

## **TOWN PLANNING BOARD**

### **Minutes of 768<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 4.7.2025**

#### **Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

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

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 K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Simon Y.S. Wong

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

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Ms Anny P.K. Tang

Town Planner/Town Planning Board  
Mr Jack H. Lau

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 767<sup>th</sup> RNTPC Meeting held on 20.6.2025**

[Open Meeting]

1. The draft minutes of the 767<sup>th</sup> RNTPC meeting held on 20.6.2025 were confirmed without amendment.

**Agenda Item 2**

**Matters Arising**

[Open Meeting]

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

## **Deferral Cases**

### **Sections 12A and 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

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

3. The Committee noted that there were 13 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 four cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further periods as applied for. Details of the planning applications were in **Annex 2**.

### Deliberation Session

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

## **Cases for Streamlining Arrangement**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

### Presentation and Question Sessions

7. The Committee noted that there were 16 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications, 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.

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

**Agenda Item 3**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-MP/10                      Application for Amendment to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8, To rezone the application site from “Residential (Group D)” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site, Lots 3152, 3153 RP, 3156 S.B and 4805 in D.D. 104 and Adjoining Government Land, Kam Pok Road, Mai Po, Yuen Long  
(RNTPC Paper No. Y/YL-MP/10A)

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9.                      The Secretary reported that the application site (the Site) was located in Mai Po and the application was submitted by Capital Chance Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). 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                      - his firm having current business dealings with SHK and AECOM; and

Mr K.W. Leung                              - owning a property in Mai Po.

10.                      The Committee noted that Mr Vincent K.Y. Ho and Mr K.W. Leung had tendered apologies for being unable to attend the meeting.

**Presentation and Question Sessions**

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

**PlanD**

- |                      |   |
|----------------------|---|
| Ms Josephine Y.M. Lo | - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE) |
| Mr Kimson P.H. Chiu  | - Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)       |
| Ms Jane C.K. Lau     | - Assistant Town Planner/Fanling, Sheung Shui and Yuen Long East                |

**Applicant's Representatives**

*Capital Chance Limited*

Mr Andy Mok  
Ms Jovial Wong  
Mr Felix Wo  
Mr S.H. Lai

*KTA Planning Limited*

Mr Kenneth To  
Ms Gladys Ng  
Mr Wilson Man

*AECOM*

Mr Willie Wan  
Mr David Yeung  
Mr Sam Wong

*ESCM Company Limited*

Dr Michael Lau

*Ove Arup & Partners Hong Kong Limited*

Mr Franki Chiu  
Mr Ivan Wan

*Ramboll Hong Kong Limited*

Mr Henry Ng

12. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicant. He then invited PlanD's representatives to brief Members on the background of the application.

13. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the Site from "Residential (Group D)" ("R(D)") to "Residential (Group C) 1" ("R(C)1") to facilitate a proposed comprehensive residential development with commercial use, transport lay-by facilities and government, institution and community facilities, departmental comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Professor B.S. Tang joined the meeting during PlanD's presentation.]

14. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Kenneth To, the applicant's representative, made the following main points:

- (a) the Site was located within the 'Innovation and Technology Zone' of the Northern Metropolis (NM), and was surrounded by low-density residential developments, Ngau Tam Mei (NTM) Drainage Channel (NTMDC) and Yau Pok Road Light Public Housing. The planned Sha Po public housing development, NTM Station of the Northern Link (NOL) Main Line and the San Tin Technopole (the Technopole) were also located nearby. Under the development proposal of NTM New Development Area (NDA) in NM, or referred to as NTM Tech-Knowledge Hub, located to the east of the Site across San Tin Highway, there would be high-density residential sites with domestic plot ratio (PR) up to 6 and building height (BH) more than 40 storeys, as well as a nine-hectare Integrated Hospital;
- (b) the Site had been zoned "R(D)" for over 30 years since the publication of the first Mai Po & Fairview Park Outline Zoning Plan (OZP) and development



had not been realised. It was involved in a previous section 16 application (No. A/YL-MP/205) approved in 2013 for the development of 71 houses with a PR of 0.2. In light of substantial changes in the planning context of the area, as well as the latest housing land policy regarding rezoning of “Green Belt” sites for residential use and relaxing the PR of suitable sites for high-density developments in the past decade, the development intensity imposed for the Site was no longer appropriate and should be reviewed and increased accordingly;

