

TOWN PLANNING BOARD

Minutes of 782nd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 6.2.2026

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

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

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

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

Assistant Director/Regional 3,
Lands Department
Mr Lawrance S.C. Chan

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

Secretary

Absent with Apology

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
Mr K.K. Lee

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

Agenda Item 1

Confirmation of the Draft Minutes of the 781st RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 781st RNTPC meeting held on 23.1.2026 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 the 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.

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were 30 cases selected for streamlining arrangement including one application for permanent use and 29 applications for temporary uses. The Planning Department had no objection to the applications for permanent use and temporary uses for the applied periods. Details of the planning applications were in **Annex 2**.

Deliberation Session

6. 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.

Tuen Mun and Yuen Long West District

Agenda Item 6

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-TYST/9 Application for Amendment to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, To rezone the application site from “Green Belt” to “Residential (Group B) 4” and area shown as ‘Road’ and to Amend the Notes of the zone applicable to the site, Lot 1829 S.A ss.3 RP (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

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

Sai Kung and Islands District

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

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TOF/7 Proposed Public Utility Installation (Poles, Underground Cables and Overhead Cables) and Associated Excavation and Filling of Land in “Conservation Area” Zone, Government Land near Yim Tin Footbridge, Tai O, Lantau Island
(RNTPC Paper No. A/I-TOF/7)

8. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP. The Committee noted that Mr Ryan M.K. Ip had not yet joined the meeting.

Presentation and Question Sessions

9. With the aid of some plans, Mr Coway K.H. Chan, STP/SKIs, briefed Members on the background of the application, the proposed installation, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

10. Members had no question on the application.

Deliberation Session

11. 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 6.2.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Sha Tin, Tai Po and North District

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

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/89 Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 173 (Part) and 175 RP (Part) in D.D. 87, Ta Kwu Ling
(RNTPC Paper No. A/NE-HLH/89)

Presentation and Question Sessions

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

13. Members had no question on the application.

Deliberation Session

14. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.2.2029, 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 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 664 S.A in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling
(RNTPC Paper No. A/NE-MKT/56)

Presentation and Question Sessions

15. 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.

16. Members had no question on the application.

Deliberation Session

17. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.2.2029, 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 Items 14, 15 and 16

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

- A/NE-MUP/221 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.G in D.D. 37, Man Uk Pin, Sha Tau Kok
- A/NE-MUP/222 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.I in D.D. 37, Man Uk Pin, Sha Tau Kok
- A/NE-MUP/223 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 328 S.E in D.D. 37, Man Uk Pin, Sha Tau Kok (RNTPC Paper No. A/NE-MUP/221, 222 and 223)
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18. The Committee agreed that as the three applications each for a proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located adjacent to one another within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

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

20. In response to a Member’s enquiry on the condition of the nearby streamcourse and the measures proposed by the applicants to minimise potential impacts on the streamcourse, Ms Ivy C.W. Wong, STP/STN, showed a site photo of the streamcourse on Plan A-4b of the Paper and said that the applicants had engaged professionals to design and construct the proposed houses and associated works. Site formation, drainage and geotechnical reports would be prepared and submitted to relevant government departments for consideration. The construction works of the proposed houses would be located away from the streamcourse.

Deliberation Session

21. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. The permission for each application should be valid until 6.2.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/226 Temporary Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lot 37 S.B ss.1 in D.D. 81, Sha Tau Kok
(RNTPC Paper No. A/NE-MUP/226)

Presentation and Question Sessions

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

23. Noting a public comment that the Town Planning Board should consider whether the application site (the Site) would fall within the proposed Man Uk Pin Agricultural Priority Area (APA), a Member enquired about the implications and potential impacts of the applied installation on the APA. In response, Ms Ivy C.W. Wong, STP/STN, with the aid of a plan, said that the “Consultancy Study on Agricultural Priority Areas” (the Consultancy Study) had examined the current situation of local farmland with reference to relevant experiences in the Mainland and overseas. The Consultancy Study recommended the delineation of 37 APAs, one of which was located at Man Uk Pin. The Agriculture,

Fisheries and Conservation Department (AFCD) would continue to refine the Consultancy Study's recommendations/proposals. For the current application, the planning intention of the "Agriculture" ("AGR") zone was one of the major planning considerations. The applicant was aware of the planning intention and therefore the applied installation was proposed to be removable and temporary in nature. The long-term planning intention of the "AGR" zone would not be frustrated.

Deliberation Session

24. The Chairperson remarked that the delineation of APAs was a recommendation under the Consultancy Study, and implementation of the APA policy was subject to further review by relevant government bureaux and departments. While AFCD did not support the application from agricultural perspective, there was no specific comment regarding the APA delineation. As the applied installation did not involve excavation or filling of land, agricultural activities could be resumed at the Site at any time.

25. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.2.2029, 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 Items 21, 22 and 23

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/827 Proposed House (New Territories Exempted House) in "Green Belt" Zone, Shan Kai Wat Lot 28 in D.D. 84, Ta Kwu Ling

A/NE-TKL/828 Proposed House (New Territories Exempted House) in "Green Belt" Zone, Shan Kai Wat Lot 23 in D.D. 84, Ta Kwu Ling

A/NE-TKL/829 Proposed House (New Territories Exempted House) in “Green Belt”
Zone, Shan Kai Wat Lot 22 in D.D. 84, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/827, 828 and 829)

26. The Committee agreed that as the three applications each for a proposed house (New Territories Exempted House) were similar in nature and the application sites were located adjacent to one another within the same “Green Belt” zone, they could be considered together.

Presentation and Question Sessions

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

28. Members had no question on the applications.

Deliberation Session

29. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. The permission for each application should be valid until 6.2.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

Agenda Items 28 and 29

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/227 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1599 S.B in D.D. 91, Kai Leng, Sheung Shui

A/NE-PK/228 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1574 S.C ss.1 in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper No. A/NE-PK/227 and 228)

30. The Committee agreed that as the two applications each for a proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located adjacent to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

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

32. Members had no question on the applications.

Deliberation Session

33. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. The permission for each application should be valid until 6.2.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SC/1 Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Various Lots in D.D. 203, Sham Chung, Tai Po
(RNTPC Paper No. A/NE-SC/1)

Presentation and Question Sessions

34. With the aid of a PowerPoint presentation, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

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

The Application Site (the Site) and the Surrounding Areas

- (a) noting that two pieces of land were excluded from the Site (Drawing A-1 of the Paper), whether there were measures to inform visitors of the site boundary for the proposed uses, and how the owners of the two concerned land parcels could gain access to their land;
- (b) whether the existing camping tents and outdoor seating areas adjacent to the village houses as shown in the site photos of the surrounding areas were associated with the proposed uses in the application;
- (c) the usual resident population in Sham Chung;

Operation of the Proposed Uses

- (d) noting the public comments about lighting pollution from the proposed uses, and that the applicant proposed not to install large-scale flood lighting at the Site, what type of lighting would be provided at the Site to ensure visitors' safety given that the Site was surrounded by ponds;
- (e) whether the three existing toilets in the nearby village houses were sufficient to serve up to 50 visitors and five staff members at the Site, especially during the morning peak hours;
- (f) noting that no public announcement system was proposed to be installed at the Site and no relevant approval condition was imposed, whether the application would be revoked if the operation did not conform to the approved scheme;

Others

- (g) whether the New Nature Conservation Policy (NNCP) was applicable to the proposed uses; and
- (h) any planned evacuation arrangements for the proposed uses, given that the Site was low-lying with site formation levels ranging from 2.5mPD to 3.2mPD, which might be at risk of flooding due to the combined effects of higher high tide, storm surge and super typhoon, as historical data and predictions of the Hong Kong Observatory (HKO) indicated that the water level at Tai Po Kau could reach up to 7 metres above Chart Datum (mCD)¹.

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

The Site and the Surrounding Areas

¹ Tide height was expressed in metre above the Chart Datum, which was 0.146 metre below the Hong Kong Principal Datum.

- (a) the two pieces of land in the middle of the Site were excluded from the application as the applicant did not obtain the relevant owners' consent. The applicant would demarcate the site boundary with retractable belt barriers. Signage and house rules would be provided to notify visitors about the boundary of the permitted camping area. Meanwhile, the owners of the two concerned land parcels would be allowed to pass through the Site to gain access to their land;
- (b) as advised by the Central Enforcement and Prosecution Section of PlanD, the camping tents found in the surrounding areas, which fell within the "Green Belt" and "Village Type Development" zones, were suspected unauthorized developments. Warning letters had been issued by the Planning Authority to the relevant land owners. There was no indication of any relationship between the proposed uses and those existing camping tents in the surrounding areas. For the existing outdoor seating areas adjacent to the village houses, no activity or operation was observed during recent site inspection;
- (c) according to the 2006 Population By-census, there was no usual resident in Sham Chung;

Operation of the Proposed Uses

- (d) as proposed by the applicant, no large-scale flood lighting would be installed at the Site. For the safety of visitors at night, the applicant would provide them with portable camping lights, torches and headlamps;
- (e) three toilets in the nearby village houses would be opened for use by the registered visitors. Staff members would arrange and coordinate the use of these toilets during the morning peak hours. In addition, a public toilet was available near Sham Chung Pier, which was approximately 800m (i.e. about a 12-minute walk) from the Site;
- (f) as there was no resident in the Sham Chung area, noise nuisance to the

adjacent village was not anticipated. The planning permission granted would be scheme-based. If the operation of the Site did not conform to the approved scheme, planning enforcement action could be taken by PlanD;

