

TOWN PLANNING BOARD

Minutes of 776th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 7.11.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice- chairperson

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Mr Simon Y.S. Wong

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

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

Dr C.M. Cheng

Professor B.S. Tang

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 Isabel Y. Yiu

Town Planner/Town Planning Board
Ms Ophelia C.M. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 775th RNTPC Meeting held on 24.10.2025

[Open Meeting]

1. The draft minutes of the 775th RNTPC meeting held on 24.10.2025 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 28 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

Deliberation Session

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

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were six 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, Members' declaration of interests for individual cases and the Committee's views on the declared interests 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 17 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, Member's 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/9 Application for Amendment to the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8, to amend the Notes of the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone applicable to the site, Lots 50 S.A and 77 in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long
(RNTPC Paper No. Y/YL-MP/9B)

9. The Secretary reported that the application site (the Site) was located in Mai Po and the application was submitted by Profit Point Enterprises Limited, which was a subsidiary of Henderson Land Development Company Limited (HLD). The following Members had declared interests on the item:

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

10. As the interest of Mr Vincent K.Y. Ho was considered direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the property owned by Mr K.W. Leung had no direct view of the Site and 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 they could stay in the meeting.

[Mr Vincent K.Y. Ho left the meeting temporarily at this point.]

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 Karen K.Y. Chan - Town Planner/Fanling, Sheung Shui and Yuen Long East

Applicant's Representatives

Masterplan Limited

Mr Benson Poon

Ms Li Man Fei, Michelle

Mott McDonald Hong Kong Limited

Ms Chan Wing Yin, Julia

MVA Hong Kong Limited

Mr Pun Wai Lun, Alan

AEC Limited (Member of the Aurecon Group)

Mr Paul Leader

Mr Ma Chun Ning

LWK & Partners (HK) Limited

Mr Mak King Man, Andrew

Scenic Landscape Studio Limited

Mr Chris Foot

Ms Winza Choi

WSP (Asia) Limited

Ms Mila So

Mr Chan Ka Chun

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 amendments to the Notes of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") zone to facilitate a proposed residential development with residential care home for the elderly (RCHE) and wetland restoration area (WRA), departmental comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

14. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Benson Poon, 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), which was an area undergoing transformation from a low-density rural setting to high-density developments, including the planned San Tin Technopole (the Technopole), the NM University Town in Ngau Tam Mei, the planned Northern Link (NOL) Main Line and the NM Highway under planning. Adjacent to the Site was the planned Sam Po Shue Westland Conservation Park (SPS WCP). The proposed development could unleash the Site's development potential, adhering to the principle of co-existence between development and conservation;

- (b) the Site was covered by an Environmental Impact Assessment (EIA) report approved in 2008. The proposed development encompassed a completed WRA of about 4.74 ha in the northern part of the Site, ensuring no further direct loss of wetland habitats under the current scheme. The residential portion in the southern part of the Site was planned with a total plot ratio (PR) of 1.3 based on a total site area of about 20.74 ha, accommodating a total of about 3,562 units. Those units comprised a mix of three-storey houses and residential towers ranging from six to 10 storeys, with an average unit size of about 74.7m². The development also included a four-storey RCHE cum electrical and mechanical (E&M) building;
- (c) the Site was subject to five previously approved planning applications under section 16 of the Town Planning Ordinance (s.16 applications) for residential development with wetland habitats. The recent s.16 application No. A/YL-MP/344 was approved in 2024 for the development of 789 two to three-storey houses with a PR of 0.4 and an average unit size of about 100m². As compared with this approved scheme, the current proposal aimed to increase private housing supply by offering diversified housing options and incorporating more open greenery. In addition, an RCHE would be provided;
- (d) the current scheme had incorporated various planning gains and design merits. A sensitive building design was proposed, which included a stepped building height (BH) profile descending from the proposed residential towers at the central part of the Site to the edge of WRA, a 16m-wide visual corridor and other appropriate building separations to maintain sightlines and reduce visual impact. A 100-bedspace RCHE was proposed. In addition, the scheme provided communal open spaces, landscape gardens, green rooftops on the RCHE and clubhouse, a tree-lined boulevard, and building setbacks at the western and eastern site boundaries. To further minimise ecological impacts, additional mitigation measures were proposed in comparison with the approved EIA report. Those measures included phased construction with restricted construction periods and hours, a reduced BH for a residential

tower (i.e. C2-1) located close to the wetland conservation area (WCA), and carefully designed lighting for buildings and streetscape; and

- (e) the current application only involved the relaxation of PR and BH restrictions, while maintaining the original planning intention of the “OU(CDWRA)” zone. The proposed development was technically feasible, and relevant government bureaux/departments raised no comment and/or no in-principle objection to the application. It aligned with the strategic development potential of the area, while also providing an alternative housing option that incorporated ecological and design merits for the well-being of the community. Detailed design aspects could be further reviewed during the future s.16 application stage.

