

## **TOWN PLANNING BOARD**

### **Minutes of 772<sup>nd</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 5.9.2025**

#### **Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice- chairperson

Mr K.W. Leung

Mr Timothy K.W. Ma

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Chief Traffic Engineer/New Territories West,  
Transport Department  
Ms Vilian W.L. Sum

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

Principal Environmental Protection Officer (Territory North),  
Environmental Protection Department  
Ms Clara K.W. U

Assistant Director/Regional 1,  
Lands Department  
Ms Catherine W.S. Pang

Deputy Director of Planning/District  
Ms Donna Y.P. Tam

Secretary

**Absent with Apologies**

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Simon Y.S. Wong

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Ms Katy C.W. Fung

Town Planner/Town Planning Board  
Ms Loree L.Y. Duen

**Agenda Item 1**

Confirmation of the Draft Minutes of the 771<sup>st</sup> RNTPC Meeting held on 15.8.2025

[Open Meeting]

1. The draft minutes of the 771<sup>st</sup> RNTPC meeting held on 15.8.2025 were confirmed without amendment.

**Agenda Item 2**

Matters Arising

[Open Meeting]

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

## **Deferral Cases**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions only)]

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

3. The Committee noted that there were 25 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 renewed periods. 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 23 cases selected for streamlining arrangement including two applications for permanent uses and 21 applications for temporary uses. The Planning Department had no objection to the applications for permanent uses and temporary uses for the applied periods. Details of the planning applications, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 3**.

### Deliberation Session

8. After deliberation, the Committee decided to approve the applications on a permanent basis and 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.

[Mr Ryan M.K. Ip joined the meeting at this point.]

**Sai Kung and Islands District**

**Agenda Item 3**

[Open Meeting]

Proposed Amendments to the Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6

(RNTPC Paper No. 9/25)

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9. The Secretary reported that Amendment Item A (Item A) involved rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road (Item A Site) for campus extension of the Hong Kong University of Science and Technology (HKUST). Dr Venus Y.H. Lun had declared an interest on this item for being a special project director of a research and development centre which was hosted by HKUST and two other universities. The Committee noted that Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting.

**Presentation and Question Sessions**

10. The following representatives from the Planning Department (PlanD), the Education Bureau (EDB) and HKUST were invited to the meeting at this point:

**PlanD**

Mr Walter W.N. Kwong	-	District Planning Officer/Sai Kung and Islands (DPO/SKIs)
Ms Tammy S.N. Kong	-	Senior Town Planner/Sai Kung and Islands (STP/SKIs)
Ms Sylvia L.Y. Lam	-	Town Planner/Sai Kung and Islands

**EDB**

Mr P.L. Cheng	-	Senior Executive Officer (Higher Education) (SEO (Higher Education))
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**HKUST**

Mr John Kwong	]	
Mr Kit Leung	]	
Mr Joe Lui	]	Campus Development Office
Mr Sam Tsan	]	

11. With the aid of a PowerPoint presentation, Ms Tammy S.N. Kong, STP/SKIs, PlanD briefed Members on the proposed amendments to the approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. Item A was related to campus extension of HKUST while Items B1 and B2 were to reflect a completed residential development and as-built conditions respectively. The proposed amendments mainly included:

- (a) Item A – rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road from “Green Belt” (“GB”) to “Government, Institution or Community (1)” annotated Area (d) subject to a maximum building height (BH) of 8 storeys;
- (b) Item B1 – rezoning of a site to the east of Tai Po Tsai from “Comprehensive Development Area (1)” (“CDA(1)”), “GB”, “Village Type Development” (“V”) and areas shown as ‘Road’ to “Residential (Group B)” subject to a maximum domestic gross floor area (GFA) of 98,200m<sup>2</sup>, a maximum non-domestic GFA of 2,000m<sup>2</sup>, and a maximum BH of 24m in Area (a) and 18m in Area (b) both excluding basement(s); and
- (c) Item B2 – rezoning of four strips of land to the east of Tai Po Tsai from “CDA(1)” to “GB”, “V” and “Residential (Group C) 7”.

12. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedule of Notes to Statutory Plans.

13. With the aid of a PowerPoint presentation, Mr John Kwong, HKUST’s

representative, brief Members on the following main points:

- (a) in response to the policy initiatives to develop Hong Kong into an international hub for post-secondary education and promote the “Study in Hong Kong” brand, the proportion of non-local students intake in HKUST last year had reached 40% and the number of non-local students was expected to increase further in the future;
- (b) HKUST was currently in shortage of teaching and learning space to address the growing student population. With the donation of private land from The Shaw Foundation (i.e. Item A Site) to HKUST, the proposed campus extension would provide additional educational space, research and ancillary facilities within a shorter timeframe for the future development of HKUST; and
- (c) if the proposal was supported by the Town Planning Board (the Board), HKUST would proceed with the implementation as soon as possible.

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

*Student Admission and Accommodation*

15. Some Members raised the following questions:

- (a) whether the increase in non-local students was at the undergraduate or postgraduate level, and whether the enrolment opportunities for local students would be affected;
- (b) arrangements for student hostels with respect to the increase in non-local student admission quota; and
- (c) any consideration given to the provision of additional student hostel in the proposed campus extension.



16. In response, Mr John Kwong, HKUST's representative, with the aid of a PowerPoint slide, made the following main points:

- (a) the enrolment of non-local students was on top of local student places and the study opportunities for local students would not be affected. To foster a vibrant and diverse academic community, HKUST had its own policy for student admission, under which 50% of the non-local student places would be allocated to students from the Mainland, Taiwan and Macau. There had been an increasing demand from non-local students for undergraduate and postgraduate courses at HKUST. To address the growing student population and the corresponding increase in teaching and supporting staff, there was an imminent need for expansion of infrastructure for additional teaching and research facilities to provide a conducive learning environment;
- (b) at present, there were about 4,000 student accommodation places. Besides, an addition of about 1,500 student accommodation places would be available within this year. In the medium to long term, HKUST would continue to explore suitable locations to provide more on-campus and off-campus student accommodations; and
- (c) although both teaching and learning facilities and student accommodations were requisite to address growing student population, the campus extension project was considered more suitable for the former as they were urgently required to meet the demand.

