proposed amendments to the OZP were acceptable.

14. The Chairperson remarked that the proposed amendments were mainly to reflect the three agreed s.12A applications, the as-built GIC facilities and road alignments of the completed Hiram's Highway Improvement Stage 1 Project and local road improvement works, and land use review of relevant areas. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

15. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Ho Chung Outline Zoning Plan (OZP) and that the draft Ho Chung OZP No. S/SK-HC/11A at Attachment II of the Paper (to be renumbered as S/SK-HC/12 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Ho Chung OZP No. S/SK-HC/11A (to be renumbered as S/SK-HC/12 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

16. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/81 Proposed Public Utility Installation (Underground Cables) and Associated Excavation of Land in “Coastal Protection Area” and “Green Belt” Zones, Government Land in Tai Mong Tsai Road, Wong Keng Tei, Sai Kung
(RNTPC Paper No. A/SK-TMT/81)

17. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP), Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP.

18. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

19. With the aid of some plans, Mr Adrian S.N. Chiu, TP/SKIs, briefed Members on the background of the application, the proposed installation, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

20. Noting that the proposed installation was for providing electricity supply for agricultural use, a Member enquired whether the lots used for agricultural activities were located within the “Coastal Protection Area” (“CPA”) zone and whether ‘Agricultural Use’ was permitted within the “CPA” zone. In response, Mr Adrian S.N. Chiu, TP/SKIs, explained that the concerned lots were located within the “CPA” zone, where ‘Agricultural Use’ was always permitted. Active agricultural activities were observed on the concerned lots according to a recent site visit.

Deliberation Session

21. 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 25.10.2028, 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

[Mr Kevin K.W. Lau and Ms Ivy C.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Mr Nicol W.K. Yu, Town Planner/Shan Tin, Tai Po and North (TP/STN), were invited to the meeting at this point.]

Agenda Items 10 and 11

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/698 Proposed House (New Territories Exempted House - Small House) in "Green Belt" Zone, Lots 83 S.C RP and 470 S.D in D.D. 21, San Uk Ka Village, Tai Po

A/TP/699 Proposed House (New Territories Exempted House - Small House) in "Green Belt" Zone, Lot 83 RP in D.D. 21, San Uk Ka Village, Tai Po (RNTPC Paper No. A/TP/698 and 699)

22. The Secretary reported that the application sites (the Sites) were located in Tai Po. Mr Daniel K.S. Lau had declared an interest on the item for co-owning with spouse a property in the vicinity of the Sites.

23. As the property co-owned by Mr Daniel K.S. Lau with his spouse had no direct view of the Sites, the Committee agreed that he could stay in the meeting.

24. 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 in close proximity to each other within the same “Green Belt” zone, they could be considered together.

Presentation and Question Sessions

25. With the aid of some plans, Mr Nicol W.K. Yu, TP/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 had no objection to the applications.

26. Noting that there was a similar approved application (No. A/TP/641) in the vicinity of the Sites with the submission of a geotechnical planning review report to address the concerns on slope stability, the Vice-chairperson asked whether relevant government department had confirmed that the proposed Small Houses were technically feasible from geotechnical perspective. In response, Mr Kevin K.W. Lau, STP/STN, said that the Geotechnical Engineering Office of the Civil Engineering and Development Department advised that the applicants should submit relevant geotechnical reports at the Small House grant application stage for approval. Relevant advisory clause was incorporated for each of the application.

Deliberation Session

27. 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 25.10.2028, 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 Papers.

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/700 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A) 9” Zone and area shown as ‘Road’, Government Land at Chung Nga Road West, Tai Po
(RNTPC Paper No. A/TP/700)

28. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). Mr Paul Y.K. Au had declared an interest on the item for 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.

29. 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.

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

Presentation and Question Sessions

30. With the aid of a PowerPoint presentation, 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 had no objection to the application.

31. In response to the Chairperson’s enquiry on the proposed use at the western portion of the same “Residential (Group A)9” zone, Mr Kevin K.W. Lau, STP/STN, said that the concerned area was reserved for the development of a primary school. Upon completion of the site formation works by the Housing Department, the concerned area would be handed over to the Education Bureau for development.

Deliberation Session

32. 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 25.10.2028, 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.

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

Agenda Item 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/774 Temporary Training Centre for Construction Industry with Ancillary Office for a Period of 3 Years in “Agriculture” Zone, Lot 220 in D.D. 84, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/774)

Presentation and Question Sessions

33. 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 (PlanD) considered that the applied use could be tolerated for a period of 3 years.