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

RCHE

16. Members raised the following questions:

- (a) details of the proposed RCHE, such as its scale, capacity and operational model; and
- (b) whether there were specific design elements incorporated to mitigate the potential impacts of the E&M facilities on the residents of the RCHE.

17. In response, Mr Benson Poon and Ms Chan Wing Yin, Julia, the applicant’s representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposed RCHE with a gross floor area of about 3,800m² would provide 100 bedspaces. The construction and operation of the RCHE would be undertaken by the applicant; and
- (b) an enclosed design would be adopted for the proposed RCHE. To mitigate

potential noise impacts, design measures such as placing E&M facilities underground and adjusting the orientation of windows of the proposed RCHE buildings would be adopted. Those measures were commonly adopted in other development projects.

Access to the WRA

18. Members expressed that the WRA was a valuable ecological asset and enquired about the possibility of opening it to the general public through guided tours, and whether any facilities would be required to accommodate future residents and guests within the WRA. In response, Mr Benson Poon, the applicant's representative, clarified that as the proposed development was a private development project, the applicant did not plan to make the area accessible to the general public. The future residents and their guests could only be able to enjoy the ecological assets outside the WRA through viewing points and recreational walking trail under a registration and management system, with a view to minimising human disturbance to the area. Members noted that physical access to the WRA was prohibited, ensuring that the WRA remained undisturbed and preserved in its natural state.

Maintenance and Management Plan and the Funding Arrangement of Wetland Preservation

19. A Member enquired about the details of the Maintenance and Management Plan (MMP) for the subject WRA and the funding agreement under the Environmental and Conservation Fund (ECF). In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, said that the MMP for the WRA was approved in 2015. The funding agreement under the ECF for the long-term maintenance and management of the WRA was signed in 2021. Regarding the funding arrangement, the concerned lot owner was required to make a lump sum contribution to the ECF and appoint a conservation agent to apply for time-limited funding from the ECF regularly to carry out necessary conservation work. At the Chairperson's invitation, Ms Chan Wing Yin, Julia, the applicant's representative, supplemented that the lump sum contribution to the ECF was agreed upon by the ECF Committee and was sufficient to generate recurrent income. The appointed non-government organisation, acting as the conservation agent, would apply for funding to support conservation works such as daily maintenance, and ecological and water quality monitoring in accordance with the approved wetland preservation plan. Monthly reports would be submitted to the ECF

Committee. Conservation work at the WRA had been maintained since its implementation, and the recurrent funding would be used for future maintenance.

20. The Member further enquired whether the responsibility for the management and maintenance of the WRA was permanent and what would happen if the funding became insufficient. In response, Mr Benson Poon, the applicant's representative, said that the lump sum contributed was assessed through extensive financial evaluations conducted by professional consultants. Noting that the concern on long-term responsibility, the Chairperson requested more details on the ECF. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, said that the ECF was a statutory trust fund established under the Environment and Conservation Fund Ordinance (Chapter 450). The ECF Committee consisted of both official and non-official members appointed by the Chief Executive. Under the New Natural Conservation Policy (NNCP), 12 priority sites with high ecological value had been identified for enhanced conservation. Private development of an agreed scale would be allowed at ecologically less sensitive portions of those sites, provided that landowners made a lump sum contribution to the ECF sufficient to generate recurrent income to support the long-term conservation work. Although the Site for the proposed development was not one of the 12 priority sites, the applicant had voluntarily adopted the funding mechanism under the NNCP for conservation. The same recurrent funding principle applied to the proposed development.

21. As a related matter, the Vice-chairperson raised the following questions:

- (a) whether the WRA at the Site would be maintained to the same conservation standard as the planned SPS WCP; and
- (b) the possibility of the maintenance cost being borne by future residents.

22. In response, Messrs Benson Poon and Paul Leader, the applicant's representatives, made the following main points:

- (a) the WRA had been well managed since its implementation, although its scale was relatively small compared with the planned SPS WCP; and

- (b) the lump sum contributed was intended for long-term maintenance. The WRA had been in place for some time, and this had been factored into the funding assessment for long-term arrangements.

23. In response to the Chairperson's follow-up enquiry, Ms Josephine Y.M. Lo, DPO/FSYLE, explained that the WRA and the residential portion in the current scheme were under separate lots and there was no relevant clause related to the maintenance of the WRA in the lease of the residential portion.