17. The Chairperson supplemented that the Chief Executive's 2023 Policy Address announced that to develop Hong Kong into an international hub for post-secondary education, the admission quota of non-local students to Government-funded post-secondary institutions would be increased to 40% of local student places for undergraduate studies. Mr P.L. Cheng, SEO (Higher Education), EDB added that the eight University Grants Committee-funded universities might admit non-local students by way of over-enrolment, and the number of such non-local students would be counted separately from local student

places so as to ensure that study opportunities for local students would not be affected.

18. The Chairperson said that to facilitate the policy initiative, the Board on 27.6.2025 agreed to expand the definition of ‘Hotel’ under Definition of Terms used in Statutory Plans to include student hostels supported by government policy, including those admitted into the pilot scheme jointly launched by the Development Bureau and EDB (i.e. eligible student hostels on a self-financing and privately-funded basis), encouraging the conversion of existing hotels and/or commercial/office buildings, e.g. those within “Commercial” zone, into student hostels without the need for planning permission. This policy would help meet the acute demand for student hostels of universities.

#### *Traffic and Connectivity*

19. A Member enquired about the traffic impact of the proposed campus extension on the nearby planned/committed developments particularly the redevelopment of the Ex-Shaw Brothers’ Studio which would share the same access road with the proposed campus extension. In response, Mr Walter W.N. Kwong, DPO/SKIs, PlanD, with the aid of a PowerPoint slide, said that the Ex-Shaw Brothers’ Studio, which was zoned “Comprehensive Development Area (2)” on the OZP and had obtained planning permission for redevelopment, was at the stage of land exchange and building plan submissions. It was expected that construction works would commence later. The Traffic Impact Assessment (TIA) conducted by HKUST had taken into account the redevelopment of the Ex-Shaw Brothers’ Studio and other planned/committed development projects, as well as the planned improvement at the junction of Clear Water Bay Road/Ngan Ying Road to be implemented by the project proponent of the redevelopment of the Ex-Shaw Brothers’ Studio, together with other road improvement works in the vicinity. The findings of TIA revealed that the proposed campus extension would not cause adverse traffic impact on the surrounding road network.

20. Another Member asked about the details of the pedestrian and transport connections between the existing main campus and the proposed campus extension. In response, Mr Joe Lui, HKUST’s representative, with the aid of a PowerPoint slide, said that the proposed campus extension was conveniently accessible from the existing South Bus Station (located next to the South Entrance of HKUST) which was located to the northeast of

Item A Site and from Clear Water Bay Road where public transport services including bus and minibus were available. To enhance pedestrian connectivity with the main campus, a covered footbridge connecting the proposed campus extension to the South Bus Station would be provided. In terms of vehicular access arrangement, a vehicular entrance on Clear Water Bay Road had been proposed for the campus extension, which would be connected to the main campus, including to the South Bus Station, through the internal roads of the proposed campus extension.

#### *Environmental and Sewerage Aspects*

21. A Member raised the following questions:

- (a) whether any assessment had been conducted to assess the ecological impact as Item A Site was zoned “GB” which was covered by trees; and
- (b) whether the proposed on-site sewage treatment system (STS) would be at tertiary treatment level, and whether the reclaimed water would be re-used.

22. In response, Mr Joe Lui, HKUST’s representative, made the following main points:

- (a) relevant technical assessments, including Environmental Assessment and tree surveys, had been conducted to support the proposed development, and no rare species were identified. Majority of the trees at the northern site boundary would be preserved in-situ while the felled trees would be compensated at a ratio of about 1:0.66 in terms of number; and
- (b) the treatment level of the proposed on-site underground STS could be explored at the detailed design stage and the reclaimed water could be used for other purposes such as irrigation.

#### *Layout Design and Implementation Timeline*

23. Noting that all the building blocks in the indicative scheme were 8 storeys, a

Member enquired whether there would be scope for BH variation to enhance the visual interest of the proposed development. In response, Mr Joe Lui, HKUST's representative, said that the BH of the proposed development was restricted to a maximum of 8 storeys due to site constraints. If there was BH variation, there would be a reduction in BH and hence a reduction in the floor area available for teaching and learning space. To add visual interest to the proposed development, the building layout and disposition would be further enhanced at the detailed design stage.

24. With regard to the Vice-chairperson's question on whether some of the land immediate north of Item A Site was privately owned by other land owner(s) and hence could not be included in Item A Site for rationalisation of site boundary and better site utilisation, Mr Walter W.N. Kwong, DPO/SKIs, PlanD, with the aid of a PowerPoint slide, explained that the land was privately owned while there was no information at hand on whether it was owned by the donor of Item A Site or other land owners. According to site observation, the plant nursery located to the north of Item A Site was still in operation.

25. A Member asked about the implementation timeframe of the campus extension project. In response, Mr John Kwong, HKUST's representative, said that if the project was agreed by the Board, HKUST would proceed to the land administration work and aimed to commence the construction works in 2027 for completion in about 3 to 4 years.

#### *Others*

26. Two Members raised the following questions:

- (a) noting that three existing graves would be preserved in the proposed scheme, whether HKUST had liaised with descendants of the three graves;
- (b) whether there would be any planning gain from the proposed campus extension project to the community; and
- (c) the financial arrangement for the campus extension.

27. In response, Messrs John Kwong and Joe Lui, HKUST's representatives, made

the following main points:

- (a) the relevant District Council and Rural Committee were consulted on the proposed campus extension including the preservation of the three graves in the Item A Site. While HKUST had not yet communicated with the descendants, it would liaise with them on the arrangement of the existing graves at a later stage of the project;
- (b) in terms of planning gains to the community, there would be more students and the campus extension project could attract top-notch professors/teaching staff who would help boost economic activities, such as catering and retail sectors as well as the rental demand for accommodation in the local area. As HKUST campus was open to the public, the campus extension project could provide communal space for public enjoyment and community activities; and
- (c) the project would be self-financed by HKUST and funded by donations.