34. Members had no question on the application.

Deliberation Session

35. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.10.2027, 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 16A Application

[Open Meeting]

A/NE-TK/678-15 Proposed Extension of Time for Compliance with Planning Conditions (e), (g), (i) and (k) for the approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years and partial filling of land in “Agriculture” Zone and area shown as ‘Road’, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok Road, Tai Po

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

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

Tuen Mun and Yuen Long West District

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

Agenda Item 45

Section 16 Application

[Open Meeting]

A/YL-HTF/1168 Proposed Temporary Open Storage of Construction Materials, Construction Machineries and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land in “Green Belt” Zone and area shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long

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

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/531 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lots 1267, 1268 (Part) and 1269 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/531)

Presentation and Question Sessions

38. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

39. Noting that there was a solar photovoltaic (SPV) system in the vicinity of the application site (the Site), a Member asked in which zoning SPV would be always permitted. In response, Mr Eric C.Y. Chiu, STP/TMYLW, explained that in general, installation of a standalone SPV would be regarded as ‘Public Utility Installation’ (‘PUI’) and whether it was always permitted in a specific land use zoning would depend on the provisions of the zone.

'PUI' in the "Green Belt" ("GB") zone required planning permission from the Town Planning Board (the Board). The SPV system near the Site was located within the same "GB" zone and was the subject of a planning application (No. A/YL-LFS/530) which was rejected by the Rural and New Town Planning Committee of the Board on 4.10.2024 mainly on the ground, among others, that the proposed installation would adversely affect the surrounding environment.

Deliberation Session

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

- “(a) the proposed use is not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed use is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use is considered not compatible with the surrounding areas, and the applicants fail to demonstrate that the proposed use would not have adverse landscape impact on the surrounding areas.”

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/651 Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 2230 RP (Part) in D.D. 118 and Adjoining Government Land, Yuen Long
(RNTPC Paper No. A/YL-TT/651A)

Presentation and Question Sessions

41. With the aid of some plans, Ms Carol K.L. Kan, 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) considered that the applied use could be tolerated for a period of 3 years.

42. Members had no question on the application.

Deliberation Session

43. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 25.10.2027, 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.]

Agenda Item 51

Any Other Business

[Open Meeting]

44. There being no other business, the meeting was closed at 3:35 p.m.

**Minutes of 752nd Rural and New Town Planning Committee
(held on 25.10.2024)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No. *	Times of Deferment
3	Y/YL-KTN/5	1 st
6	A/SK-PK/295	2 nd [^]
7	A/I-TOF/5	1 st
13	A/NE-LT/767	2 nd [^]
14	A/NE-LT/768	2 nd [^]
15	A/NE-LT/769	2 nd [^]
18	A/NE-MUP/205	2 nd [^]
19	A/NE-TKL/773	1 st
23	A/NE-TKLN/88	1 st
24	A/NE-TKLN/89	1 st
25	A/NE-TKP/1	1 st
27	A/FSS/299	1 st
31	A/YL-KTN/1020	2 nd [^]
33	A/YL-KTN/1048	1 st
36	A/YL-KTS/1025	1 st
37	A/YL-NSW/314	1 st
38	A/YL-NSW/334	1 st
41	A/HSK/535	1 st
42	A/TM-SKW/126	2 nd [^]
43	A/TM-SKW/129	1 st
44	A/TM/594	1 st
47	A/YL-PN/80	1 st
49	A/YL-TYST/1270	2 nd [^]

Notes:

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

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
13 to 15	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
27	The Hong Kong Housing Authority (HKHA) was the applicant of the application and AECOM Asia Company Limited (AECOM) was one of the consultant of the applicant.	- Mr Paul Y.K. Au for 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 - Mr Vincent K.Y. Ho for having current business dealings with AECOM

41	The application site was located in Hung Shui Kiu (HSK).	- Mr Timothy K.W. Ma for being a consultant of a company which was planning and building a residential care home for the elderly near Tai Tao Tsuen in HSK
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The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting, and Mr Paul Y.K. Au had not joined the meeting yet.