The Approved EIA Report and Possible Impact on Wetland

24. A Member raised a question regarding the necessity of reapplying for the EIA and Environmental Permit (EP) in light of the proposed increase in development intensity (with a PR of 1.3) and BH (up to 10 storeys) under the current scheme. If not, what the reason was and how to ensure that the potential environmental impacts could be mitigated. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, said that the Site was covered by the EIA report approved by the Director of Environmental Protection in 2008 for a proposed comprehensive development and variations to the EP issued in 2017 for the construction and operation of the development. Should this section 12A application be agreed, the applicant would need to review the implications of the current scheme under the EIA Ordinance (EIAO) in consultation with relevant government departments. Depending on the review outcome, the applicant might need to submit a new EIA report or apply for variation to the EP. One of the conditions of the issued EP required the submission of a monthly Environmental Monitoring & Audit Report during construction, ensuring effective monitoring and control by government departments. In the planning regime, it would be necessary to go through the statutory procedures, including amendment to the relevant outline zoning plan and obtaining planning permission via a s.16 application under the Town Planning Ordinance, before proceeding with the proposed development at the Site. The Chairperson supplemented that relevant technical assessments, including those on environmental and ecological aspects, were submitted by the applicant under the current section 12A application to demonstrate that the proposed development would not have significant adverse impacts on the surrounding area.

25. A Member enquired about the proposed additional mitigation measures (as stated in paragraph 14(d) above) compared with the approved EIA report. In response, Messrs

Benson Poon and Paul Leader, the applicant's representatives, with the aid of some PowerPoint slides, explained that those additional measures were proposed due to the increased development intensity under the current scheme. The current scheme would not result in additional wetland loss and the potential indirect impacts had been mitigated.

26. The Vice-chairperson enquired about the mitigation measures to minimise ecological impact during the construction period. In response, Ms Chan Wing Yin, Julia, the applicant's representative, explained that the completed WRA served as a buffer area to protect the WCA in the northern part of the Site. The construction would be carried out in phases to mitigate possible impacts, such as noise and dust, as proposed in the Environmental Assessment and Ecological Impact Assessment in support of the current application. Further review on additional mitigation measures would be conducted during the s.16 application stage and under EIAO mechanism.

The Proposed Development

27. In view of the scale of the proposed residential development, which comprised over 3,000 units, the Vice-chairperson enquired why retail facilities were not proposed in the current scheme. In response, Mr Benson Poon, the applicant's representative, explained that the applicant anticipated that the future residents would utilise the retail facilities in the Technopole scheduled for completion in 2031 and the existing retail facilities in the surrounding area. In response to a Member's follow-up enquiry, Mr Benson Poon, the applicant's representative, said that the inclusion of retail facilities in the proposed development could be reviewed during the s.16 application stage.

28. Referring to paragraph 9.1.3(d) of the Paper, the Vice-chairperson sought clarification on the term 'development footprint'. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, explained that in the context of the Agriculture, Fisheries and Conservation Department (AFCD)'s comments, 'development footprint' referred to the portion of the Site designated for development, i.e. the residential portion of the Site. The Site was divided into two portions, i.e. the completed WRA in the north and the development portion in the south respectively. There had been no change in the size of the development portion compared to the last approved scheme. On a related issue, the Chairperson enquired about the site coverage (SC) comparison between the two schemes.

In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, said that the SC for both schemes was indicated as not exceeding 25%. Nevertheless, the last approved scheme involved only houses, while the current scheme included both houses and residential towers, resulting in a different site layout. Mr Mak King Man, Andrew, the applicant's representative, with the aid of a PowerPoint slide, added that the greenery SC in the current scheme was higher than that in the last approved scheme.

29. Noting that the proposed development included about 3,562 units with an estimated population of about 9,974, resulting in an average household size of about 2.8, a Member asked if the total number of units included houses and whether the average household size was underestimated. In response, Messrs Benson Poon and Mak King Man, Andrew and Ms Li Man Fei, Michelle, the applicant's representatives, said that the total number of units included 128 houses. Regarding the average household size, it reflected the average across the entire development and was based on the Small Tertiary Planning Unit of the area and Yuen Long district, using data from the 2021 Population Census.

Traffic, Access and Parking Arrangements

30. Noting that the Site had a single access point and there was no proposed public transport interchange at the Site, two Members raised the following questions:

- (a) whether the provision of about 1,520 private car parking spaces was sufficient; and
- (b) what the public transport arrangements were, given that the completion of the NOL Main Line was scheduled for 2034, which was later than the target completion year (i.e. 2031) of the proposed development.

31. In response, Mr Pun Wai Lun, Alan, the applicant's representative, made the following main points:

- (a) the car parking provision was planned based on the requirements set out in the Hong Kong Planning Standards and Guidelines; and

- (b) the Traffic Impact Assessment submitted by the applicant had comprehensively assessed the public transport demand. To mitigate potential traffic disruptions and enhance accessibility, the applicant proposed shuttle bus services connecting the proposed development to nearby public transport interchanges, including the planned San Tin Station. Moreover, road improvement works were suggested to facilitate safer and more efficient pedestrian access to bus stops along Castle Peak Road. The applicant would conduct a review during both the s.16 application and the detailed design stages, and liaise with the Transport Department to ensure seamless integration of transport solutions prior to the population intake at the Site.

32. 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 and Ms Vilian W.L. Sum left the meeting during the question and answer session.]