28. The Chairperson remarked that the proposed campus extension was to echo the Government's policy to develop Hong Kong as an international hub for post-secondary education, for which policy support was given by EDB. Relevant technical assessments submitted demonstrated that there were no insurmountable problems, and there was no objection nor adverse comment from relevant government departments. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

29. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No. S/SK-CWBN/6 and that the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6A at Attachment II of the Paper (to be renumbered as S/SK-CWBN/7 upon exhibition) and its Notes at Attachment III of the Paper are suitable for

public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and

- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6A (to be renumbered as S/SK-CWBN/7 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

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

[The Chairperson thanked the government representatives and HKUST’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/Shia Tin, Tai Po and North (STPs/STN), and Mr Peter P.L. Ngan, Assistant Town Planner/Shia Tin, Tai Po and North (ATP/STN), were invited to the meeting at this point.]

**Agenda Item 12**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/841      Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Residential (Group C)” Zones, Various Lots in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, Fanling  
(RNTPC Paper No. A/NE-LYT/841B)

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31.            The Secretary reported that the application was submitted by E Man Construction Company Limited, which was a subsidiary of Henderson Land Development Company Limited (HLD). The following Members had declared interests on the item:

Mr Vincent K.Y. Ho                      -        having current business dealings with HLD; and

Mr Ryan M.K. Ip                         -        being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from Henderson Group.

32.            The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of Henderson Group in relation to the item, the Committee agreed that he could stay in the meeting.

**Presentation and Question Sessions**

33.            With the aid of some plans, Mr Peter P.L. Ngan, ATP/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.

34.            Members had no question on the application.

## Deliberation Session

35. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 5.9.2028, 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 14**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/49      Temporary Vehicle Repair Workshop and Open Storage of Vehicles (Coaches Only) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 472 RP (Part), 473, 474, 475 RP, 476 S.A RP and 518 in D.D. 90 and Lot 100 in D.D. 86 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling  
(RNTPC Paper No. A/NE-MKT/49)

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### **Presentation and Question Sessions**

36. With the aid of some plans, Mr Ryan C.K. Ho, 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) did not support the application.

37. A few Members raised the following questions:

- (a) whether the comments from the Transport and Logistics Bureau (TLB) that ‘the continuous provision of vehicle repair services (including the services provided by the applicant) was essential to the service reliability and safe operation of non-franchised buses’ as stated in paragraph 10.2.1(c) of the Paper were considered as policy support with regard to the Town Planning



Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G); and

- (b) whether the subject business operation had already been relocated from Ping Che to the application site (the Site).

38. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of a visualiser, made the following main points:

- (a) having considered that existing open storage and port back-up operations/uses might be affected by the new development area projects and their need for relocation, TPB PG-No. 13G provided that except those involving land in Category 4 area, where the operations/uses were affected by resumption and clearance operations of the Government to make way for developments, sympathetic consideration could be given if policy support was given by relevant bureau(x) to the applications for relocation of the affected operations/uses to concerned sites and there was no adverse departmental comments and local objections or the concerns could be addressed by approval conditions;
- (b) for the subject case, the applicant claimed that the original site was affected by the Ping Che/Ta Kwu Ling New Development Area (PC/TKL NDA), and the land owner was not willing to offer a longer term tenancy agreement in view of the development of PC/TKL NDA. As a result, the operation had to be relocated to the Site. Subsequently, the development of PC/TKL NDA was re-planned and had been included in the planning and engineering study for New Territories North (NTN) New Town (the NTN New Town Study). The Site fell within the Priority Development Area of NTN New Town planned for 'University Town'. The NTN New Town Study was underway and the implementation programme of the NTN New Town was still being formulated, with works targeted to commence in 2028/29 at the earliest. Hence, land resumption had not yet been carried out. For the subject application, the Development Bureau (DEVB) had not given policy support. The applied use did not comply with TPB

PG-No. 13G in that the Site fell within the Category 3 area and there was no previous planning approval for the Site; no policy support was given; and there were adverse departmental comments on landscape and agricultural aspects and local objections; and

- (c) the operation had been relocated from Ping Che to the Site in 2023/2024.

39. With regard to a Member's enquiry on whether policy support could be given by relevant bureau(x) other than DEVB, the Chairperson said that TPB PG-No. 13G stated that policy support should be given by relevant bureau(x) for the relocation of the operations/uses affected by resumption and clearance operations of the Government to make way for developments. For the subject application, DEVB had not given policy support, and as stated in paragraph 10.2.1(d) of the Paper, comments of the Commissioner for Tourism which included TLB's views on the provision of vehicle repair services in relation to the service reliability and safe operation of non-franchised buses, were viewpoints provided to the Town Planning Board for consideration, and there was no clear indication of policy support from relevant bureau(x).

40. Noting that the Site was subject to enforcement actions, a Member enquired about the planning enforcement actions of the Site, the penalty of conviction and effectiveness of the enforcement actions. In responses, Mr Ryan C.K. Ho, STP/STN, with the aid of a plan, said that the Site was the subject of three active planning enforcement actions against unauthorized developments (UDs) involving storage use, workshop use and parking of vehicles. Enforcement Notices (ENs) had been issued requiring discontinuation of the UD on the Site by the specified dates. If the UD had not been discontinued by the specified dates in accordance with the ENs, the Planning Authority would instigate prosecution action subject to collection of sufficient evidence. If a person was convicted for failing to comply with the EN under the Town Planning Ordinance (the Ordinance), the fine for a first conviction could be up to a maximum of \$500,000 plus a daily fine of \$50,000. In the case of a second or subsequent conviction, the fine could increase up to a maximum of \$1,000,000 plus a daily fine of \$100,000. The Chairperson supplemented by citing a recent case that prosecution action had recently been taken by the Planning Authority on a site zoned "Green Belt" in Lam Tei due to failure to comply with a Reinstatement Notice and the fine imposed was \$450,000, which demonstrated the effectiveness and deterrent effect of the

enforcement actions.

41. A Member asked whether the vehicle repair workshop located to the northwest of the Site (Plan A-2 of the Paper) was an “existing use” under the Ordinance or whether planning permission had been obtained. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of a plan, said that the vehicle repair workshop, which was fenced off from the Site, was neither covered by valid planning permission nor subject to planning enforcement action for the time being.

### Deliberation Session

42. While noting that there was demand for vehicle repair workshops, a Member expressed concern about the status of the vehicle repair workshop located to the northwest of the Site and suggested follow-up investigation. The Chairperson said that PlanD would review the background of the vehicle repair workshop and assess whether enforcement action should be taken, as appropriate. Members generally considered that the application should be rejected.

