

## **TOWN PLANNING BOARD**

### **Minutes of 757<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 10.1.2025**

#### **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 Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

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

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 Simon Y.S. Wong

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Mr Jeff K.C. Ho

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

**Agenda Item 1**

Confirmation of the Draft Minutes of the 756<sup>th</sup> RNTPC Meeting held on 20.12.2024

[Open Meeting]

1. The draft minutes of the 756<sup>th</sup> RNTPC meeting held on 20.12.2024 were confirmed without amendment.

**Agenda Item 2**

Matters Arising

[Open Meeting]

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

## **Deferral Cases**

### Sections 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

3. The Committee noted that there were 14 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 1**.

#### Deliberation Session

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

## **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's view on the declared interest were in **Annex 2**.

### Deliberation Session

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

[Dr Venus Y.H. Lun joined the meeting at this point.]

## **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 16 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 the planning applications, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 3**.

### Deliberation Session

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

**Tuen Mun and Yuen Long West District**

**Agenda Item 3**

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TM-LTY Y/11      Application for Amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/12, To rezone the application site from “Residential (Group B) 1” to “Residential (Group B) 4” and to amend the Notes of the zone applicable to the site, Lots 523RP, 714RP, 718RP, 719RP, 721RP, 722RP, 723RP, 724RP and 725 in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun  
(RNTPC Paper No. Y/TM-LTY Y/11B)

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Presentation and Question Sessions

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

**PlanD**

Mr Raymond H.F. Au	-	District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)
Ms Kennie M.F. Liu	-	Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)
Mr Steven K.S. Ma	-	Assistant Town Planner/Tuen Mun and Yuen Long West

**Applicant’s Representatives**

*Wing Mau Tea House Limited - Applicant*

Mr Raymond Fong

Mr Marco Lee

Mr William Lai

*KTA Planning Limited*

Mr Kenneth To

Ms Gladys Ng

*CKM Asia Limited*

Mr Chin Kim Meng

*Ramboll Hong Kong Limited*

Ms Katie Yu

Mr Ken Li

*Asia Infrastructure Solutions Limited*

Mr Adrian Yeung

10. 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.

11. With the aid of a PowerPoint presentation, Ms Kennie M.F. Liu, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Residential (Group B) 1" ("R(B)1") to "Residential (Group B) 4" ("R(B)4") to facilitate a medium-density residential development, departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Ms Clara K.W. U joined the meeting during PlanD's presentation.]

12. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Gladys Ng, the applicant's representative, made the following main points:

- (a) the Site was located next to Light Rail Transit (LRT) Lam Tei Station at the northern fringe of Tuen Mun New Town. During the early development of Tuen Mun New Town and Yuen Long New Town, the concerned area had

been considered as a rural township . Following the development of Tin Shui Wai New Town and the more recent Hung Shui Kiu New Development Area , the area surrounding the Site had been transformed from a rural setting to an urban area with high-density developments;

- (b) there had been previously approved or agreed applications for residential developments with similar or higher development intensity in the vicinity of the Site since 2017. These included Ching Tin Estate, Wo Tin Estate and Yan Tin Estate public housing developments, which had already been built, the proposed Hong Po Road and San Hing Road public housing development (HPR and SHR PHD) with zoning amendments incorporated in the Outline Zoning Plan (OZP) in 2021, an application for minor relaxation of plot ratio (PR) and building height (BH) restrictions for permitted public housing development in Tuen Mun North (application No. A/TM/583), an application for minor relaxation of PR and BH restrictions for a private residential development to the immediate south of the Site (application No. A/TM-LTYT/426), and a rezoning application for private residential development to the west of the Site (application No. Y/TM-LTYT/10) approved/agreed in 2023. Furthermore, a Light Public Housing in Tuen Mun Area 54, which would provide 5,300 units, was scheduled for completion in 2026/27;
- (c) the proposed rezoning of the Site from “R(B)1” to “R(B)4” for medium-density residential development with a maximum PR of 5 and a maximum BH of 27 storeys excluding car park levels (107.8mPD) was generally in line with the development intensity of other planned developments at the northern fringe of Tuen Mun New Town and was considered compatible with the changing planning context of the area;
- (d) the applicant proposed to upgrade a portion of the existing substandard access road between the Site and Ng Lau Road to a 7.3m-wide road carriageway with a 2m-wide footpath and a 2m-wide cycle track, so as to provide convenient access to/from LRT Lam Tei Station. Moreover, a 3m-wide footpath with planters and lighting would be re-provided along the northern boundary of the Site to enhance pedestrian connectivity and walking environment. The footpath would be open 24 hours daily for public use;



and

- (e) significant visual impact from the proposed development was not anticipated. According to the submitted technical assessments, the proposed rezoning was technically feasible. Relevant government departments had no adverse comment on/in-principle objection to the rezoning application.

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

#### *Interface with the Existing Nullah*

14. A Member enquired about the condition of the existing nullah along the western boundary of the Site and the mitigation measures to address the potential odour and sewage problems. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, said that according to a site visit conducted by PlanD recently, the condition of the nullah was found acceptable with no hygiene issue identified. As the applicant had committed to managing and maintaining the landscaped area within the Site abutting the nullah, any hygiene issues if identified, including mosquitos and other insects breeding during summer wet season, would be properly addressed.