Deliberation Session

33. The Chairperson recapitulated that the Site was involved in various previous applications, with the WRA already implemented. The current application was primarily submitted to increase the development intensity, and the Committee was invited to consider its acceptability. The Chairperson emphasised that if the application was approved, it would still be required to go through the statutory plan-making procedures and s.16 application process to obtain planning permission from the Town Planning Board before the proposed development could be implemented at the Site. He then invited views from Members.

34. The Vice-chairperson and Members generally supported the application, recognising the evolving planning context since the Site's first approved development scheme in 2008, a period predating the NM development strategy. Given its location within the NM

and adjacent to the Technopole, the proposed development effectively maximised land utilisation. The proposed development intensity was considered acceptable and not incompatible with the surrounding area, taking into account the planned developments and infrastructural capacity in the area. The application did not propose any change to the planning intention of the “OU(CDWRA)” zone. This application represented the first step towards the development of the Site, with detailed design to be considered by the Committee during the s.16 application stage. The proposed development could progress in step with the rapid development of the NM.

35. While supporting the application, a few Members had the following observations and suggestions:

- (a) given the increase in development intensity, the applicant was advised to conduct a thorough review and explore strategies to enhance accessibility of the Site. It was also essential to propose measures that complied with relevant government requirements and regulations, as necessary, including traffic measures to improve accessibility;
- (b) the applicant should explore the possibility of extending the availability for visitation of the proposed wildlife viewing points, landscaped gardens and ponds with recreational walk/nature trail, as stated in paragraph 1.8 of the Paper, to the general public under a registration and management system; and
- (c) the applicant should consider the necessity to provide retail facilities in the proposed development to serve future residents and the neighbourhood, and explore the relocation of E&M facilities away from the entrance and RCHE at the s.16 application stage so as to improve the overall layout and functionality of the Site.

36. Regarding the location of E&M facilities, a Member highlighted that there was an additional E&M building situated north of residential tower C1-22. The meeting noted that E&M facilities for each residential tower were typically located within the respective tower itself. Besides, the impact of E&M facilities associated with a 100-bedspace RCHE was expected to be minimal.

37. At the invitation of the Chairperson, Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North), Environmental Protection Department (PEPO(TN), EPD) explained that the Site was covered by an approved EIA report and an EP. The applicant was required to review the implications of the intensification of the proposed development under the EIAO to determine if additional mitigation measures were necessary for compliance with statutory requirements. In the current application, the applicant had conducted a preliminary Environmental Assessment and Sewerage Impact Assessment, which concluded that no insurmountable adverse impacts were anticipated from the increased development intensity. Both EPD and AFCD concurred that no further ecological measures within the completed WRA were needed for compensation, given the unchanged 'development footprint' and the setback of taller buildings. During the construction phase, temporary ecological impacts were anticipated with the implementation of mitigation measures. Concerning the WRA under consideration, conservation efforts over the past 15 years had led to improvement in ecological function and water quality. While the existing WRA was relatively small, it served as a buffer to the planned SPS WCP and was an integral part of the wetland system to the north of the Site. To minimise disturbance to wildlife and their habitats, controlling access to the WRA was essential. Many conservation initiatives, such as removing invasive plant species, monitoring water quality and adjusting water levels, incurred low costs, ensuring that the financial feasibility of wetland conservation remained manageable.

38. The Chairperson concluded that the Committee generally supported the application and suggested that Members' observations and suggestions stated in paragraph 35 above could be conveyed by PlanD to the applicant for consideration during the s.16 application and detailed design stages.

39. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Mai Po & Fairview Park Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

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

[Mr Vincent K.Y. Ho rejoined the meeting at this point.]

Sai Kung and Islands District

[Mr Coway K.H. Chan and Ms Tammy S.N. Kong, Senior Town Planners/Sai Kung and Islands (STP/SKIs), Ms Vivian W.Y. Wan and Mr Jackin H.Y. Yip, Town Planners/Sai Kung and Islands (TPs/SKIs), and Mr Dicky Y.F. Chan, Assistant Town Planner/Sai Kung and Islands (ATP/SKIs), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCE/6	Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Government Staff Quarters) and Proposed Flat (Government Staff Quarters) in “Government, Institution or Community (1)” and “Government, Institution or Community” Zones, Tung Chung Areas 134 and 135, Tung Chung, Lantau Island (RNTPC Paper No. A/I-TCE/6)
-----------	--

Presentation and Question Sessions

40. With the aid of a PowerPoint presentation, Ms Vivian W.Y. Wan, TP/SKIs, 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.

41. Noting from the public comments that MTR Corporation Limited expressed concerns on the noise impact from train operations on future residents in the proposed development, a Member enquired about the potential mitigation measures. In response, Mr Coway K.H. Chan, STP/SKIs, explained that a Preliminary Environmental Review (PER) had been conducted, which included a Railway Noise Impact Assessment. The findings indicated that with the implementation of environmental mitigation measures incorporated in the proposed scheme, no adverse railway noise impact was anticipated. The Environmental

Protection Department had no adverse comment on the application. In response to the Chairperson's follow-up enquiry about the railway noise impact before the completion of the planned commercial buildings abutting the railway alignment in front of the proposed development, Mr Coway K.H. Chan, STP/SKIs, said that the PER would be further updated during the detailed design stage to review the noise impact assessment, taking into account all possible scenarios at the time of implementation.