- (c) after the rejection of the previous section 12A (s.12A) application No. Y/YL-MP/6 by the Committee in 2023, the land use proposal of NTM NDA was announced in 2024. In response to Members’ concerns raised during consideration of the rejected application, the current scheme was refined with reduced development intensity and ecological enhancements incorporated. Key planning and design features included provision of a redesigned landscape pond, setback of residential blocks from NTMDC and building separation, as well as reduction of domestic PR from 1.8 to 1.5 and BH from 19 storeys to 16 storeys with the stepped BH profile maintained. To respect the birds’ flight path along NTMDC, the redesigned landscape pond, with restricted human access in the future, was lengthened along the NTMDC interface and incorporated with ecological features, including deep and shallow water zones to create varied habitats that would support different aquatic plants and attract diverse bird species, insects and aquatic life. The current scheme also generally retained the planning and design merits of the previous application such as the provision of a neighbourhood activity node with retail spaces, neighbourhood elderly centre (NEC), kindergarten and transport lay-by facilities, and private open space open to the public. These initiatives were intended to serve the future residents and the local community;
- (d) the proposed development was technically feasible, and relevant government departments had no in-principle objection to or no adverse comment on the application. Development control could be enforced by the Government under various relevant ordinances including environmental legislation and the

land exchange process upon approval of the application; and

- (e) the proposed development at the Site aligned with the strategic development potential of the area while offering an alternative housing option with quality living environment for professionals and their families, thereby contributing to the diversity of housing in the area.

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

#### *The Proposed Scheme*

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

- (a) noting that the neighbourhood activity node was relatively small in scale, whether the target customers and users of the proposed commercial and community facilities would be the nearby residents, and whether a public car park would be provided at the proposed development;
- (b) in view of the increased future private and public housing supply in the Technopole nearby, how to evaluate the additional demand for housing at the Site and the proportion of workers commuting back and forth from the Mainland so as to justify the proposed increase in PR;
- (c) whether building gaps of 15m were provided between all of the residential blocks;
- (d) the access arrangement for the private open space to be opened to the public;
- (e) the intended purpose of the community farm at the Site; and
- (f) the future management responsibilities of the facilities within the Site.

17. In response, Mr Kenneth To, the applicant's representative, with the aid of some

Powerpoint slides, made the following main points:

- (a) the neighbourhood activity node would have a gross floor area of about 3,000m<sup>2</sup> for commercial uses such as convenience stores, restaurants and laundromats to serve the immediate daily needs of the residents, and was strategically placed at the site boundary to enhance accessibility. The proposed community facilities, including kindergarten and NEC, were also modest in size to serve the residents at the Site. A basement car park would be provided at the neighbourhood activity node for visitors. The activity node would be a neighbourhood-level facility in the retail hierarchy which was different from the higher-tier commercial facilities planned at the NTM NDA, which would cater for district-wide needs;
- (b) with a maximum PR of 0.2 under the “R(D)” zone, it was likely that the Site would be developed into luxurious houses with larger unit size. While the Technopole and NTM NDA would provide high-density residential developments, the proposed medium-rise residential development at the Site would create a small-scale community with enhanced quality of life, which was currently lacking in NDAs but would better suit professionals and high-tech talents. The applicant had confidence that there would be sufficient demand for the proposed private housing development;
- (c) building gaps of not less than 15m would be provided between each pair of residential blocks, with larger gaps between the clubhouse and certain residential blocks;
- (d) the private open space to be opened to the public would be a small-scale open space. While visitors would not be allowed to pass through the private residential portion to access it from the neighbourhood activity node, the open space could be accessed via Fung Chuk Road and Ha Chuk Yuen Road, offering both pedestrian and vehicular accesses for nearby villagers, and a northern entrance along Kam Pok Road would be provided with a transport layby;

- (e) the community farm would be made available for residents of the private development to rent; and
- (f) the future management responsibilities would be divided into two parts. The commercial operator would oversee all commercial facilities and the private open space open to the public, while the future owners of the residential development would be responsible for maintaining the landscape pond.