15. Upon the invitation of the Chairperson, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, supplemented that subsequent to the agreement of the previous rezoning application (No. Y/TM-LT/9) covering the Site, the applicant submitted a land exchange application to the Lands Department (LandsD). In response to LandsD's request, an additional narrow and elongated strip of government land located between the existing nullah and the applicant's private lots had been included in the site boundary of the current application. This strip of land would form part of the landscaped area of the proposed development. Such arrangement was consistent with the latest draft lease plan issued by LandsD during the land exchange process and would ensure that the landscaped area would be managed and maintained by the applicant in a comprehensive manner, as detailed in the submitted Landscape Master Plan.

16. The Vice-chairperson and some Members raised the following questions:

*Re-provisioned Footpath*

- (a) whether the proposed re-provisioned footpath along the northern boundary of Site would be convenient for the public, and whether the existing footpath bisecting the Site could be retained for public use;
- (b) whether the management and maintenance cost of the re-provisioned footpath would be borne by the applicant, and whether its design and condition would be up to standard;
- (c) the pedestrian access arrangements during the construction of the Site;
- (d) the liable party for any injury at the re-provisioned footpath, which fell within the private lots owned by the applicant;

*On-site Sewage Treatment Plant (STP)*

- (e) the party responsible for the cost of connecting to the public sewerage system in the future and the timeframe for the connection; and
- (f) upon connection to the public sewerage system, the arrangement for the on-site STP.

17. In response, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

*Re-provisioned Footpath*

- (a) the existing footpath would not be retained as it traversed the Site. Management issues were envisaged if the existing footpath was to be kept. Instead, a 3m-wide footpath would be re-provided along the northern boundary of the Site, equipped with lighting, and open 24 hours daily for public use. Although this involved a slight detour compared to the existing

footpath, the re-provisioned footpath would remain a convenient pedestrian connection, particularly between San Hing Tsuen and the LRT Lam Tei Station;

- (b) the design and operational requirements for the re-provisioned footpath would be stipulated under the lease and the Deed of Mutual Covenant (DMC). The re-provisioned footpath would be constructed by the applicant at its own cost, while the management and maintenance responsibilities and costs would be borne by the future residential development as stipulated under the DMC. Discussions with LandsD regarding such stipulation was already at an advanced stage under the land exchange application of the Site, and the applicant would ensure that the footpath would be managed and maintained up to standard;
- (c) the existing footpath would only be closed after the proposed re-provisioned footpath along the northern boundary of the Site was opened for public use;
- (d) according to the latest discussion with LandsD, no government department was likely to take possession of the re-provisioned footpath. As such, public liability insurance purchased under the DMC would cover injuries occurring on the re-provisioned footpath;

#### *On-site Sewage Treatment Plant*

- (e) the Environmental Protection Department had not provided a timeframe for implementing the public sewerage system in the area. Nonetheless, the cost of connecting to the future public sewerage system would be borne by the future residential development and such requirement would be stipulated in the lease; and
- (f) with reference to past practices, the STP would be decommissioned and sealed once a connection was made between the Site and the public sewerage system. The STP could not be converted for other purposes.

*Previously Agreed Section 12A Application (Y/TM-LTY9/9)*

18. A Member asked whether the Lam Tei and Yick Yuen OZP had been amended subsequent to the agreement of the previous rezoning application at the Site (application No. Y/TM-LTY9/9). In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, said that while the previous rezoning application had been agreed by the Committee in September 2021, the Lam Tei and Yick Yuen OZP had not yet been amended as there were other planned and proposed developments within the OZP that needed to be taken into consideration. Upon receipt of the subject application in early 2024, it was noted that the application involved the same location as the previously agreed application. PlanD would consider the appropriate timing for amendment of the OZP based on the Committee's decision on the subject application.

19. Another Member asked why the applicant had not sought a maximum PR of 5 in the previous rezoning application. In response, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, said that the draft Lam Tei and Yick Yuen OZP incorporating amendments for some planned development such as the HPR and SHR PHD with a maximum PR of 6.5 and a maximum BH of 160mPD was only gazetted in August 2021. At the time of the submission of the previous rezoning application (Y/TM-LTY9/9) (with a maximum PR of 2.5) in December 2019, the development parameters of the HPR and SHR PHD were not yet available to the public. Hence, it was difficult for the applicant to address departmental comments, in particular regarding the requests to take into account those uncertain planned developments in the technical assessments. The previous rezoning application was agreed by the Committee in September 2021, just one month after the gazettal of the draft Lam Tei and Yick Yuen OZP regarding the HPR and SHR PHD. Subsequently, the Committee also approved/agreed to several planning applications for higher density residential developments with maximum PRs ranging from 5 to 6.9 in the vicinity of the Site in 2023. Given the changing planning circumstances around the Site and upon reviewing the planned residential developments nearby and the capacity of the major infrastructure in the area, it was considered feasible to further increase the maximum PR of the Site from 2.5 to 5 in the current application.