43. 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 and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the applied use with associated filling of land does not comply with the Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) in that no previous approval has been granted to the site and there are adverse departmental comments and local objections.”

[Mr Bond C.P. Chow left the meeting at this point.]

### **Agenda Item 18**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/222                      Proposed House (New Territories Exempted House - Small House) in  
   “Agriculture” Zone, Lot 1582 S.B in D.D. 91, Kai Leng, Sheung Shui  
   (RNTPC Paper No. A/NE-PK/222)

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

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

45.                      Members had no question on the application.

#### **Deliberation Session**

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 5.9.2029, 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 19**

### **Section 16 Application**

[Open Meeting]

A/NE-TK/832      Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Barbecue Site and Hobby Farm) and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po

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

## **Agenda Item 22**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/810      Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1160 and 1188 RP in D.D. 77, Ha Shan Kai Wat, Ta Kwu Ling  
(RNTPC Paper No. A/NE-TKL/810)

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### **Presentation and Question Sessions**

48.            With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

49.            A Member enquired whether the applicant of the previous approved planning application (No. A/NE-TKL/569) at the application site (the Site) was the same as that of the current application. In response, Ms Ivy C.W. Wong, STP/STN, with the aid of some plans, explained that while the applicant of the previous application was different from that of the current application, the name of the indigenous villager provided in the application form of

the previous application was the same as that of the applicant of the current application. The applicant of the current application had submitted information to clarify that he was in fact the applicant for the proposed Small House at the Site in both the previous and current applications, and the applicant of the previous application had assisted in making the planning application.

#### Deliberation Session

50. 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 5.9.2029, 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.]

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

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

### **Agenda Item 23**

#### **Section 16 Application**

[Open Meeting]

A/FLN/33                      Proposed Minor Relaxation of the Non-building Area Restriction for  
Proposed                      Footbridge                      Connecting                      the                      Permitted  
Commercial/Residential Development in “Residential (Group A) 1”  
Zone, Fanling/Sheung Shui Town Lot 297 at Area 14, Fanling North  
New Development Area

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

### **Agenda Item 24**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1045                      Proposed Filling and Excavation of Land for Permitted House (New  
Territories Exempted House) in “Village Type Development” Zone,  
Lot 226 (Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/1045B)

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

52.                      With the aid of some plans, Mr Adrian Y.G. To, STP/FSYLE, briefed Members on the background of the application, the proposed works, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

53.                      Members had no question on the application.

#### **Deliberation Session**

54.                      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 5.9.2029, 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 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-SK/413            Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 440 in D.D.112, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/413A)

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### **Presentation and Question Sessions**

55.            With the aid of some plans, Mr C.K. Fung, STP/FSYLE, 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.

56.            The Vice-chairperson and a Member had the following questions:

- (a) details about Agricultural Priority Areas (APAs) as mentioned in the public comments, and whether the application site (the Site) fell within the APAs; and
- (b) the location of the suspected unauthorized developments (UDs) in the vicinity of the Site.

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



- (a) the Agriculture, Fisheries and Conservation Department (AFCD) commissioned the “Consultancy Study on Agricultural Priority Areas” to identify APAs for preservation of quality farmland and facilitating long-term active farming use. AFCD was engaging stakeholders with a view to continuing to refine the proposals. While the Site did not fall within the proposed APAs, the farmland clusters in the surrounding areas were within the proposed APAs; and
- (b) the storage yards to the east and northwest of the Site were suspected UDs without valid planning permission. Enforcement action would be considered subject to the collection of sufficient evidence.

#### Deliberation Session

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

- “(a) the proposed 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 and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed use with associated filling of land is not compatible with the surrounding land uses.”

### **Agenda Item 30**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/419            Proposed Temporary Religious Institution with Ancillary Shop and Services for a Period of 3 Years in “Industrial (Group D)” Zone, Lot 1633 in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long  
(RNTPC Paper No. A/YL-SK/419)

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

59.            With the aid of some plans, Ms Kirstie Y.L. Law, STP/FSYLE, 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.

60.            A Member enquired whether toilet was provided at the Site and about the commodities to be sold in the tuck shop of the proposed development. In response, Ms Kirstie Y.L. Law, STP/FSYLE, said that while no toilet was provided at the Site, as the proposed use was intended to support the operation of Ling Wan Monastery located to the east of the Site as shown on Plan A-3 of the Paper, visitors could use the facilities there. According to the submission, drinks, local produce and souvenirs would be sold in the ancillary tuck shop.

#### **Deliberation Session**

61.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 5.9.2028, 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 37**

**Section 16 Application**

[Open Meeting]

A/YL-KTN/1141      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 912 (Part) in D.D. 109, Kam Tin North, Yuen Long

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

**Agenda Item 44**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1076      Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lots 2063 and 2064 in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/1076A)

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**Presentation and Question Sessions**

63.            With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, 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.

64.            Members had no question on the application.

**Deliberation Session**

65.            After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 5 years until 5.9.2030, 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.

[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 Raymond H.F. Au, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), Mr Dino W.L. Tang, Ms Carman C.Y. Cheung, Mr Eric C.Y. Chiu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Max Y.L. Wong, Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

### **Agenda Item 52**

[Open Meeting]

Proposed Amendments to the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20  
(RNTPC Paper No. 10/25)

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66. The Secretary reported that the proposed amendments to the Ping Shan Outline Zoning Plan (OZP) involved, among others, rezoning of four parcels of land at Wing Ning Tsuen, Yuen Long to facilitate a proposed development for public and private housing under the Land Sharing Pilot Scheme (LSPS) (Amendment Items A1 to C) (Items A1 to C). The public housing development of LSPS would be developed by the Hong Kong Housing Authority (HKHA). Busy Firm Investment Limited, which was a subsidiary of New World Development Company Limited (NWD), was the LSPS applicant of the LSPS development, and AECOM Asia Company Limited (AECOM) was one of the consultants of the LSPS applicant. The following Members had declared interests on the item:

- |  |   |  |
|--|---|--|
| Mr Bond C.P. Chow<br>(as Chief Engineer (Works),<br>Home Affairs Department) | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA;    |
| Mr Timothy K.W. Ma   | - | being a member of the LSPS Panel of Advisors;  |
| Mr Vincent K.Y. Ho   | - | 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 and executive director of Public Policy Institute of Our Hong Kong Foundation of which had received donations from New World Group. |

67. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. According to the procedure and practice adopted by the Board, as the proposed amendment for public housing development was the subject of amendment to the OZP proposed by the Planning Department (PlanD), the interest of Mr Bond C.P. Chow in relation to HKHA on the item needed to be recorded. The Committee noted that Mr Bond C.P. Chow had left the meeting. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of New World Group in relation to this item, he could stay in the meeting. As the interests of Messrs Timothy K.W. Ma and Rocky L.K. Poon were considered direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

[Messrs Timothy K.W. Ma and Rocky L.K. Poon left the meeting temporarily at this point.]