*Design and Management of the Landscape Pond*

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

- (a) the design features and measures to enhance bird habitats, and how the long-term maintenance and sustainability of the landscape pond would be ensured;
- (b) whether there would be fishes in the landscape pond to enhance its habitat for birds commonly found along NTMDC; and
- (c) noting that the landscape pond was designed primarily as an ecological feature and future residents could view it from the proposed seating areas around the landscape pond, whether the landscape pond would be fenced off with access prohibited.

19. In response, Dr Michael Lau and Mr Kenneth To, the applicant's representatives, with the aid of some Powerpoint slides, made the following main points:

- (a) the landscape pond had been designed to achieve ecological synergy with the adjacent NTMDC, which was transformed from a flood-control structure into a valuable habitat after the removal of the fabric dam. The landscape pond was redesigned under the current application to align with NTMDC and provide an extended interface, allowing birds to forage across

both systems. The enhanced design incorporated deep water areas for aquatic plants, reedbed and shallow marsh zones for water birds. The varied elevations of the landscape pond would support a diversity of species, including butterflies and dragonflies. The pond was designed to operate with minimal maintenance in the future. A thin concrete partition wall was included to separate the reedbed in the shallow water area from the deeper sections. During dry seasons, rainwater would be pumped from the detention tank of the residential development into the landscape pond to maintain its hydrological condition and ecological function before being discharged into NTMDC;

- (b) fishes would be raised in the landscape pond, and biodiversity measures including insects and frogs would indirectly benefit water birds by creating a more robust food web. While the landscape pond was small in scale compared to NTMDC and hence would have limited standalone impact, it would serve as a drought-resilient water source during low tides; and
- (c) while direct access to the landscape pond would be prohibited to avoid disturbance to habitats, a boardwalk encircling the landscape pond would be provided, allowing residents to view from multiple angles without affecting wildlife. For active recreational needs, a dedicated clubhouse would be provided for residents' use.

### *Traffic Aspect*

20. In response to a Member's enquiry on the potential traffic impact on San Tin Highway after the completion of the proposed development in 2031 and before the completion of the San Tin Section of NM Highway tentatively by 2036, Mr Sam Wong, the applicant's representative, with the aid of some Powerpoint slides, said that the vehicle-to-capacity (v/c) ratio for San Tin Highway would be 1.07 before 2036, which was within the Transport Department's acceptable threshold of 1.0 to 1.2. With the completion of the San Tin Section of NM Highway in 2036, it was expected that the traffic condition of San Tin Highway would be improved.

*Development Intensity*

21. The Vice-chairperson and a Member raised the following questions:

- (a) whether there were any restrictions for developments within the Wetland Buffer Area (WBA) of the Deep Bay Area; and
- (b) how the proposed density compared against the existing or planned developments in the surroundings.

22. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some Powerpoint slides, made the following main points:

- (a) with reference to Town Planning Board Guidelines No. 12C on ‘Development within the Deep Bay Area under Section 16 of the Town Planning Ordinance’, the intention of WBA was to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. As certain areas within the WBA had already degraded, an appropriate level of development might be allowed so as to provide an incentive to phase out the incompatible use and/or to restore some of the fish ponds or wetland lost as long as the applicant could demonstrate that the ecological impact was acceptable or mitigated. As for the Site, the “R(D)” zoning was intended for improvement and upgrading of existing degraded rural areas through appropriate level of development; and
- (b) apart from the established low-rise residential developments in the area like Fairview Park, to the northwest and west of the Site across Kam Pok Road and NTMDC were the sites of the existing Yau Pok Road Light Public Housing, which were at the same time the subjects of two s.12A applications (No. Y/YL-MP/7 and 8) for proposed residential developments currently under processing. The proposed domestic PR of these two s.12A applications was about 1.2 with a maximum BH of about 16 storeys or

57.85mPD. Other developments to the immediate south of the Site included an approved house development with a PR of 0.2 and a Land Sharing Pilot Scheme development in Nam Sang Wai to the further south with a domestic PR of about 2 for the private residential portion. The development context of the area was undergoing transformation and the proposed medium-rise development at the Site might provide a gradual transition between the future high-rise and high-density developments at the Technopole and NTM NDA with domestic PR of about 6 to 6.5 and the existing low-rise and low-density residential developments and wetlands to the west of the Site.