Deliberation Session

42. The Chairperson remarked that the building height and residential nature of the proposed development were considered not incompatible with the surrounding area. Members generally supported the application.

43. 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 7.11.2029, 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.

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/192	Proposed Public Utility Installation (Poles, Stays and Overhead Cables) and Associated Excavation of Land in "Conservation Area" Zone, Government Land in D.D. 316L, Pui O, Lantau Island (RNTPC Paper No. A/SLC/192A)
-----------	---

44. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president 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 left the meeting.

Presentation and Question Sessions

45. With the aid of some plans, Mr Dicky Y.F. Chan, ATP/SKIs, briefed Members on the background of the application, the proposed installation, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

46. Members had no question on the application.

Deliberation Session

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

“the proposed public utility installation with associated excavation of land is not in line with the planning intention of the “Conservation Area” (“CA”) zone, which is to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development within the “CA” zone. The applicant fails to demonstrate that the proposed installation is to support the conservation of the existing natural landscape habitats or scenic quality of the area or is an essential infrastructure project with overriding public interest that warrants a departure from the planning intention of the “CA” zone.”

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/369 Proposed House (New Territories Exempted House - Small House) in
 “Agriculture” Zone, Lots 378 S.A ss.2 S.A, 425 S.C and 426 S.G in D.D.
 244, Ho Chung, Sai Kung
 (RNTPC Paper No. A/SK-HC/369)

Presentation and Question Sessions

48. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, 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.

49. Noting that the Town Planning Board (the Board) had formally adopted a more cautious approach in considering application for Small House (SH) developments since 2015 and the application site (the Site) was the subject of a previous application (No. A/SK-HC/259) for SH development approved in 2016 (the previous application), which was submitted by a different applicant, two Members raised the following questions:

- (a) the major considerations for the current application, and whether approving the current application was in line with the Board’s previous decisions;
- (b) the major considerations for the previous application at the Site; and
- (c) the timeline of the previous application and the applicant’s SH grant application to the Lands Department (LandsD).

50. In response, Ms Tammy S.N. Kong, STP/SKIs, with the aid of some plans, made the following main points:

- (a) the current application was primarily assessed based on assessment criterion
- (d) under the Interim Criteria for Consideration of Application for New

Territories Exempted House (NTEH)/SH in New Territories (the Interim Criteria). Application for NTEH/SH with previous planning permission lapsed would be considered on its individual merits, while sympathetic consideration might be given if special circumstances justified the case. For the current application, as advised by the District Lands Officer/Sai Kung, LandsD (DLO/SK, LandsD), the subject SH grant application was currently being processed, with the indigenous villager identity of the applicant certified and land ownership confirmed. Furthermore, consultation with relevant government departments had been completed. Should the planning application be approved, DLO/SK, LandsD would proceed to conduct local consultations and invite the applicant for an interview. Given those factors, the current application warranted sympathetic consideration in view of its special circumstances;

- (b) one of the main considerations for approving the previous application was based on sympathetic grounds, given that the Site was in close proximity to SHs that had already obtained planning approvals; and
- (c) the previous application was approved in August 2016 and the applicant of the previous application (the previous applicant) informed LandsD in August 2017 that he would not proceed with the SH grant application at the Site. Subsequently, the current applicant purchased the Site and submitted an SH grant application to LandsD. The SH grant application had been in process and the planning permission for the previous application lapsed in August 2020. In September 2025, the applicant submitted the current planning application.

51. In response to a Member's enquiry, the Chairperson clarified that planning permissions were generally granted to regulate the use of the land itself, rather than the identity of the individual applicant. Therefore, an approved scheme could potentially be implemented by a different party. For the subject case, the previous application was approved in 2016 with a validity period of 4 years. During that period, another individual could have utilised this valid planning permission to apply for an SH grant. Nevertheless, since the planning permission lapsed in 2020, a fresh application was required. As for this application, while the

applicant was different from the previously approved application, the applicant had already submitted an SH grant application to LandsD in 2017, which had been processed for a certain duration.

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

Deliberation Session

52. The Chairperson highlighted that given the background of the case, the current application differed from other SH applications in general. In considering the application, the Committee should assess whether the circumstances warranted sympathetic consideration. Members were invited to express views on the application.

53. A Member recalled that based on past experience, approval of SH applications with previous planning approval was considered when both applications were submitted by the same applicant. The Secretary explained that under the current practice, sympathetic consideration might be given to those SH applications with ongoing SH grant application process at an advanced stage, as the applicant could not commence the SH development even with an extension of time (EOT) for commencement of development (i.e. within 4 years or 8 years with EOT) upon obtaining planning permission. In some cases, applicants might submit a fresh application after being informed by LandsD that their planning permission had lapsed during the late stage of the SH grant application.