Others

- (g) Sham Chung had been identified as one of the 12 priority sites of ecological importance under the NNCP. Two incentive schemes were introduced under the NNCP, namely the “Nature Conservation Management Agreement Scheme” which mainly focused on incentivising conservation of ecologically important sites with non-governmental organisations for short-term projects (e.g. Lai Chi Wo), and the “Public-Private Partnership Scheme” which targeted privately-owned sites requiring long-term commitment from project proponents (e.g. Sha Lo Tung). As the proposed uses would be temporary in nature and commercially operated, they did not fall within the scope of the NNCP; and
- (h) based on HKO’s tide data from the Tai Po Kau Tide Gauge Station, the higher high water level during Typhoon Ragasa in 2025 reached 3.75mCD, while Typhoon Mangkhut and Typhoon Hato recorded higher high water levels exceeding 4mCD. Given that the Site was located at a low-lying area, there was a possibility of overtopping waves crossing the breakwater at the coastline of Sham Chung Wan. Therefore, the applicant had proposed that all camping activities would be cancelled during adverse weather conditions, especially in extreme weather.

Deliberation Session

37. The Chairperson remarked that Sham Chung was identified as one of the 12 priority sites of ecological importance under the NNCP while the proposed scheme fell outside the scope of the NNCP. The Agriculture, Fisheries and Conservation Department had no particular comment on the application from nature conservation perspective.

38. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.2.2029, 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

[Ms Josephine Y.M. Lo, District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Messrs Kimson P.H. Chiu, 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), and Ms Jessie S.Y. Lau, Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

Agenda Item 31

[Open Meeting]

Proposed Amendments to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8

(RNTPC Paper No.2/26)

39. The Secretary reported that the proposed amendments were to take forward two agreed section 12A applications in Mai Po. Applications No. Y/YL-MP/9 and 10 were submitted by Profit Point Enterprises Limited and Capital Chance Limited respectively, which were subsidiaries of Henderson Land Development Company Limited (HLD) and Sun Hung Kai Properties Limited (SHK), and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant of Application No. Y/YL-MP/10. The following Members had declared interests on the item:

- Mr K.W. Leung - for owning a property in Mai Po;
- Mr Vincent K.Y. Ho - for his firm having current business dealings with HLD, SHK and AECOM; and
- Mr Ryan M.K. Ip - for being the vice-president and executive director of Public Policy Institute of Our Hong Kong which had received donations from Henderson Group and SHK.

40. As the property owned by Mr K.W. Leung had no direct view of the sites, the Committee agreed that he could stay in the meeting. The Committee noted that Messrs Vincent K.Y. Ho and Ryan M.K. Ip had not yet joined the meeting.

Presentation and Question Sessions

41. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the proposed amendments to the approved Mai Po & Fairview Park OZP No. S/YL-MP/8, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly included:

- (a) Item A1 – rezoning of a site at Kam Pok Road from “Residential (Group D)” (“R(D)”) to “Residential (Group C) 1” (“R(C)1”), subject to maximum domestic and non-domestic plot ratios (PRs) of 1.5 and 0.09 respectively, a maximum building height (BH) of 60 metres above Principal Datum (mPD) and provision of an open space with an area of not less than 2,100 square meters (m²) for public use, provision of transport lay-by facilities with gross floor area (GFA) of not less than 2,400m² and provision of government, institution and community (GIC) facility as required by the Government;
- (b) Item A2 – rezoning of sites to the west of Chuk Yuen Tsuen from “R(D)” to “Village Type Development”;

- (c) Item A3 – rezoning of a site at Fung Chuk Road from “R(D)” to “Government, Institution or Community” (“G/IC”);
- (d) Item B1 – stipulating a maximum BH of 42mPD and incorporating a maximum PR of 1.3 for a site zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”);
- (e) Item B2 – rezoning of a site from “OU(CDWRA)” to “G/IC”; and
- (f) Item B3 – rezoning of a site from “OU(CDWRA)” to “R(C)”.

42. There were also amendments to the Notes of the Outline Zoning Plan (OZP) in relation to the above rezoning as well as other amendments including those to align with the latest Master Schedule of Notes to Statutory Plans.

43. As the presentation of the Planning Department’s representative had been completed, the Chairperson invited questions from Members.

44. Members had no question on the proposed amendments to the OZP.

45. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 and that the draft OZP No. S/YL-MP/8A at Attachment II of the Paper (to be renumbered as S/YL-MP/9 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
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Mai Po & Fairview Park OZP No. S/YL-MP/8A (to be renumbered as S/YL-MP/9 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board)

for various land use zonings on the OZP and the revised ES will be published together with the OZP.”