### *Environmental and Drainage Aspects*

23. Noting that NTMDC was adjacent to the Site, a Member enquired whether there had been flooding or seawater intrusion during previous storm surges. In response, Mr Willie Wan, the applicant's representative, said that the Site was no longer classified as a flooding blackspot by the Drainage Services Department (DSD) following the completion of drainage improvement works including NTMDC and Chuk Yuen Stormwater Pumping Station by DSD. The proposed site formation level of 5.4mPD would exceed both the historical flood levels (i.e. 4.41mPD and 4.03mPD during typhoons Hato (天鴿) and Mangkhut (山竹) in 2017 and 2018 respectively) and the standards set out in DSD's Stormwater Drainage Manual.

24. Ms Josephine Y.M. Lo, DPO/FSYLE, supplemented that the Civil Engineering and Development Department was conducting a study to strategically address the potential risks associated with flooding under extreme weather conditions in Hong Kong. Relevant guidelines to be formulated under the study would be released in due course, providing clear guidance for the industry on how to manage flooding issues under extreme weather conditions.

25. In response to a Member's question on the environmental impact assessment (EIA) process and monitoring mechanism, Ms Josephine Y.M. Lo, DPO/FSYLE, said that as the Site fell within the Deep Bay Buffer Zone, an EIA was required for the proposed development under the EIA Ordinance (Cap. 499) (EIAO). The proposed mitigation measures in the EIA report submitted by the applicant, if agreed by relevant government

departments, would form part of the environmental permit (EP) subject to further monitoring by the Environmental Protection Department (EPD).

26. Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North), EPD supplemented that the proposed residential development would constitute a designated project under EIAO and an EP was required before the construction and operation of the proposed residential development. For the subject case, apart from air quality, noise and water quality aspects, a habitat creation and management plan with details of the landscape pond design would likely be required as part of the EIA report. The habitat creation and management plan would be subject to monitoring and improvement where necessary.

27. 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 and the applicant's representatives for attending the meeting. They left the meeting at this point.

[Mr Ryan M.K. Ip joined the meeting during the question and answer session.]

### Deliberation Session

28. The Chairperson remarked that the Site was involved in a previous s.12A application (No. Y/YL-MP/6) submitted by the same applicant, which was rejected by the Committee in 2023. The applicant had proposed changes to the development scheme to address Members' concerns raised under the previous application. There had been changes in planning circumstances since the release of the land use proposal for NTM area in 2024. The Site was located about 300m from the future residential neighbourhood of NTM area, and the area's connectivity would be significantly improved upon completion of major transport infrastructures including the NTM Station of the NOL Main Line. Regarding the implementation of ecological features including the landscape pond, the proposed development was a designated project under EIAO and would be subject to monitoring under the EP.



29. Members generally supported the rezoning application and commended the applicant's efforts to enhance the development scheme with the support of technical assessments. The PR and BH for the proposed medium-density development were considered reasonable and appropriate, and would not set an undesirable precedent for future developments in the area. The Vice-chairperson acknowledged the ecological enhancements under the current scheme and considered the future management of ecological features reasonable. A Member opined that the proposed development would serve as a catalyst for NM, leveraging private-sector initiative to accelerate progress ahead of public infrastructure completion. The project could effectively attract new residents while supporting Hong Kong's wider development objectives. Another Member remarked that the risk of storm surge at the Site could be mitigated by elevating the site level exceeding the historical flood level during super typhoons.

30. Regarding a Member's concern about any possible oversupply of housing in the area, the Chairperson said that given the Site's proximity to the Technopole and NTM area for innovation and technology development, there would be relatively strong demand from overseas talents seeking high-quality housing options. The proposed medium-density development would offer a different housing choice, while market viability would be best assessed by the private developer.

31. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Mai Po & Fairview Park Outline Zoning Plan (including the appropriate development restrictions and requirements for the application site), together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

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

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), and Mr Jackin H.Y. Yip, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

#### **Agenda Item 5**

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

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/366            Proposed Temporary Office with Ancillary Car Park for a Period of 3 Years in “Residential (Group E)” Zone, Lot 505 in D.D. 210 and Adjoining Government Land, Luk Mei Tsuen Road, Ho Chung, Sai Kung  
(RNTPC Paper No. A/SK-HC/366A)

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

32.            With the aid of some plans, Ms Tammy S.N. Kong, 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) did not support the application.

33.            In response to a Member’s enquiry on whether PlanD had requested the applicant to provide additional information on the proposed use, Ms Tammy S.N. Kong, STP/SKIs, said that, despite PlanD’s query, the applicant did not provide information on the operation of the proposed office nor the reasons for locating the proposed office at the application site (the Site).

##### **Deliberation Session**

34.            The Committee noted that the Site fell within an area zoned “Residential (Group E)” and only a small portion of the Site was proposed for a temporary office structure while the majority comprised government land without clearly indicating the specific use.

Moreover, the applicant did not provide strong justification for the proposal and the need for such a large site area. The Vice-chairperson expressed that the application should not be supported, given the lack of sufficient information from the applicant and that the government land portion of the Site had the potential for reasonable separate alienation. Enforcement action against illegal occupation of government land should also be taken by the relevant authority, as appropriate. Members generally considered that the application could not be approved.

35. After deliberation, the Committee decided to reject the application. The reason was:

“the proposed use is not in line with the planning intention of “Residential (Group E)” zone which is primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Town Planning Board. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.”

## **Agenda Item 6**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/367      Proposed Three Houses (New Territories Exempted Houses - Small Houses) in “Agriculture” Zone, Lots 439, 440 RP and 442 RP in D.D. 244, Nam Pin Wai, Sai Kung  
(RNTPC Paper No. A/SK-HC/367A)

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### **Presentation and Question Sessions**

36. With the aid of some plans, Mr Jackin H.Y. Yip, TP/SKIs, briefed Members on the background of the application, the proposed development, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

37. Members had no question on the application.

### Deliberation Session

38. 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 4.7.2029, 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.

[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 Jeffrey P.K. Wong, Senior Town Planner/Shan Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

### **Agenda Item 13**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/218	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in "Agriculture" and "Village Type Development" Zones, Lots 1577 (Part), 1579 S.A, 1579 S.B, 1579 S.C (Part), 1579 S.D (Part), 1579 S.E (Part), 1579 S.F, 1579 S.G, 1579 S.H and 1579 RP in D.D. 91, Kai Leng, Sheung Shui (RNTPC Paper No. A/NE-PK/218)
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#### Presentation and Question Sessions

39. 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. The Planning Department (PlanD) had no objection to the application.

40. Members had no question on the application.

#### Deliberation Session

41. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.7.2028, 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 representative for attending the meeting. He left the meeting at this point.]

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

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

## **Agenda Item 25**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1074      Proposed Temporary Vehicle Repair Workshop, and Shop and Services (Vehicle Spare Parts and Vehicle Sales) with Ancillary Storage Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 460 RP (Part) and 461 RP (Part) in D.D. 103, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/1074)

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### **Presentation and Question Sessions**

42.            With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the application, the proposed uses, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

43.            Members had no question on the application.

### **Deliberation Session**

44.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.7.2028, 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 29**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1067      Proposed House (New Territories Exempted House - Small House) in  
“Village Type Development” and “Residential (Group D)” Zones, Lots  
3003 S.D and 3005 RP in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/1067)

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### **Presentation and Question Sessions**

45.            With the aid of some plans, Mr Adrian Y.G. To, 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) did not support the application.

46.            Some Members raised the following questions:

- (a)    whether the footprint of the proposed Small House could be confined within the “Village Type Development” (“V”) zone without encroachment onto the “Residential (Group D)” (“R(D)”) zone, and if the Small House application could be confined within the “V” zone, whether planning application would be required; and
- (b)    whether the boundary of the village ‘environs’ (‘VE’) of Wang Toi Shan was available.