54. The Committee noted that both the previous and current applicants were indigenous villagers. Members generally expressed that sympathetic consideration might be warranted for the current application, given that there had been no change in circumstances. In considering whether approval of the application would set a precedent for other applications, the Chairperson remarked that each application should be considered on a case-by-case basis, and the Committee should focus on whether the background and planning circumstances justified sympathetic consideration for this particular application.

55. The Committee observed that there had been no change in planning circumstances since the last approval in 2016, and the Board had adhered to the same Interim Criteria and a more cautious approach. For the current application, the site context remained similar, and

there was sufficient land within the “V” zone to accommodate the outstanding SH applications, while it was insufficient to fully meet the future SH demand (i.e. the outstanding SH applications plus the 10-year SH demand).

56. The Chairperson concluded that Members generally considered that the application could be approved, taking into account the previous planning permission granted and the special circumstances of the case. Compared with the previous application, the development parameters and the footprint of the SH remained unchanged, with no material change in planning circumstances observed. The current applicant had purchased the Site and submitted the SH grant application to LandsD in 2017, shortly after the previous planning permission granted in 2016. The SH grant application had been under processing by LandsD since 2017 and consultation with relevant government departments had already been completed, with no objection received. In view of the unique background and special circumstances of the case including the latest progress of the SH grant, sympathetic consideration could be given to the application.

57. 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 7.11.2029, 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 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-SKT/34	Proposed Residential Development and Public Vehicle Park in Area shown as ‘Road’, Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung
	(RNTPC Paper No. A/SK-SKT/34A)

58. The Secretary reported that Boxwin Limited was one of the applicants, which was a subsidiary of New World Development Company Limited (NWD). The following

Members had declared interests on the item:

- | | |
|--------------------|---|
| 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 NWD; and |
| Mr Rocky L.K. Poon | - being an employee of a company which was a subsidiary of NWD. |

59. The Committee noted that Mr Ryan M.K. Ip had left the meeting. As the interest of Mr Rocky L.K. Poon was considered direct, he should be invited to leave the meeting temporarily for the item.

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

Presentation and Question Sessions

60. With the aid of a PowerPoint Presentation, Mr Jackin H.Y. Yip, TP/SKIs, 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.

61. The Vice-chairperson enquired about the enforcement of approval condition (a), particularly regarding the prohibition of population intake before the completion of the Hiram's Highway Improvement Stage 2 project. In response, Ms Tammy S.N. Kong, STP/SKIs, said that the matter would be subject to discussion with relevant government departments during the land administration stage.

Deliberation Session

62. The Chairperson remarked that the proposed development intensity was not incompatible with the surrounding area. Concerning the imposition of approval condition (a), the Committee noted that it was imposed based on the Transport Department's

recommendation. A Member was concerned that enforcing the said approval condition might not be practical within the building regime, as the issuance of occupation permit pertained to building safety, and the relevant road improvement was not carried out by the applicants. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, Lands Department, said that setting aside the enforcement issue, only land-related requirements might be taken on board in drawing up a land lease and expressed reservation regarding the suitability of incorporating approval condition (a) into the land lease. The Chairperson noted the above concerns and said that similar approval conditions had been imposed in other cases. PlanD would consult and coordinate with relevant government departments to ensure the enforcement of the said approval condition.

63. 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 7.11.2029, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

[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 Ryan C.K. Ho and Ms Ivy C.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Mr Timothy W.P. Wu, Town Planner/North (TP/STN), were invited to the meeting at this point.]

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/268 Proposed Temporary Cargo Handling and Forwarding Facility and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 200, 203 RP, 204, 216, 225 S.A, 225 RP, 226 RP and 227 RP in D.D. 52 and Adjoining Government Land, Fu Tei Au, Sheung Shui
(RNTPC Paper No. A/NE-FTA/268)

Presentation and Question Sessions

64. With the aid of some plans, Mr Ryan C.K. Ho, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

65. Members had no question on the application.

Deliberation Session

66. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 7.11.2028, 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 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/103 Proposed Temporary Warehouse for Storage of Construction Materials
for a Period of 3 Years in “Recreation” Zone, Lot 497 in D.D. 80, Ta
Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/103A)

Presentation and Question Sessions

67. With the aid of some plans, Mr Timothy W.P. Wu, TP/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.

68. Members had no question on the application.

Deliberation Session

69. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 7.11.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 28

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1127 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 942 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1127)

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

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1137 Temporary Vehicle Repair Workshop and Ancillary Facilities for a Period of 3 Years in “Residential (Group E)” Zone, Lot 974 S.F (Part) in D.D. 103, Ha Ko Po Tsuen, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1137A)

Presentation and Question Sessions

71. 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 had no objection to the application.