*Visual Impact*

20. With reference to some PowerPoint slides showing the photomontages in the submitted Visual Impact Assessment (VIA), a Member enquired about the distance of viewpoint 3 from the Site. In response, Mr Raymond H.F. Au, DPO/TMYLW, said that according to the submitted VIA, most of the seven selected public viewpoints are in close proximity to the Site. Viewpoint 3 was taken dozens of metres northeast from the Site at Lam Tei Main Street. Considering that the planned HPR and SHR PHD southwest of the Site was subject to a maximum BH of 160mPD, the proposed development would not result in insurmountable visual impact and was not incompatible with the planned surrounding environment.

#### *Others*

21. A Member enquired whether the area at the southern tip of the Site excluded from the Development Site would be handed over to the Government and the reason for excluding the concerned area from the Development Site. In response, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, explained that the concerned area was the existing access road falling on government land. The area would be designated as 'Brown Area' under lease, which would be maintained by the lot owner or, upon request, to be handed over to the Government upon completion of the proposed upgrading works as specified in the lease conditions.

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

#### Deliberation Session

23. The Chairperson recapitulated that the Site was the subject of a previous rezoning application agreed by the Committee in 2021. Compared with the previous application, the current application mainly involved an increase in the proposed PR from 2.5 to 5 and an increase in the proposed maximum BH from 35mPD to 107.8mPD. As explained by PlanD's

representatives, there had been several planned medium to high-density residential developments in the vicinity and the wider geographical context of the Site with a maximum PR of 5 or higher over the past 4 years. Upon reviewing the planned residential developments nearby and the capacity of the major infrastructure, the applicant had submitted various technical assessments to demonstrate that the proposed rezoning was technically feasible. Relevant government departments had no in-principle objection to/no adverse comment on the application.

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

#### **Agenda Item 4**

##### **Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL/19                      Application for Amendment to the Approved Yuen Long Outline Zoning Plan No. S/YL/27, To rezone the application site from “Village Type Development” to “Residential (Group A) 9”, Lots 1391 S.A, 1391 S.C, 1391 S.D, 1392 S.A, 1392 S.C, 1392 S.D, 1865 S.C, 1865 RP, 1868 RP, 1869 S.C, 1869 RP, 1870 S.C and 1870 RP in D.D. 120 and adjoining Government Land, Yuen Long  
(RNTPC Paper No. Y/YL/19)

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25. The Secretary reported that the application was submitted by Giant Star International Limited, which was a subsidiary of New World Development (NWD) Company Limited, and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Vincent K.Y. Ho        - being an advisory committee member of New World Build for Good, which was founded by NWD and having current business dealings with AECOM;

- Mr Rocky L.K. Poon - being an employee of a company which was a subsidiary of NWD; and
- Mr Ryan M. K. Ip - being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from New World Group before.

26. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As the interest of Mr Rocky L.K. Poon was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As Mr Ryan M. K. Ip had no involvement in the project under the sponsorship of New World Group, the Committee agreed that he could stay in the meeting.

[Mr Rocky L.K. Poon left the meeting at this point.]

#### Presentation and Question Sessions

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

##### PlanD

- Mr Raymond H.F. Au - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)
- Ms Carol K.L. Kan - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)
- Ms Eva K.Y. Tam - Town Planner/Tuen Mun and Yuen Long West

##### Applicant's Representatives

*Arup Hong Kong Limited*

Ms Theresa Yeung

Ms Catherine Kwong

*MVA Hong Kong Limited*

Mr Alan Pun

Mr Chan Lang Hang

*Ramboll Hong Kong Limited*

Ms Katie Yu

Ms Lui Mei Yan

*ADI Limited*

Ms Elsa Kwong

*AECOM Asia Company Limited*

Mr Wan Wai Kong

Ms Lam Wai Fong

28. 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.

29. With the aid of a PowerPoint presentation, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Residential (Group A) 9" ("R(A)9") to facilitate a proposed high-density private residential development, departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

30. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa Yeung, the applicant's representative, made the following main points:

- (a) the Site was located in a predominantly residential neighbourhood. There had recently been some approved applications for private residential



developments with similar development intensity and planned/committed public housing developments with higher development intensity in the vicinity of the Site. The proposed rezoning of the Site from “V” to “R(A)9” for high-density private residential development with a maximum domestic plot ratio (PR) of 6 and a maximum building height of 120mPD, which could provide about 1,116 flats, was compatible with the surrounding residential developments;

- (b) the Site fell within the Northern Metropolis (NM) and was currently mainly used for brownfield operations with temporary structures. The applicant had signed a letter of intent with the Government supporting the NM development. The current application demonstrated the applicant’s support for the NM development. The proposed development aimed to phase out the existing brownfield operations through private initiatives to make way for residential developments in NM and improve the degraded living environment. It would also set a desirable precedent for optimising underutilised scarce land resources; and
- (c) the proposed development was technically feasible, and relevant government departments had no in-principle objection to or adverse comment on the proposed development.