As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to Items 13 to 15 and Mr Timothy K.W. Ma and had no involvement in the application under Item 41, the Committee agreed that they could stay in the meeting.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/752_rnt_agenda.html for details of the planning applications.*

**Minutes of 752nd Rural and New Town Planning Committee
(held on 25.10.2024)**

Annex 2

Renewal Cases

Applications for renewal of temporary approval for 3 Years

Item No.	Application No.	Renewal Application	Renewal Period
21	A/NE-TKL/775	Temporary Storage of Metal Hardware with Ancillary Workshop in “Open Storage” Zone and area shown as ‘Road’, Lot 2195 RP (Part) in D.D. 76 and Adjoining Government Land, Kwan Tei North Village, Fanling	30.10.2024 to 29.10.2027
39	A/YL-MP/378	Temporary Field Study Centre and Organic Farm in “Village Type Development” Zone, Government Land in D.D. 104, Ha Chuk Yuen Tsuen, Yuen Long (Former Chuk Hing Public School)	30.10.2024 to 29.10.2027
48	A/YL-PS/732	Temporary Warehouse (Storage of Daily Necessities) in “Comprehensive Development Area” Zone, Lots 139 (Part), 140 (Part), 141 (Part), 145 (Part), 146, 147, 148 (Part), 149 (Part), 151, 152, 155 (Part), 159, 160 (Part), 164 (Part), 165 (Part), 166 (Part), 167, 168 (Part), 169, 170, 177, 178 (Part) and 179 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long	13.11.2024 to 12.11.2027

Declaration of Interest

The Committee noted the following declaration of interest:

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

As the property owned by Mr K.W. Leung had no direct view of the application site under Item 39, the Committee agreed that he could stay in the meeting.

**Minutes of 752nd Rural and New Town Planning Committee
(held on 25.10.2024)**

Annex 3

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a Period of 3 Years until 25.10.2027

Item No.	Application No.	Planning Application
9	A/ST/1032	Proposed Temporary Shop and Services in “Industrial” Zone, Portion of G/F, HK JEBN Group Centre, Nos. 13-15 Shing Wan Road, Tai Wai
16	A/NE-FTA/246	Proposed Temporary Open Storage of Construction Material and Machinery and Associated Filling of Land in “Agriculture” Zone, Lots 357 (Part) and 359 (Part) in D.D. 87, Hung Lung Hang
17	A/NE-LYT/833	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only) in “Village Type Development” Zone, Lot 1573 S.A (Part) in D.D. 76, Kan Tau Tsuen, Lung Yeuk Tau
22	A/NE-TKL/776	Temporary Warehouse (Storage of Building Design Mock-Ups with Ancillary Rural Workshop and Cold Store of Vegetables, Fruits and Foods) in “Open Storage” Zone and area shown as ‘Road’, Lots 887, 890 S.A RP, 890 RP and 890 S.B in D.D. 77 and Adjoining Government Land, Ping Che, Sheung Shui
28	A/YL-KTN/1001	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Agriculture” Zone, Lot 972 S.C (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
29	A/YL-KTN/1004	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
30	A/YL-KTN/1017	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 1864 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
34	A/YL-KTS/1023	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 1165 (Part) in D.D. 106, Kam Tin, Yuen Long
35	A/YL-KTS/1024	Temporary Shop and Services (Real Estate Agency) in “Village Type Development” Zone, Lot 367 RP (Part) in D.D. 109, Kam Sheung Road, Kam Tin South, Yuen Long
40	A/YL-PH/1031	Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Lots 83 (Part), 85 RP (Part), 86 (Part), 87 S.B (Part), 87 RP (Part) and 92 RP (Part) in D.D. 111 and Adjoining Government Land, Shui Kan Shek, Pat Heung, Yuen Long

(b) Application approved on a temporary basis for a period of 5 Years until 25.10.2029

Item No.	Application No.	Planning Application
32	A/YL-KTN/1046	Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities in “Village Type Development” Zone, Lots 594 RP and 595 RP in D.D. 109, Kam Tin North, Yuen Long

(c) Application approved on a temporary basis for a period of 8 Years until 25.10.2032

Item No.	Application No.	Planning Application
8	A/MOS/129	Proposed Temporary Public Vehicle Park (excluding container vehicle) in “Open Space” Zone, Government Land at Po Tai Street, Ma On Shan, Sha Tin

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest	
8	The Transport Department (TD) was the applicant of the application.	- Ms Vilian W.L. Sum for being the representative of TD

As the interest of Ms Vilian W.L. Sum was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in the discussion for Item 8.