72. Members had no question on the application.

Deliberation Session

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

temporary basis for a period of 3 years until 7.11.2028, 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 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/356 Temporary Container Storage Yard with Ancillary Office and Facilities for a Period of 3 Years in “Other Specified Uses” annotated “Soy Sauce Factory” and “Other Specified Uses” annotated “Comprehensive Development To Include Wetland Restoration Area 2)” Zones, Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long
(RNTPC Paper No. A/YL-NSW/356)

74. The Secretary reported that the application was submitted by Team Harvest Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Mr Vincent K.Y. Ho - his firm having current business dealings with SHK; and

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

75. The Committee noted that Mr Ryan M.K. Ip had left the meeting. As the interest of Mr Vincent K.Y. Ho was considered direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Vincent K.Y. Ho left the meeting at this point.]

Presentation and Question Sessions

76. 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.

77. Members had no question on the application.

Deliberation Session

78. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 7.11.2028, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Tuen Mun and Yuen Long West District

Agenda Item 62

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1334 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years in “Undetermined” and “Residential (Group C)” Zones, Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1334)

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

Agenda Item 65

Any Other Business

[Open Meeting]

80. There being no other business, the meeting was closed at 6:15 p.m.

**Minutes of 776th Rural and New Town Planning Committee
(held on 7.11.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
4	Y/YL-TYST/11	2 nd [^]
5	A/I-LI/37	1 st
11	A/SK-TMT/85	1 st
12	A/SK-PK/312	1 st
15	A/NE-FTA/269	1 st
16	A/NE-KLH/659	1 st
17	A/NE-STK/30	1 st
21	A/NE-TKL/819	1 st
24	A/NE-TKLN/109	1 st
25	A/NE-KTS/565	1 st
27	A/YL-KTN/1124	2 nd [^]
29	A/YL-KTN/1135	2 nd [^]
30	A/YL-KTN/1136	2 nd [^]
32	A/YL-KTN/1157	1 st
34	A/YL-KTN/1167	1 st
35	A/YL-KTN/1168	1 st
38	A/YL-KTS/1077	2 nd [^]
39	A/YL-KTS/1084	2 nd [^]
40	A/YL-KTS/1095	1 st
42	A/YL-SK/433	1 st
44	A/YL-MP/390	2 nd [^]
45	A/YL-MP/395	1 st
47	A/YL-PH/1070	2 nd [^]
51	A/TM-LTYYY/500	1 st
56	A/YL-TT/737	1 st
57	A/YL-LFS/571	1 st
58	A/YL-PS/764	1 st
59	A/YL-TYST/1326	1 st

Note:

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

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
16	The application site was located in Tai Hang Village, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
25	The application was submitted by Hinying Limited, which was a subsidiary of Sun Hung Kai	- Mr Vincent K.Y. Ho for his firm having current business dealings with SHK

Item No.	Members' Declared Interests	
	Properties Limited (SHK).	- 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 SHK
44 & 45	The application sites were located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

As the properties of Dr Venus Y.H. Lun and Mr K.W. Leung had no direct view of the application sites under Item 16, 44 and 45 respectively, the Committee agreed that they could stay in the meeting. As the interest of Mr Vincent K.Y. Ho in relation to Item 25 was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion for Item 25. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of SHK in relation to Item 25, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/776_rnt_agenda.html for details of the planning applications.

**Minutes of 776th Rural and New Town Planning Committee
(held on 7.11.2025)**

Renewal Cases

(a) Applications for renewal of temporary approval for 3 Years

Item No.	Application No.	Renewal Application	Renewal Period
13	A/ST/1041	Temporary Shop and Services (Construction Materials Store) in “Industrial” Zone, Workshop 5A (Part), G/F, Veristrong Industrial Centre, 34-36 Au Pui Wan Street, Fo Tan, Sha Tin	12.11.2025 to 11.11.2028
37	A/YL-KTN/1171	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale in “Residential (Group D)” Zone, Lot 667 (Part) in D.D. 110, Kam Tin Road, Yuen Long	16.11.2025 to 15.11.2028
49	A/HSK/583	Temporary Vehicle Repair Workshop in “Commercial (4)” Zone, Lots 3255 (Part), 3256 RP (Part) and 3257 RP (Part) in D.D. 129 and Adjoining Government Land, Fung Kong Tsuen Road, Yuen Long	26.11.2025 to 25.11.2028
50	A/HSK/584	Temporary Open Storage of Scrap Metal in “Open Space” and “Residential (Group B) 2” Zones and area shown as ‘Road’, Lots 2938 RP (Part), 2939 RP, 2940 RP (Part), 2946, 2947 (Part), 2950 S.B (Part) and 2950 RP (Part) in D.D. 129, Ha Tsuen, Yuen Long	14.12.2025 to 13.12.2028
63	A/YL-TYST/1335	Temporary Shop and Services in “Residential (Group B) 1” Zone, Lot 1075 (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long	12.11.2025 to 11.11.2028