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

32. Some Members raised the following questions:

*Traffic, Access and Parking Arrangements*

- (a) whether the capacity of the surrounding road networks was sufficient to cater for the additional traffic generated by the proposed development;
- (b) whether the proposed car parking provision was sufficient and how the number of car parking spaces was estimated;

- (c) the arrangement of the existing pedestrian access at the eastern boundary of the Site upon completion of the development;

*Phasing Arrangement and Interface Issues*

- (d) the development programme of the proposed development;
- (e) the rationale for the phasing arrangement, and whether there would be interface issues if the current private lot owners of Phase 2 chose to maintain the status quo and not proceed with the residential development proposed under the current rezoning application;
- (f) whether the indicative scheme proposed under the current rezoning application would be implementable if Phase 2 development was developed separately from Phase 1; and
- (g) the arrangement of vehicular access to the vacant Hang Heung Bakery Workshop located to the east of the Site.

33. In response, Ms Theresa Yeung, the applicant's representative, with the aid of some PowerPoint slides and a visualiser, made the following main points:

*Traffic, Access and Parking Arrangements*

- (a) the Traffic Impact Assessment (TIA) submitted had taken into account the existing and planned developments in the area, as well as the additional traffic generated by the proposed development. The Commissioner for Transport considered the TIA, including the traffic and transport arrangements, acceptable and had no objection in principle to the application from traffic engineering perspective;
- (b) the existing pedestrian access at the eastern boundary of the Site, which partly encroached onto the private lots owned by the applicant, would be preserved

and opened for public use upon completion of the proposed development;

- (c) the car parking provision was proposed based on the requirements set out in the Hong Kong Planning Standards and Guideline. The upper-end parking provision standard had been adopted to ensure provision of sufficient car parking spaces for the proposed development;

*Phasing Arrangement and Interface Issue*

- (d) the target completion year of the proposed development was 2030;
- (e) the applicant aimed to develop Phase 1, which comprised some government land and private lots all owned by the applicant within Phase 1 portion of the Site. For Phase 2, which comprised government land and private lots not owned by the applicant, the applicant had been actively liaising with the concerned lot owners regarding the proposed development. As per the latest discussions between the applicant and those lot owners, the approval of the subject rezoning application would provide more incentive for those lot owners to pursue Phase 2 development. A car service shop and a car park were currently in operation in an area within Phase 2. Even if those lot owners subsequently did not proceed with Phase 2 development, those uses would not be considered incompatible with the proposed residential development and its surroundings;
- (f) under the indicative scheme of the current rezoning application, the proposed ingress/egress of the Site would be located at Shap Pat Heung Road within the Phase 1 boundary. Should Phase 2 be developed later, it would make use of the same ingress/egress as Phase 1. Each phase would be self-contained in terms of layout design, with a maximum domestic PR of 6 and a maximum BH of 120mPD; and
- (g) a right-of-way would be provided for the Hang Heung Bakery Workshop site located to the immediate east of the Site.

34. Noting that about 47% of the Site was government land, a Member enquired about the land exchange arrangement. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, said that if the current rezoning application was agreed, a land exchange application to the Lands Department (LandsD) would be required to effect the proposed development. The land exchange application would be considered on its own merits at LandsD's sole discretion acting in its capacity as a landlord.

35. In response to a Member's enquiry about when the brownfield operations (car service shop) at the Site started operation, Ms Theresa Yeung, the applicant's representative, said that the brownfield operations at the Site were in existence before the first publication of the draft Yuen Long Outline Zoning Plan (OZP) in the early 1990s.

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

#### Deliberation Session

37. The Chairperson recapitulated that part of the Site was involved in a previous application for rezoning from "V" to "Residential (Group B)", which was rejected by the Committee in 2007. Subsequently, there had been changes in planning circumstances. The scale of the proposed development in the current rezoning application had been reduced and relevant government departments had raised no objection to the application and its technical feasibility. The Chairperson remarked that the Committee should consider whether the proposed rezoning was acceptable and whether the proposed development was implementable. He then invited views from Members.

38. Some Members raised concerns about the feasibility of Phase 2 development, noting that the applicant did not own any private land within the Phase 2 boundary. Moreover, a significant proportion of Phase 2 (about 70%) was government land. There were doubts about whether LandsD would accept and process a land exchange application for the proposed

development. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD, said that inclusion of government land in land exchanges would generally be assessed on some established criteria, including whether the land was incapable of reasonable separate alienation or development, whether the land had any foreseeable public uses, etc. Given the extensive government land involved, whether the concerned criteria could be fulfilled was in doubt.

39. Some Members noted that the proposed scheme in the current rezoning application was only indicative and raised concerns about whether there would be any binding commitments regarding the layout and phasing proposal should the rezoning application be agreed, whilst some other Members raised concern that if Phase 2 of the development was not to be implemented, there would be industrial/residential interface problem given Phase 2 area was partly occupied by existing brownfield uses. The Vice-chairperson expressed that the layout and phasing proposal would be subject to the outcome of the land exchange application. Another Member opined that the Committee should focus on whether the proposed rezoning from “V” to “R(A)9” with a maximum domestic PR of 6 and a maximum BH of 120mPD under the current rezoning application could be considered acceptable from land use and development intensity points of view.

40. In response to Members’ enquiry on whether the “V” zone in the Yuen Long OZP could be reviewed and released for other uses in need, the Chairperson said that while there was currently no plan to conduct a comprehensive review of the existing “V” zone boundaries on the OZP, there was a planning mechanism under which applications for various uses in the “V” zone could be submitted to the Committee for consideration on a case by case basis.