#### Presentation and Question Sessions

68. Other than PlanD's representatives as listed out before paragraph 66 above, the following government representatives and consultants of the LSPS project (Consultants) were invited to the meeting at this point:

**Development Bureau (DEVB)**

Mr Mann M.H. Chow      -      Head of Land Sharing Office (H of LSO)

Mr Stephen C.Y. Chan      -      Senior Town Planner (Planning & Lands)

Mr Kanic C.K. Kwok      -      Town Planner (Planning & Lands)

**Consultants**

*Llewelyn-Davies Hong Kong Limited*

Mr Dickson Hui

Mr Man Ho

Mr Edison Law

*Larry H.C. Tam & Associates Limited*

Mr Spancer Wong

*Ramboll Hong Kong Limited*

Ms Katie Yu

*MVA Hong Kong Limited*

Ms Rebecca Chan

Mr Ray Mui

*AECOM*

Mr Willie Wan

Ms Cindy Lam

69. With the aid of a PowerPoint presentation, Mr Dino W.L. Tang, STP/TMYLW, PlanD briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Items A1 to C were related to the LSPS development while Item D was to take forward a section 12A (s.12A) application (No. Y/YL-PS/6) agreed by the Committee of the Board. Items E and F were to reflect the existing conditions and latest planning circumstances of two “Comprehensive Development Area” (“CDA”) sites and Item G was to

amend the zoning boundary of “CDA” zone arising from Item A2. The proposed amendments included:

- (a) Item A1 – rezoning of a site at Wing Ning Tsuen from “Green Belt” (“GB”) to “Residential (Group A) 7” (“R(A)7”) subject to a maximum gross floor area (GFA) of 82,560m<sup>2</sup> and a maximum building height (BH) of 175mPD;
- (b) Item A2 – rezoning of four land parcels at Wing Ning Tsuen from “CDA” and “GB” to “R(A)8” subject to a maximum GFA of 210,143m<sup>2</sup> and a maximum BH of 160mPD;
- (c) Item B – rezoning of a strip of land along the Mass Transit Railway (MTR) Tsuen Ma Line (TML) Viaduct from “CDA”, “GB” and area shown as ‘Tuen Ma Line Emergency Access Point’ to area shown as ‘Road’;
- (d) Item C – rezoning of two pieces of land at Wing Ning Tsuen from “GB” to “Government, Institution or Community”;
- (e) Item D – rezoning of a site to the north of Castle Peak Road – Ping Shan from “Village Type Development” and “CDA” to “R(A)9” subject to a maximum domestic plot ratio (PR) of 4.5, a maximum non-domestic PR of 0.48 and a maximum BH of 105mPD, and to stipulate under the “R(A)9” zone that a GFA of not less than 5,400m<sup>2</sup> should be required for provision of government, institution and community (GIC) facilities, which should be included for PR calculation;
- (f) Item E – rezoning of a site to the southeast of Tong Fong Tsuen and west of the junction of Ping Ha Road and Castle Peak Road from “CDA” to “Residential (Group E) 1” (“R(E)1”) subject to a maximum PR of 1 and a maximum BH of 5 storeys including car parks;
- (g) Item F – rezoning of a site to the northeast of the junction of Ping Ha Road and Castle Peak Road from “CDA” to “Residential (Group B) 2” (“R(B)2”) subject to a maximum PR of 1 and a maximum BH of 5 storeys including

car parks; and

(h) Item G – adjustment to the zoning boundary of “CDA” zone.

70. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedule of Notes to Statutory Plans.

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

#### Amendment Items A1 to C

##### *Housing Mix of LSPS Development*

72. Noting that the increase in the domestic GFA for public and private housing at a ratio of 70:30 was one of the criteria for LSPS development, a Member enquired about the calculation of GFA for public and private housing under the LSPS development. In response, Mr Mann M.H. Chow, H of LSO, DEVB, with the aid of a PowerPoint slide, explained that the domestic GFA of about 13,442m<sup>2</sup> generated from the adjoining government land (GL) which was incapable of reasonable separate alienation or development and the third party land was excluded from the calculation of the housing mix. Based on the GFA generated from the private land of the applicant and the public and private housing ratio of 70:30, the domestic GFA for the public housing portion would be 192,641m<sup>2</sup> and that for the private housing portion would be 82,560m<sup>2</sup>. The GFA of about 13,442m<sup>2</sup> generated from such GL and the third party land was included in the public housing portion, and as a result, the domestic GFA for public housing was 206,083m<sup>2</sup> as stated in the Paper.

##### *Housing Mix of the Area and Building Design*

73. Noting that the private housing portion under Item A1 was mainly surrounded by public housing developments, a Member enquired whether there would be other private housing developments in the vicinity in future. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of a PowerPoint Slide, said that to the immediate west



and south of the LSPS sites were three sites zoned “CDA” adjoining Long Tin Road. Out of the three “CDA” sites, the two located in the west fell within the study area of an engineering feasibility study for potential public housing development while the remaining one in the east could be developed for private housing should there be any development proposals by land owner(s) or developer(s). To the further south near Item D Site, there were areas zoned “R(B)1” and “R(E)2” that could also be developed for private housing. The Chairperson supplemented that Item D which was to reflect an agreed s.12A application (No. Y/YL-PS/6), was also intended for private residential development.