47.            In response, Mr Adrian Y.G. To, STP/FSYLE, with the aid of some plans, made the following main points:

- (a)    PlanD, after reviewing the application with the applicant, verified that there was insufficient room to accommodate the entire Small House footprint within the “V” zone. If the proposed Small House could be confined within the “V” zone, planning application would not be required; and

- (b) the 'VE' boundary of Wang Toi Shan was unavailable, but the Lands Department (LandsD) confirmed that the application site (the Site) fell outside the 'VE' of any recognised village.

48. Noting that about 60% of the Small House footprint fell within the "V" zone, a Member was concerned whether the Committee could properly assess the application without knowing the 'VE' boundary. In response, Mr Adrian Y.G. To, STP/FSYLE reiterated the aforementioned advice from LandsD related to the 'VE', and explained that according to assessment criterion (b) of the Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories (the Interim Criteria), if more than 50% of the proposed NTEH/Small House footprint was located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint fell within the "V" zone, provided that there was a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria could be satisfied. As such, the primary issue of the current application was whether there was "general shortage of land" in the concerned "V" zone. As there was about 27.9 ha of available land within the "V" zone of Wang Toi Shan (equivalent to about 1,116 Small House sites), land was sufficient to meet the outstanding Small House applications and the 10-year Small House demand forecast which were 85 and 1,020 respectively. Favourable consideration should therefore not be recommended for this application. The Chairperson supplemented that the application was not eligible for favourable consideration under the Interim Criteria.

#### Deliberation Session

49. With reference to a previous judicial review (JR) case in which the court allowed a Small House application on a site straddling two development zones on consideration that the applicant was unable to purchase suitable land within the "V" zone for Small House development though sufficient land was found available in the concerned "V" zone, a Member expressed that it was unfortunate that the Lot of the Site (i.e. Lot 3003 S.D in D.D. 111) straddled "V" and "R(D)" zones. Noting that 'House' was a Column 2 use within the "R(D)" zone which was intended for low-rise and low-density residential developments, two Members asked whether the current application warranted sympathetic consideration in view of its planning context. A Member opined that lot boundaries in the New Territories were



often irregular due to historical land transactions, necessitating careful consideration. In response, the Chairperson said that the zoning boundaries on outline zoning plans were broad-brush in nature and would not closely follow the boundaries of individual lots. Similar cases where lots were split by zoning boundaries had occurred previously, and the Committee would assess applications on a case-by-case basis and might give sympathetic consideration based on the individual merits of the application. For the current application, the major consideration as per assessment criterion (b) of the Interim Criteria was whether there was sufficient land within the “V” zone for Small House development. As far as the “R(D)” zone was concerned in this case, both low-rise residential development and Small House development would require planning permission from the Town Planning Board. The Secretary supplemented that the planning intention of the “R(D)” zone was for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It was not intended for Small House development, which should be concentrated within the “V” zone.

50. As a follow-up question, a Member asked if the applicant applied for low-rise residential development at the same Site instead, whether the application would be rejected as it was not entirely in line with the planning intention of the “V” zone. The Member was concerned that there might be a situation where land within the “R(D)” zone or the “V” zone would become undevelopable though they were intended for development. In response, the Chairperson explained that each application would be considered on a case-by-case basis, and Members should carefully consider whether there were compelling justifications to deviate from the established assessment criteria and whether approval of the application would set a precedent for similar applications. A Member concurred and said that the Committee should focus on the applicant’s intent, i.e. development of a Small House. Even the application was rejected, the Site would not be deprived of its development right and potential. Another Member added that as there was sufficient land within the “V” zone to meet the demand for Small House development, it was considered more appropriate to concentrate Small House development within the “V” zone. Moreover, since land was available within the “V” zone, the application did not meet the assessment criteria that warranted favourable consideration even with a proposed Small House footprint of not less than 50% (i.e. about 60%) falling within the “V” zone.