41. To address Members’ concerns, the Chairperson proposed and Members agreed that alternative zoning and/or amendments to the Notes of the OZP requiring planning permission for the proposed residential development could be considered for the Site so that the applicant would need to submit a detailed layout addressing the potential interface and related issues for the Committee’s consideration.

42. After deliberation, the Committee decided to partially agree to the application. The appropriate zoning(s) and development restrictions and requirements would be worked out in consultation with relevant government bureaux/departments. The relevant proposed amendments to the Yuen Long Outline Zoning Plan, together with the revised Notes and the

Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 5-minute break.]

### **Sai Kung and Islands District**

[Mr Kenneth C.K. Yeung, Senior Town Planner/Sai Kung and Islands (STP/SKIs), and Mr Dicky Y.F. Chan, Assistant Town Planner/Sai Kung and Islands (ATP/SKIs), were invited to the meeting at this point.]

#### **Agenda Item 5**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/I-TOF/5                      Proposed Columbarium in “Government, Institution or Community”  
Zone, G/F of Two Existing Buildings, Lung Ngam Monastery, No. 47,  
Wang Hang Village, Tai O, Lantau Island  
(RNTPC Paper No. A/I-TOF/5A)

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

43.            With the aid of some plans, Mr Kenneth C.K. Yeung, STP/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.

44.            Members had no question on the application.

##### **Deliberation Session**

45.            A Member expressed support for the application as it demonstrated the applicant’s effort to fulfil the planning-related requirements for a licence application under the Private

Columbarium Ordinance.

46. 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 10.1.2029, 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 permission was subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses 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**

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

### **Agenda Item 9**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/252      Proposed Warehouse (excluding Dangerous Goods Godown) in "Other Specified Uses" annotated "Port Back-up Uses" Zone, Lot 185 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui  
(RNTPC Paper No. A/NE-FTA/252A)

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

47. With the aid of some plans, Mr Ryan C.K. Ho, 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 had no objection to the application.

48. Members had no question on the application.

### Deliberation Session

49. 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 10.1.2029, 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 permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

### **Agenda Item 14**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKP/1            Proposed Temporary Private Garden for a Period of 3 Years in “Village Type Development” Zone, Government Land adjoining Lot 369 in D.D. 255, Pak Tam Au  
(RNTPC Paper No. A/NE-TKP/1A)

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#### Presentation and Question Sessions

50. With the aid of some plans, Mr Jeffrey P.K. 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. He also presented updated information that the applicant informed the Lands Department (LandsD) that an unauthorised structure, i.e. electric vehicle charger, previously found on the application site (the Site) had been removed, and LandsD confirmed that such structure was removed. The Planning Department (PlanD) did not support the application.

51. Some Members raised the following questions:

(a) whether the previous Short Term Tenancy (STT) granted by LandsD



covering the he Site from 1990 to 2014 was for private garden use;

- (b) whether the private garden use covered by the previous STT had obtained planning permission from the Town Planning Board (the Board);
- (c) whether the area and configuration of the Site under application was sufficient for a New Territories Exempted House (NTEH)/Small House development;
- (d) noting that two ancillary private car parking spaces were proposed within the Site, yet a private car was parked in the vicinity of the Site as shown on Plan A-4 of the Paper, whether the applicant had already occupied an area outside the Site for parking; and
- (e) the rationale for PlanD not supporting the proposed private garden use on a temporary basis for a period of 3 years since no Small House application had been received at the Site.

52. In response, Mr Jeffrey P.K. Wong, STP/STN, with the aid of some plans, made the following main points:

- (a) the previous STT covering the Site granted by LandsD in April 1990 was for private garden use but was already terminated in 2014. Under the STT, any erection of structure required prior approval from LandsD and the Buildings Department. There was no record indicating approval had been obtained for the erection of structure at the Site;
- (b) according to the covering Notes of the approved To Kwa Peng and Pak Tam Au Outline Zoning Plan (OZP) No. S/NE-TKP/2, no action was required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area (DPA) plan on 7.1.2011 conform to the OZP, provided that such use had continued since it came into existence. As such, planning permission was not required for the previous garden use at the Site as the garden use was in existence prior to the gazettal of the draft DPA plan

in 2011. However, since the garden use under the STT had been terminated in 2014, planning permission for the new garden use was required;

- (c) the Site, which comprised about 326m<sup>2</sup> of government land, was sufficient for the construction of a New Territories Exempted House (NTEH)/Small House;
- (d) according to the information submitted by the applicant, two ancillary private car parking spaces were proposed at the northern portion of the Site. Regarding the private car parked outside the Site as shown on Plan A-4 of the Paper, there was no information available on its ownership; and
- (e) with reference to the approved planning applications for temporary private garden on government land in the last 5 years, the site areas ranged from about 20m<sup>2</sup> to 180m<sup>2</sup>. The site area of about 326m<sup>2</sup> for a private garden under the current application was considered excessive, and more efficient use of government land resources should be considered.