(b) Application for renewal of temporary approval for 4 years

Item No.	Application No.	Renewal Application	Renewal Period
7	A/I-TCTC/69	Temporary Shop and Services (District Health Centre Express) in “Village Type Development” Zone, Lots 742 RP (Part) and 2536 (Part) in D.D. 3 TC, Tung Chung, Lantau Island	13.11.2025 to 12.11.2029

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
7	The application site was located in Tung Chung.	- Mr Ryan M.K. Ip for owning properties in Tung Chung
13	The application premises were located in Fo Tan.	- Mr Vincent K.Y. Ho for co-owning with spouse a property in Fo Tan - Mr Daniel K.W. Chung for owning a property and a parking space in Fo Tan - Mr Lawrance S.C. Chan for co-owning with spouse a property in Fo Tan - Ms Vilian W. L. Sum for her spouse owing a property in Fo Tan

As the properties of Mr Ryan M.K. Ip had no direct view of the application site under Item 7, the Committee agreed that he could stay in the meeting. As the interests declared by Messrs Vincent K.Y. Ho, Daniel K.W. Chung and Lawrance S.C. Chan and Ms Vilian W. L. Sum under Item 13 was considered indirect, the Committee agreed that they could stay in the meeting.

**Minutes of 776th Rural and New Town Planning Committee
(held on 7.11.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 7.11.2028

Item No.	Application No.	Planning Application
18	A/NE-MUP/218	Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone”, Lot 30 S.B RP in D.D. 38, Sha Tau Kok
19	A/NE-TKL/817	Proposed Temporary Private Car Park (Private Cars and Light Goods Vehicles) and Associated Filling of Land in “Agriculture” Zone, Lot 1495 S.B ss.2 RP in D.D. 76, Hung Leng, Fanling
20	A/NE-TKL/818	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 193 RP (Part), 197 RP and 198 (Part) in D.D. 79, Ping Yeung, Ta Kwu Ling
23	A/NE-TKLN/108	Proposed Temporary Private Vehicle Park for Crane Lorries and Associated Filling of Land in “Agriculture” Zone, Lots 768 and 769 in D.D. 78, Ta Kwu Ling North
26	A/NE-KTS/566	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 424 RP (Part) in D.D. 94, Kwu Tung South, Sheung Shui
33	A/YL-KTN/1166	Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities in “Residential (Group A)” Zone, Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) and 1644 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
36	A/YL-KTN/1169	Temporary Animal Boarding Establishment (Cattery) and Associated Filling of Land and Pond in “Agriculture” Zone, Lots 3 S.E (Part) and 8 S.L in D.D. 110, Tai Kong Po, Kam Tin, Yuen Long
46	A/YL-MP/396	Temporary Shop and Services and Public Vehicle Park and Associated Filling of Land in “Residential (Group D)” Zone, Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long
48	A/YL-PH/1088	Temporary Storage of Cleansing Products and Packaging with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 466 (Part) in D.D. 110, Pat Heung, Yuen Long
52	A/TM-SKW/138	Proposed Temporary Private Vehicle Park for Private Cars and Light Goods Vehicles (Excluding Container Vehicles) in “Village Type Development” Zone, Lots 194 (Part), 195, 196, 197, 198 and 209 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun
53	A/YL-TT/717	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in in “Agriculture” Zone, Lots 1266 (Part) and 1267 (Part) in D.D. 118, Tai Tong, Yuen Long
54	A/YL-TT/735	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lot 1999 in D.D. 119, Muk Kiu Tau Tsuen, Kiu Hing Road, Shap Pat Heung, Yuen Long
55	A/YL-TT/736	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land in “Agriculture” Zone, Lots 2117 and 2219 (Part) in D.D. 118 and Adjoining Government Land, Yuen Long

Item No.	Application No.	Planning Application
60	A/YL-TYST/1330	Temporary Recyclable Collection Centre (Metal) with Ancillary Facilities in “Residential (Group D)” Zone, Lots 984 RP (Part), 993 RP (Part), 994 (Part), 995 RP, 996 RP and 997 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long
61	A/YL-TYST/1333	Temporary Warehouse for Storage of Electronic Goods and Construction Materials in “Undetermined” Zone, Lots 1229 (Part) and 1233 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
64	A/YL-TYST/1336	Proposed Temporary Shop and Services with Ancillary Facilities in “Residential (Group D)” and “Village Type Development” Zones, Lots 921 RP, 922 RP, 923, 924, 925 and 926 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long

(b) Applications on a temporary basis for 5 years until 7.11.2030

Item No.	Application No.	Planning Application
43	A/YL-MP/388	Proposed Temporary Shop and Services (Pet Salon, Pet Supplies and Gardening Goods) and Associated Filling and Excavation of Land in “Open Space” Zone, Lots 23, 24, 25, 27 RP, 30, 33, 34 and 35 in D.D. 101, Mai Po, Yuen Long

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Member’s Declared Interests	
43 & 46	The application sites were located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

As the property of Mr K.W. Leung had no direct view of the application sites under Items 43 and 46 respectively, the Committee agreed that he could stay in the meeting.