74. Another Member enquired about the reasons for the raised floor design for the public housing development at Site C2 under Item A2 as shown in Drawing 11 of the Paper. In response, Mr Man Ho, the Consultant, explained that the raised floor design of some building blocks was to cater for the provision of emergency vehicular access and to facilitate air ventilation. The same Member further enquired whether the existing grave adjoining Site C2 under Item A2 could be relocated. In response, Mr Man Ho, the Consultant, said that upon site inspection and consultation with the Ping Shan Heung Rural Committee, the existing grave, which was excluded from the LSPS site, was proposed to be preserved in-situ, taking into account its considerable size and significance to the local villagers.

#### *Traffic, Transport and Pedestrian Facilities*

75. Some Members raised the following questions:

- (a) details about the road and junction improvement works with respect to the constraints of the existing MTR TML Viaduct;
- (b) noting that the LSPS development was located between MTR Tin Shui Wai Station and MTR Long Ping Station, the walking time from the LSPS development to the two MTR stations and the estimated demand for different transport modes;
- (c) the future maintenance and management (M&M) responsibilities for the road beneath the MTR TML under Item B and the road between Sites C1 and C2 as shown in Drawing 1 of the Paper;

- (d) whether the public transport terminus (PTT) located at the private housing portion of Item A1 was a GIC facility, whether the PTT would serve the general public, and the M&M arrangement for the PTT; and
- (e) the reasons for the difference in the width of the footpaths i.e. 3m and 3.5m respectively as shown in Drawing 1 of the Paper.

76. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD and Mr Man Ho, the Consultant, with the aid of some PowerPoint slides, made the following main points:

- (a) various road and junction improvement works had been proposed, including amongst others, upgrading the existing single track access road to a 2-lane carriageway of minimum 10.3m wide with a 3m-wide sidewalk on both sides and minimum 4m wide cycle track to enhance the traffic accessibility in the area and to cater for the anticipated development traffic flows, and upgrading and signalling the junction with Long Ping Road. The proposed improvement works had taken into account the interface with MTR TML Viaduct;
- (b) the LSPS site was located about 1 km (around 10 to 15-minute walking time) from MTR Long Ping Station. A PTT for bus, green minibus and taxi was planned at the private housing portion in Item A1, which would provide public transport services to MTR Long Ping Station and other locations to cater for the passenger demand arising from the proposed development. In addition to the planned PTT, there were bus stops along the public road under Item B to enhance the accessibility to various sites of the LSPS development. According to the modal split assumed in the Traffic Impact Assessment, around 70% to 80% of the estimated trips generated from the public and private housing of the LSPS development would rely on public transport;
- (c) the proposed road works would be gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and carried out by the LSPS

applicant, and the road would be handed over to the Government for future M&M upon completion;

- (d) the PTT was a public facility to serve the general public. It would be constructed by the LSPS applicant and handed over to the Government for M&M upon completion; and
- (e) while the width of the footpath was generally 3m, taking into account site constraints in the vicinity such as village entrances and graves, a width of 3.5m was proposed at some sections near the future on-street bus stops/laybys.

#### *Other Technical Aspects*

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

- (a) noting that the potential visual impact was “Moderately Adverse/ Significantly Adverse” from Kai Shan, i.e. viewpoint 5 (VP5), whether the proposed development would affect views to the ridgeline in the south of the proposed LSPS development and the details of the BHs of the LSPS development as shown in Drawing 17 of the Paper;
- (b) any mitigation measures proposed to alleviate the wind blockage from the LSPS development to areas located immediately downwind; and
- (c) given the proximity of the LSPS development to the MTR TML Viaduct, whether the LSPS sites would be affected by railway noise.

78. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) according to the Visual Impact Assessment, VP5 was located at the trail of Kai Shan, providing a panoramic view of Wang Chau area with Yuen Long New Town including planned public housing developments (i.e. Wang

Chau Phase 1 and Long Pin Public Housing Developments) and the LSPS development. Even without the LSPS development, there would be public housing development projects visible in this area. Together with the LSPS development, the area could be considered as an extension of Yuen Long New Town. Protection of ridgelines primarily referred to the ridgelines along the two sides of Victoria Harbour when viewed from key public viewing points. Ridgeline protection in other areas including the New Territories would be assessed on a case-by-case basis. While part of the ridgeline south of Yuen Long New Town would be obstructed as viewed from VP5 due to the LSPS development and other planned public housing developments, Kai Shan was not considered a popular/key public viewing point. Having considered the above, the LSPS development would not generate significant visual impact. Two BH profiles for the LSPS development had been shown in Drawing 17 of the Paper with the dashed lines indicating the proposed BH restrictions and the solid lines showing the BHs of the indicative scheme with BH variation;

- (b) the LSPS site was not located at a wind corridor. To mitigate the potential air ventilation impact to areas located immediately downwind, such as Wing Ning Tsuen and Ha Mei San Tsuen, the conceptual layout of the proposed LSPS development had been carefully considered, with various mitigation measures incorporated including building separations of about 15m, building setbacks from site boundaries in both private and public housing sites, raised floor design and disposition of open space; and
- (c) an Environmental Assessment, which included a Railway Noise Impact Assessment, had been conducted and the findings demonstrated that with the implementation of environmental mitigation measures incorporated in the indicative scheme, such as restricting the use of openable window facing directly the rail track, adverse rail noise impact was not anticipated. The LSPS applicant and HKHA would carry out further noise impact assessment for the private and public developments respectively at the detailed design stage.

*Land Administration*

79. A Member raised the following questions:

- (a) whether the Government or the LSPS applicant would be responsible for resuming the third party land within the LSPS site; and
- (b) how to demarcate the sites for private housing and public housing developments under the LSPS scheme.

80. In response, Mr Mann M.H. Chow, H of LSO, DEVB and Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of a PowerPoint slide, made the following main points:

- (a) the third party private land located at Site C2 under Item A2 would be resumed by the Government under the Land Resumption Ordinance (Cap. 124) for public housing development, and the GFA generated from the third party land would not be included in the calculation of the 70:30 housing mix between public and private housing development in accordance with the endorsed framework of the LSPS; and
- (b) HKHA would apply for a Vesting Order from the Lands Department for the public housing development, while the LSPS applicant would apply for a land exchange for the private housing portion under LSPS development based on the development restrictions under the proposed “R(A)7” zone. The demarcation of the private housing and public housing sites would be further refined at the detailed design stage in consultation with the concerned government departments, if required.