### Deliberation Session

53. Members generally concurred with PlanD's recommendation to reject the application, noting that the proposed private garden for private enjoyment of a garden and car parking spaces for private use of an adjoining house owned by the applicant was considered excessive and unjustified in terms of size and scale. Members also expressed concerns on the utilisation of such a large piece of government land in the "V" zone for private garden use. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD, said that village houses (including Small Houses) in the New Territories were usually designed and built with some exemptions given under the Buildings Ordinance (Application to the New Territories) Ordinance, i.e. NTEH, where the roofed-over area would not exceed 65.03m<sup>2</sup> (about 700 ft<sup>2</sup>). The size of the proposed private garden under application appeared to be disproportionate to the above roofed-over areas, in particular for the proposed structure for shading canopy with a covered area of 67m<sup>2</sup>. In that regard, the Chairperson suggested and the Committee agreed to incorporate an additional rejection reason to reflect Members' concerns. Some Members also opined that the applicant should be reminded to liaise with LandsD to rectify or regularise the lease breaches regarding the unauthorised structures at the Site as appropriate.

54. 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 “Village Type Development” (“V”) zone, which is to provide land primarily intended for development of Small Houses by indigenous villagers. 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 temporary private garden is excessive in size and scale, and is out of proportion to the adjoining house. There is no strong justification for utilising a large piece of land in the “V” zone for private garden use.”

### **Agenda Item 15**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/754      Temporary Warehouse and Workshop and Ancillary Office for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Storage” Zones, Lots 77 S.A (Part), 78 S.B (Part), 82 S.A, 82 S.B, 82 RP and 83 (Part) in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling  
(RNTPC Paper No. A/NE-TKL/754B)

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

55. With the aid of some plans, Ms Ivy C.W. Wong, 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 considered that the temporary uses could be tolerated for a period of 3 years.

56. Members had no question on the application.

## Deliberation Session

57. In response to a Member's enquiry on whether Agenda Items 15, 16 and 17 could be considered in one go, the Secretary explained that the Committee had adopted streamlining arrangement to consider straightforward applications and agreed on 8.11.2024 the latest selection criteria and types of uses/developments eligible for streamlining. For Agenda Item 16 (application No. A/NE-TKL/768), the application fulfilling all selection criteria was processed through the streamlining arrangement. As for Agenda Item 15 (application No. A/NE-TKL/754) which involved workshop use and Agenda Item 17 (application No. A/NE-TKL/783) which the Planning Department did not support, they did not fulfil the agreed selection criteria and therefore should be considered by the Committee individually.

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.1.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

## **Agenda Item 17**

### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/783      Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 1993 RP in D.D. 76, Leng Tsai Village, Sha Tau Kok  
(RNTPC Paper No. A/NE-TKL/783)

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### Presentation and Question Sessions

59. 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 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 use with associated filling of land is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied use will not cause adverse traffic impact on the surrounding areas.”

### Agenda Item 19

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/785      Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Government, Institution or Community” Zones, Lot 1267 in D.D. 84 and Adjoining Government Land, Tai Po Tin, Ta Kwu Ling  
  
(RNTPC Paper No. A/NE-TKL/785)

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#### Presentation and Question Sessions

62. 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 temporary use could be tolerated for a period of 3 years.

63. Members had no question on the application.

#### Deliberation Session

64. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.1.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

#### **Fanling, Sheung Shui and Yuen Long East District**

[Mr C.K. Fung, Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), and Mr David C.C. Cheng, Assistant Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

#### **Agenda Item 20**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/299	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A) 5” Zone, Government Land at Po Shek Wu Road, Sheung Shui
	(RNTPC Paper No. A/FSS/299A)

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65. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA), and 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. 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

66. With the aid of a PowerPoint presentation, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

67. A Member raised the following questions:

- (a) the increase in population arising from the subject application and the planned public housing developments in the vicinity of the application site; and
- (b) details of the traffic measures, considering that the increase in population due to the proposed development and other planned public housing developments in the area might burden the local traffic and railway capacity.

68. In response, Mr C.K. Fung, STP/FSYLE, with the aid of some plans, made the following points:

- (a) the designed population of the proposed development was about 5,300, and that of the planned public housing developments at Sites 1 and 2 of Sheung Shui Areas 4 and 40 was about 8,000; and
- (b) a public transport interchange (PTI) was planned at Site 1 of Sheung Shui Areas 4 and 30, and the Po Shek Wu Road Interchange would be subject to improvement works. According to the traffic review submitted by the

applicant and the traffic impact assessment for the planned public housing developments at Sites 1 and 2 of Sheung Shui Areas 4 and 30, no insurmountable traffic impact was anticipated.

69. At the invitation of the Chairperson, Mr K.L. Wong, Chief Traffic Engineer/New Territories East, Transport Department, said that apart from the planned PTI, there would also be a footbridge network to facilitate future residents of the Site and the nearby planned public housing developments to gain easy access to the planned PTI and the surroundings.

#### Deliberation Session

70. In response to a Member's suggestion to enhance railway services for the area, the Chairperson said that since the area was part of the Northern Metropolis, the relevant government bureaux/departments would closely monitor the traffic and transport situation resulting from the proposed developments and would follow up with MTR Corporation Limited, if needed.