51. Having regard to the High Court’s judgment of the aforementioned JR case, the

Vice-chairperson enquired whether the applicant had demonstrated efforts to identify suitable sites within the “V” zone or explore alternative options. In response, the Chairperson said that the situation of the JR case was unique and differed from that of the current application. The application site of the JR case straddled the “V” and the “Comprehensive Development Area” (“CDA”) zones and was outside the scope of the approved master layout plan for the “CDA” zone, thus warranted special consideration due to being otherwise undevelopable. Nevertheless, the Site of the current application did not present such unique circumstances as the “R(D)” zone remained developable.

52. The Chairperson summarised that while having diverse views on the application, majority of Members did not support the application having considered the Interim Criteria, i.e. when there was sufficient land within the “V” zone to meet the Small House demand, Small House developments that fell outside “V” zones would not normally be approved. The JR case which partially fell within the “CDA” zone was unique and differed from the current application which partially fell within the “R(D)” zone, as the concerned lot under the current application retained the potential to be combined with adjacent lot for development. The Committee’s decision to reject the application was made in accordance with the Interim Criteria. Should the applicant choose to reapply, more evidence of practical difficulties and justifications as to why the proposed Small House development could not be confined within the “V” zone should be submitted to the Committee for reconsideration based on the individual merits of the case.

[Mr Ryan M.K. Ip left the meeting during deliberation.]

53. After deliberation, the Committee decided to reject the application. The reason was:

“land is still available within the “Village Type Development” (“V”) zone of Wang Toi Shan which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

[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 Dino W.L. Tang, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

### **Agenda Item 39**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/754            Temporary Drone Training Centre for a Period of 3 Years in  
                                 “Recreation” Zone, Lots 284 (Part), 285 (Part), 286 (Part), 320 (Part),  
                                 321 and 323 RP (Part) in D.D. 126 and Adjoining Government Land,  
                                 Fung Ka Wai, Yuen Long  
                                 (RNTPC Paper No. A/YL-PS/754)

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

54.            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.

55.            Members had no question on the application.

#### **Deliberation Session**

56.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.7.2028, 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 representative for attending the meeting. He left the meeting at this point.]

**Agenda Item 43**

Any Other Business

[Open Meeting]

57.           There being no other business, the meeting was closed at 5:05 p.m.

**Minutes of 768<sup>th</sup> Rural and New Town Planning Committee  
(held on 4.7.2025)**

**Deferral Cases**

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
4	Y/YL-KTS/8	2 <sup>nd</sup> <sup>^</sup>
7	A/SK-TLS/67	1 <sup>st</sup>
8	A/ST/1038	1 <sup>st</sup>
10	A/NE-KLH/656	1 <sup>st</sup>
11	A/NE-KLH/657	1 <sup>st</sup>
18	A/YL-KTN/1092	2 <sup>nd</sup> <sup>^</sup>
22	A/YL-KTN/1118	1 <sup>st</sup>
27	A/YL-KTS/1076	1 <sup>st</sup>
30	A/YL-PH/1068	1 <sup>st</sup>
31	A/YL-PH/1069	1 <sup>st</sup>
33	A/HSK/547	2 <sup>nd</sup> <sup>^</sup>
37	A/YL-HTF/1191	1 <sup>st</sup>
42	A/YL-TT/702	2 <sup>nd</sup> <sup>^</sup>

**Note:**

<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:

Item No.	Member's Declared Interest	
8	The application was submitted by the Chinese University of Hong Kong (CUHK).	- Dr Venus Y.H. Lun for being a special project director of a research and development centre which was hosted by CUHK and two other universities

The Committee noted that Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting.

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/768\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/768_rnt_agenda.html) for details of the planning applications.