Amendment Items E and F

*Development Parameters*

81. Two Members raised the following questions:

- (a) whether there was any development proposal for Item E Site to support the rezoning from “CDA” to “R(E)1” and the reason for the maximum PR of 1 for the proposed “R(E)1” zone under Item E, noting that the maximum PR for “R(E)2” was 0.6; and
- (b) whether the maximum PR of 1 for the proposed “R(B)2” zone under Item F was to reflect the PR of the existing residential developments on the site.

82. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD made the following main points:

- (a) the Item E Site fell within the “CDA” zone, which was occupied by industrial developments with no development proposal received so far. As the other portion of the same “CDA” zone was proposed to be rezoned to “R(A)9” under Item D to take forward an agreed s.12A application (No. Y/YL-PS/6) and the Committee had agreed to rezone the remaining portion of this “CDA” site with two industrial buildings to appropriate zoning so as to facilitate early transformation of the area when considering ‘Review of Sites Designated “Comprehensive Development Area” on Statutory Plans in the New Territories for the Years 2023/2025’ (2023/25 “CDA” Review) on 23.5.2025, Item E Site was recommended to be rezoned to “R(E)1” to facilitate the phasing out of existing industrial use through redevelopment for residential use subject to planning permission. The PR restriction of 1 for the proposed “R(E)1” zone under Item E followed the PR restriction under the original “CDA” zone; and
- (b) Item F Site was mainly occupied by residential use with a private residential dwelling, a low-rise residential development named Green Orchid and some temporary structures. While Green Orchid already had a PR of 1, there was scope for the remaining parts of the site to be developed to the maximum PR of 1 as permitted under the original “CDA” zone and the proposed “R(B)2” zone.

83. The Chairperson remarked that the proposed amendments to the OZP were

mainly to facilitate the LSPS development with technical assessments conducted to ascertain the feasibility and consultation conducted, to reflect an agreed s.12A application and to follow the recommendation of the 2023/25 “CDA” Review. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Town Planning Board for consideration.

84. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 and that the draft Ping Shan OZP No. S/YL-PS/20A at Attachment II of the Paper (to be renumbered as S/YL-PS/21 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (c) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Ping Shan OZP No. S/YLPS/20A (to be renumbered as S/YL-PS/21) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zones on the OZP and the revised ES will be suitable for published together with the OZP.”

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

[The Chairperson thanked government representatives and the Consultants for attending the meeting. Representatives of DEVB and the Consultants left the meeting at this point.]

[Messrs Timothy K.W. Ma and Rocky L.K. Poon rejoined the meeting at this point.]

## **Agenda Item 59**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/575                      Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 6 S.C RP (Part) and 7 (Part) in D.D 125, Fung Kong Tsuen, Yuen Long  
(RNTPC Paper No. A/HSK/575)

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### **Presentation and Question Sessions**

86.                      With the aid of some plans, Ms Carman C.Y. Cheung, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

87.                      Members had no question on the application.

### **Deliberation Session**

88.                      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 5.9.2028, 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 60**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TSW/83                      Proposed School (Tutorial School) in “Residential (Group B) 4” Zone,  
Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, 1 Wetland Park  
Road, Tin Shui Wai, Yuen Long  
(RNTPC Paper No. A/TSW/83)

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### **Presentation and Question Sessions**

89.            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 comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

90.            Members had no question on the application.

### **Deliberation Session**

91.            After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 5.9.2029, 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 63**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/561      Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Land and Pond for a Period of 5 Years in “Green Belt” and “Village Type Development” Zones, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D. 129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/561A)

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

92.            With the aid of some plans, Mr Eric C.Y. Chiu, 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.            Noting that various pieces of land covered by the two previous applications approved for similar recreational uses (No. A/YL-LFS/39 and 424) but excluded from the current application were currently occupied by car parks, a Member enquired whether those car parks adjacent to the application site (the Site) were covered by planning permission. In response, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some plans, said that the car parks to the immediate northwest, west and southeast of the Site were covered by valid planning permissions.

#### **Deliberation Session**

94.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 5.9.2030, 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.

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

**Agenda Item 71**

**Any Other Business**

[Open Meeting]

95. There being no other business, the meeting was closed at 5:10 p.m.

**Minutes of 772<sup>nd</sup> Rural and New Town Planning Committee  
(held on 5.9.2025)**

**Deferral Cases**

**Requests for Deferment by Applicant for 2 Months**

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
4	A/SK-TMT/84	1 <sup>st</sup>
5	A/SLC/192	1 <sup>st</sup>
8	A/NE-FTA/264	1 <sup>st</sup>
15	A/NE-PK/219	1 <sup>st</sup>
16	A/NE-PK/220	1 <sup>st</sup>
17	A/NE-PK/221	1 <sup>st</sup>
25	A/YL-PH/1061	2 <sup>nd</sup> <sup>^</sup>
26	A/YL-PH/1077	1 <sup>st</sup>
27	A/YL-PH/1079	1 <sup>st</sup>
28	A/YL-PH/1080	1 <sup>st</sup>
31	A/YL-SK/421	1 <sup>st</sup>
32	A/YL-SK/422	1 <sup>st</sup>
34	A/YL-SK/424	1 <sup>st</sup>
38	A/YL-KTN/1142	1 <sup>st</sup>
40	A/YL-KTN/1145	1 <sup>st</sup>
43	A/YL-KTN/1148	1 <sup>st</sup>
46	A/YL-KTS/1084	1 <sup>st</sup>
47	A/YL-KTS/1085	1 <sup>st</sup>
50	A/YL-NTM/481	1 <sup>st</sup>
55	A/YL-PS/762	1 <sup>st</sup>
57	A/YL-TYST/1325	1 <sup>st</sup>
64	A/YL-LFS/563	1 <sup>st</sup>
65	A/YL-LFS/564	1 <sup>st</sup>
68	A/YL-TT/717	1 <sup>st</sup>
69	A/YL-TT/718	1 <sup>st</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:

<b>Item No.</b>	<b>Members' Declared Interest</b>	
5	The application was submitted by CLP Power Hong Kong Limited (CLP).	- Mr Ryan M.K. Ip for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP

The Committee noted that Mr Ryan M.K. Ip had not joined the meeting yet.