71. 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 10.1.2029, 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 26**

**Section 16 Application**

[Open Meeting]

A/YL-MP/381      Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone, Lot 4822 (Part) in D.D. 104, Mai Po, Yuen Long

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

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

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

**Tuen Mun and Yuen Long West District**

[Messrs Simon P.H. Chan, Eric C.Y. Chiu and Dino W.L. Tang, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

### **Agenda Item 35**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/540            Proposed Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicle Park with Ancillary Workshop (Including Compacting and Unpacking) for a Period of 3 Years in “Residential (Group A) 2”, “Government, Institution or Community” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125, Ha Tsuen, Yuen Long  
  
(RNTPC Paper No. A/HSK/540)

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73.            The Secretary reported that the application site (the Site) was located in Hung Shui Kiu (HSK). Mr Timothy K.W. Ma had declared an interest 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. 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**

74.            With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, 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.

75.            Members had no question on the application.

#### **Deliberation Session**

76.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.1.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set

out in the appendix of the Paper.

### **Agenda Item 38**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1180 Proposed Temporary Industrial Use (Food Processing and Storage) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 341 S.A, 341 S.B, 341 S.C, 341 S.D, 341 S.E and 341 RP in D.D. 128, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1180A)

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

77. 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 considered that the proposed 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 10.1.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

**Agenda Item 39**

**Section 16 Application**

[Open Meeting]

A/YL-LFS/522 Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long

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

**Agenda Item 40**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/539 Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in “Green Belt” Zone, Lot 349 in D.D. 129, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/539)

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**Presentation and Question Sessions**

81. 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.

82. In response to a Member’s enquiry on the use of the structure northwest of the Site (Plan A-3 of the Paper) and whether it constituted an unauthorised development (UD), Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some plans, said that the concerned structure was used as a warehouse and was a suspected UD. The Planning Authority would continue to monitor the Site and surrounding areas and undertake planning enforcement action where appropriate.

Deliberation Session

83. 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;
- (b) the proposed use is not in line with the Town Planning Board (TPB) 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 applicant fails to demonstrate that the proposed use would not have significant adverse landscape impact on the surrounding areas; and
- (c) the proposed use is not in line with the TPB Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G) in that the application site falls within Category 4 areas and there is no previous planning approval for open storage use; and there are adverse departmental comments on landscape and traffic aspects.”

### **Agenda Item 43**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/543      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lots 626, 710 and 712 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/543)

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

84.            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.

85.            Members had no question on the application.

#### **Deliberation Session**

86.            In response to a Member’s query on the unauthorised filling of land at the application site (the Site), the Chairperson said that the Planning Authority would continue to monitor the Site and carry out enforcement action in accordance with the established mechanism.

87.            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 applicants fail to demonstrate that the proposed use would not have adverse slope safety and landscape impacts on the surrounding areas.”

#### **Agenda Item 44**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/82                      Proposed Temporary Religious Institution (Buddhist Bodhimanda and Chanting Centre) for a Period of 5 Years in “Agriculture” and “Green Belt” Zones, Former Ha Pak Nai Tsuen Public Primary School, Ha Pak Nai, Yuen Long  
(RNTPC Paper No. A/YL-PN/82)

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

88.                      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 had no objection to the application.

89.                      Noting that the existing school premises was commissioned at the Site in 1971, a Member asked whether there would be structural safety and fire safety concern for converting the premise to the proposed use.

90.                      In response, Mr Eric C.Y. Chiu, STP/TMYLW, said that according to the applicant, while refurbishment works would be undertaken, no alteration or modification to the existing school structure would be needed. Should any alteration or modification works be required, the detailed design, including the structural design, would be scrutinised by relevant government department(s) in accordance with relevant regulations/legislations. On fire

safety aspect, the Fire Services Department had no comment on the fire service installations proposal submitted by the applicant, and relevant approval conditions on fire service installations had been recommended.

### Deliberation Session

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 10.1.2030, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

### Agenda Item 46

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/740            Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) with Electric Vehicle Charging Device for a Period of 3 Years in “Green Belt” and “Village Type Development” Zones, Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long  
(RNTPC Paper No. A/YL-PS/740)

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#### Presentation and Question Sessions

92. With the aid of some plans, Mr Dino W.L. Tang, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

93. Members had no question on the application.



Deliberation Session

94. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.1.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

**Agenda Item 53**

Any Other Business

[Open Meeting]

95. There being no other business, the meeting was closed at 5:45 p.m.

**Minutes of 757<sup>th</sup> Rural and New Town Planning Committee  
(held on 10.1.2025)**

**Annex 1**

**Deferral Cases**

Requests for Deferment by Applicant for 2 Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
12	A/NE-TK/800	2 <sup>nd</sup> <sup>^</sup>
18	A/NE-TKL/784	1 <sup>st</sup>
23	A/YL-KTS/1040	1 <sup>st</sup>
24	A/YL-KTN/1042	1 <sup>st</sup>
25	A/YL-KTN/1044	1 <sup>st</sup>
27	A/YL-MP/382	1 <sup>st</sup>
29	A/YL-PH/1026	2 <sup>nd</sup> <sup>^</sup>
30	A/YL-PH/1037	1 <sup>st</sup>
34	A/YL-SK/383	2 <sup>nd</sup> <sup>^</sup>
36	A/TM-LTY Y/482	1 <sup>st</sup>
37	A/TM-SKW/130	2 <sup>nd</sup> <sup>^</sup>
41	A/YL-LFS/540	1 <sup>st</sup>
45	A/YL-PS/739	1 <sup>st</sup>
49	A/YL-TT/681	1 <sup>st</sup>

Notes:

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

**Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member's Declared Interest</b>	
27	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, the Committee agreed that he could stay in the meeting.