**Minutes of 768<sup>th</sup> Rural and New Town Planning Committee  
(held on 4.7.2025)**

**Renewal Cases**

Applications for renewal of temporary approval for 3 Years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
12	A/NE-PK/217	Temporary Animal Boarding Establishment and Ancillary Facilities in “Recreation” Zone, Lots 3252, 3262 (Part), 3263, 3264, 3265 S.A (Part) and 3265 S.B (Part) in D.D. 91 and Adjoining Government Land, On Po Tsuen, Sheung Shui	13.8.2025 to 12.8.2028
15	A/STT/24	Temporary Public Vehicle Park (Excluding Container Vehicle) in “Other Specified Uses” annotated “Innovation And Technology”, “Other Specified Uses” annotated “Amenity Area” Zones and area shown as ‘Road’, Lots 372 S.D RP (Part), 378, 379, 380, 382 (Part), 383 (Part), 385, 389 S.A (Part), 389 S.B (Part), 389 RP (Part) and 390 in D.D. 99, San Tin, Yuen Long	6.7.2025 to 5.7.2028
28	A/YL-NSW/347	Temporary Social Welfare Facility (Integrated Community Service Centre) in “Undetermined” Zone, Former Small Traders New Village Public School in D.D. 115, Small Traders New Village, Nam Sang Wai, Yuen Long	16.7.2025 to 15.7.2028
34	A/HSK/566	Temporary Open Storage of Containers in “Residential (Group B) 2”, “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 128 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long	20.7.2025 to 19.7.2028

**Minutes of 768<sup>th</sup> Rural and New Town Planning Committee  
(held on 4.7.2025)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 4.7.2028

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
9	A/NE-KLH/646	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 1704 RP in D.D. 7, Tai Hang Tsuen, Tai Po
14	A/NE-TK/835	Temporary Public Vehicle Park (Private Cars Only) in “Recreation” Zone, Lot 1610 RP (Part) in D.D. 17, Lo Tsz Tin Village, Tai Po
16	A/YL-SK/408	Proposed Temporary Shop and Services and Associated Filling and Excavation of Land in “Village Type Development” Zone, Lot 1370 S.I in D.D. 112, Shui Tsan Tin, Shek Kong, Yuen Long
17	A/YL-KTN/1088	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lots 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, Yuen Long
19	A/YL-KTN/1112	Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Facilities in “Residential (Group A)” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long
20	A/YL-KTN/1114	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lots 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Kam Tin North, Yuen Long
21	A/YL-KTN/1116	Proposed Temporary Eating Place with Ancillary Facilities in “Other Specified Uses” annotated “Railway Reserve” Zone, Lot 86 (Part) in D.D. 107, San Tam Road, Kam Tin, Yuen Long
23	A/YL-KTS/1040	Proposed Temporary Shop and Services (Vehicle Showroom) in “Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long
24	A/YL-KTS/1062	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land in “Agriculture” Zone, Lots 502 RP and 507 S.A RP in D.D. 103, Kam Tin, Yuen Long
32	A/HSK/546	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office in “Village Type Development” and “Open Space” Zones, Lots 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D.D. 124, Ha Tsuen, Yuen Long, New Territories
35	A/HSK/567	Temporary Open Storage of Construction Machinery and Construction Materials in “Open Space” and “Government, Institution or Community” Zones, Lots 43 (Part), 192 S.A ss.1 (Part), 192 S.A RP (Part), 192 S.B ss.1 (Part) and 192 S.B RP (Part) in D.D.128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
38	A/YL-LFS/558	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office in “Recreation” Zone, Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
40	A/YL-TYST/1312	Proposed Temporary Shop and Services in “Residential (Group D)” Zone, Lot 2612 (Part) in D.D. 124, Yuen Long
41	A/YL-TYST/1313	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office in “Residential (Group C)” Zone, Lot 1282 (Part) in D.D. 119, Yuen Long

(b) Application on a temporary basis for 5 years until 4.7.2030

Item No.	Application No.	Planning Application
26	A/YL-KTS/1075	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” Zone, Lots 1023 S.A, 1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long

(c) Application on a temporary basis for 6 years until 4.7.2031

Item No.	Application No.	Planning Application
36	A/TM/599	Proposed Temporary Shop and Services (Retail Shop) with Ancillary Facilities in “Village Type Development” Zone, Lots 248 S.B, 250, 251, 253 and 254 in D.D. 132, Tuen Mun

**Declaration of Interests**

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
9	The application site was located in Tai Hang Tsuen, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
40	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

The Committee noted that Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting. As the application under Item 40 was for temporary shop and services use in the locality, the interest of Mr Timothy K.W. Ma was considered indirect and the Committee agreed that he could stay in the meeting.