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/772\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/772_rnt_agenda.html) for details of the planning applications.

**Minutes of 772<sup>nd</sup> Rural and New Town Planning Committee  
(held on 5.9.2025)**

**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>
13	A/NE-LYT/854	Temporary Shop and Services (Retail Shop for Building Materials and Metalwares) in “Agriculture” and “Village Type Development” Zones, Lots 578 RP (Part), 579 RP (Part) and 580 RP in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling	10.9.2025 to 9.9.2028
54	A/YL-PS/761	Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials in “Government, Institution or Community” and “Village Type Development” Zones, Lots 255 RP (Part), 261 RP (Part), 262 RP (Part) and 263 (Part) in D.D. 122, Ping Shan, Yuen Long	24.9.2025 to 23.9.2028
56	A/YL-TYST/1324	Temporary Warehouse for Storage of Construction Material in “Undetermined” Zone, Lot 777 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long	16.11.2025 to 15.11.2028
67	A/YL-TT/716	Temporary Public Vehicle Park for Private Cars and Van-Type Light Goods Vehicles in “Village Type Development” and “Residential (Group D)” Zones, Various Lots in D.D. 116, Tai Tong, Yuen Long	10.9.2025 to 9.9.2028

**Minutes of 772<sup>nd</sup> Rural and New Town Planning Committee  
(held on 5.9.2025)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 5.9.2028

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
9	A/NE-HLH/82	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in “Agriculture” Zone, Lot 396 in D.D. 87, Hung Lung Hang
10	A/NE-HLH/83	Proposed Temporary Open Storage of Construction Machinery and Materials with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 289 in D.D. 87, Hung Lung Hang
11	A/NE-HLH/84	Proposed Temporary Open Storage of Construction Materials in “Agriculture” Zone, Lot 370 (Part) in D.D. 87, Hung Lung Hang
20	A/NE-TKL/808	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land in “Agriculture” Zone, Lot 37 in D.D. 77, Ta Kwu Ling
21	A/NE-TKL/809	Proposed Temporary Warehouse and Ancillary Open Storage of Construction Materials and Associated Filling of Land in “Agriculture” and “Industrial (Group D)” Zones, Lots 539 RP (Part), 540 RP, 543, 544 S.A, 544 S.B, 544 S.C, 544 RP, 545, 551 RP and 553 in D.D. 77 and Adjoining Government Land, Ping Che
35	A/YL-KTN/1118	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
36	A/YL-KTN/1119	Proposed Temporary Open Storage and Associated Filling of Land in “Agriculture” Zone, Lots 1394 (Part) and 1396 (Part) in D.D. 107, Kam Tin North, Yuen Long
39	A/YL-KTN/1144	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone , Lots 913 RP (Part) and 914 in D.D. 107, Kam Tin, Yuen Long
41	A/YL-KTN/1146	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in D.D. 109 and Lot 76 RP (Part) in D.D. 110, Kam Tin, Yuen Long
42	A/YL-KTN/1147	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lot 1070 RP (Part) in D.D. 109, Kam Tin North, Yuen Long
45	A/YL-KTS/1083	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 425 S.A (Part) and 429 RP (Part) in D.D. 103, Ko Po San Tsuen, Kam Tin, Yuen Long
51	A/YL-NTM/482	Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Pond and Excavation of Land in “Village Type Development” and “Residential (Group C)” Zones, Lots 1183 RP (Part), 1184 and 1185 RP (Part) in D.D. 104, Ngau Tam Mei, Yuen Long
58	A/HSK/565	Temporary Logistics Warehouse and Storage for Construction Machinery Parts with Ancillary Workshop, Office, Guard Room and Staff Canteen in “Government, Institution or Community” Zone and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
61	A/YL-HTF/1195	Proposed Temporary Open Storage of Construction Materials and Metal in “Residential (Group D)” Zone, Lots 182 S.A ss.2 (Part) and 182 S.B (Part) in D.D. 128, Ha Tsuen, Yuen Long
62	A/YL-LFS/554	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials in “Recreation” Zone, Lots 1958 RP, 1959 RP, 1960, 1961, 1962, 1963 (Part), 1979 S.A, 1979 RP, 1980, 1981 and 1982 in D.D. 129, Lau Fau Shan, Yuen Long
66	A/YL-TT/695	Temporary Open Storage with Ancillary Vehicle Repair Workshop and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long
70	A/YL-TT/719	Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency) in “Residential (Group D)” Zone, Lots 4918 S.B RP (Part) and 4918 RP (Part) in D.D. 116 and Adjoining Government Land, Tai Tong Road, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 5.9.2030

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
33	A/YL-SK/423	Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1626 RP (Part), 1627 RP (Part), 1628 S.A ss.1 (Part), 1628 S.B RP (Part), 1628 S.C ss.1 (Part), 1628 S.D, 1644 S.B (Part), 1644 RP (Part), 1645 RP (Part) and 1646 RP (Part) in D.D. 112 and Adjoining Government Land, Shek Kong, Yuen Long
48	A/YL-NSW/351	Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in “Village Type Development” Zone, Lots 4000 (Part), 4001, 4002 (Part), 4003 (Part), 4004, 4005 S.A (Part), 4005 S.B, 4005 RP, 4006 (Part), 4007 (Part), 4008 (Part), 4009 (Part), 4011 (Part), 4012 (Part), 4018 RP, 4019 RP (Part), 4020 (Part), 4041 S.C RP (Part), 4041 S.D RP (Part) and 4042 RP (Part) in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long
49	A/YL-MP/393	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in “Open Space” Zone, Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long
53	A/YL-PS/760	Temporary Shop and Services and Associated Filling of Land in “Village Type Development” Zone, Lot 136 RP (Part) in D.D. 123, Ping Shan, Yuen Long

(c) Applications approved on a permanent basis

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
6	A/ST/1039	Shop and Services (Fast Food Shop) in “Other Specified Uses” annotated “Business” Zone, Unit 4, G/F, Technology Park, 18 On Lai Street, Sha Tin
7	A/ST/1040	Proposed Shop and Services in “Other Specified Uses” annotated “Business” Zone, Unit 4, G/F, Topsail Plaza, 11 On Sum Street, Sha Tin



**Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member's Declared Interest</b>	
49	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

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.