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/757\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/757_rnt_agenda.html) for details of the planning applications.

**Minutes of 757<sup>th</sup> Rural and New Town Planning Committee  
(held on 10.1.2025)**

**Annex 2**

**Renewal Cases**

Applications for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
28	A/STT/15	Temporary Public Vehicle Park for Private Cars in “Village Type Development” Zone, Lots 3045 RP and 3056 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long	29.1.2025 to 28.1.2028
31	A/YL-PH/1038	Temporary Private Club in “Village Type Development” Zone, Lots 316 S.B ss.2 S.A (Part) and 316 S.B ss.3 S.A (Part) in D.D. 111, Sheung Che, Pat Heung, Yuen Long	19.2.2025 to 18.2.2028
47	A/YL-TYST/1294	Temporary Shop and Services in “Residential (Group B) 1” and “Residential (Group D)” Zones, Lots 1020 (Part), 1021 (Part) and 1024 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long	15.1.2025 to 14.1.2028

**Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member’s Declared Interest</b>	
47	The application site was located near 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

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

**Minutes of 757<sup>th</sup> Rural and New Town Planning Committee  
(held on 10.1.2025)**

**Annex 3**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 10.1.2028

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
6	A/TP/701	Temporary Eating Place (Extension of a Restaurant) in “Village Type Development” Zone, Government Land in D.D. 6, Kam Shek New Village, Tai Po
7	A/NE-LT/773	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 915 RP in D.D. 25, Tai Om, Lam Tsuen, Tai Po
8	A/NE-LT/776	Temporary Shop and Services with Ancillary Office in “Agriculture” Zone, Lots 1115, 1116 and 1119 in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po
10	A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions and Associated Filling of Land in “Agriculture” Zone, Lots 478 S.A RP, 482 (Part), 484 and 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling
11	A/NE-SSH/160	Temporary Private Car Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lots 1497 RP (Part), 231 (Part), 235, 236 (Part), 240, 241 and 245 (Part) in D.D. 165, Tai Tung, Shap Sz Heung, Sai Kung
13	A/NE-TK/829	Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) in “Village Type Development” Zone, Lot 715 RP (Part) in D.D. 28, Tai Mei Tuk, Tai Po
16	A/NE-TKL/768	Temporary Warehouse for Storage of Metal and Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 172 and 174 RP (Part) in D.D. 84 and Adjoining Government Land, Ping Che, Ta Kwu Ling
21	A/YL-KTN/1020	Temporary Open Storage of Construction Materials with Ancillary Office in “Comprehensive Development Area (1)” Zone, Lots 1816 (Part), 1826 (Part) and 1827 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long
32	A/YL-PH/1039	Temporary Shop and Services (Car Beauty Services) and Associated Filling of Land in “Village Type Development” Zone, Lots 582 S.B (Part) and 582 S.C in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
42	A/YL-LFS/541	Proposed Temporary Shop and Services (Automated Home Showroom with Ancillary Facilities and Retail Shop of Accessories) in “Residential (Group E)” Zone, Lot 2282 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
48	A/YL-TT/680	Proposed Temporary Shop and Services in “Residential (Group D)” Zone, Lot 4080 in D.D. 116, Tai Kei Leng, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 10.1.2030

Item No.	Application No.	Planning Application
22	A/YL-KTN/1048	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long
33	A/YL-SK/370	Temporary Shop and Services (Motor-vehicle Showroom) and Associated Excavation and Filling of Land in “Village Type Development” Zone, Lots 1285 RP, 1286 RP and 1290 (Part) in D.D. 114, Shek Kong, Yuen Long
50	A/YL-TT/682	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lots 21 S.B and 21 RP in D.D. 118 and Adjoining Government Land, Tai Tong Road, Yuen Long

(c) Applications approved on a temporary basis for a period of 6 years until 10.1.2031

Item No.	Application No.	Planning Application
51	A/YL/322	Proposed Temporary Shop and Services in “Government, Institution or Community” Zone, Lot 2497 RP (Part) in D.D. 120, Shap Pat Heung Road, Yuen Long
52	A/YL/323	Proposed Temporary Shop and Services in “Residential (Group B)” Zone, Lot 2497 RP (Part) in D.D. 120, Shap Pat Heung Road, Yuen Long

**Declaration of Interests**

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
6	The application site was located in Tai Po.	- Mr Daniel K.S. Lau for co-owning with spouse a property in the vicinity of the application site
8	The application site was located in Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in the vicinity of the application site

As the properties of Mr Daniel K.S. Lau and Dr Venus Y.H. Lun had no direct view of the application sites under item 6 and item 8 respectively, the Committee agreed that they could stay in the meeting.