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

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/565 Proposed Residential Development with Minor Relaxation of Plot Ratio Restriction in “Comprehensive Development Area (3)” Zone, Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land (new Lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/565A)

47. The Secretary reported that the application was submitted by Hinying Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK), and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

- | | | |
|--------------------|---|--|
| Mr Vincent K.Y. Ho | - | for his firm having current business dealings with SHK and AECOM; and |
| Mr Ryan M.K. Ip | - | for being the vice-president and executive director of Public Policy Institute of Our Hong Kong which had received donations from SHK. |

48. The Committee noted that Messrs Vincent K.Y. Ho and Ryan M.K. Ip had not yet joined the meeting. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of SHK in relation to the item, the Committee agreed that he could join the meeting for this item.

Presentation and Question Sessions

49. With the aid of a PowerPoint presentation, Ms Kirstie Y.L. Law, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

50. Members had no question on the application.

Deliberation Session

51. The Chairperson recapitulated that the application site (the Site) was the subject of a previous section 12A (s.12A) application (No. Y/NE-KTS/15), which was partially agreed by the Committee in 2022, and was rezoned to “Comprehensive Development Area (3)” (“CDA(3)”) in 2023 with the current plot ratio (PR) and building height (BH) restrictions stipulated on the Outline Zoning Plan. Compared with the notional scheme under the s.12A application, apart from a slight increase in PR due to rationalisation of site boundary, the current application mainly involved changes in the development layout and building disposition, while the total gross floor area and overall BH remained unchanged. All other planning and design merits committed under the notional scheme had also been maintained.

52. Members generally supported the application. Noting that the applicant had proactively addressed the Committee’s comments and concerns on ecological and environmental aspects raised during the consideration of the previous s.12A application by improving the development layout and providing additional tree planting to mitigate the potential ecological impact on River Beas to the west, the Vice-chairperson and some Members expressed appreciation of the applicant’s efforts to enhance the development scheme, considering it a good example of responsive planning.

53. Regarding the Vice-chairperson's observation on the non-provision of government, institution and community (GIC) facilities in the "CDA(3)" zone under the previous s.12A application, the Committee noted that the Site was first rezoned from "Agriculture" to "Comprehensive Development Area" in 2011 for proposed house development. Subsequent applications were submitted primarily to increase development intensity for better utilisation of land resources in response to the changing planning circumstances of the surrounding area. No GIC facilities had been proposed at the Site since the initial development scheme. The Chairperson supplemented that the proposed development was a medium-density residential development situated primarily on private land, and it was the applicant's initiative to decide whether to provide GIC facilities. Notwithstanding this, other planning and design merits, such as traffic improvement measures, had been proposed by the applicant and accepted by the Committee under the previous s.12A application.

54. The Committee also noted that the projected building façade of the residential blocks might exceed 60m in length, and assessment on compliance with design requirements under the Sustainable Building Design Guidelines would be conducted at the detailed design stage.

55. As the Site was the subject of a previously approved scheme, a Member suggested that to facilitate understanding, the major differences in development parameters and layout design between the notional scheme under the s.12A application and the proposed scheme under the current application could be presented in a summary table for similar applications in future.

56. 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 6.2.2030, 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.

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1135 Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/1135B)

Presentation and Question Sessions

57. 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 (PlanD) had no objection to the application.

[Mr Vincent K.Y. Ho joined the meeting during PlanD’s presentation.]

58. Members had no question on the application.

Deliberation Session

59. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.2.2029, 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 49

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1111 Temporary Shop and Services and Vehicle Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 455 S.B (Part) and 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin South, Yuen Long
(RNTPC Paper No. A/YL-KTS/1111)

Presentation and Question Sessions

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

61. Members had no question on the application.

Deliberation Session

62. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.2.2029, 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 Items 55 and 56

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/443 Proposed Temporary Open Storage / Warehouse / Recycling and Recovery Facilities / Logistics Centre / Vehicle Repairing Workshop with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community” Zone, Government Land (including part of GLA-TYL 395), Lam Kam Road, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/443)

A/YL-SK/444 Proposed Temporary Open Storage / Warehouse / Recycling and Recovery Facilities / Logistics Centre / Vehicle Repairing Workshop with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community” Zone, Government Land (including part of GLA-TYL 3181), Lam Kam Road, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/444)

63. The Committee agreed that as the two applications were submitted by the same applicant for the same proposed uses for a period of 3 years and the application sites (the Sites) were located adjacent to each other within the same “Government, Institution or Community” zone, they could be considered together.

Presentation and Question Sessions

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

65. The Chairperson and two Members raised the following questions:

- (a) as there were some trees within the site of application No. A/YL-SK/443, whether landscape and tree preservation clauses would be included in the future agreement of the Short Term Tenancy (STT);

- (b) noting that there was a maintenance depot for helicopters to the immediate north and west of the Sites, whether helicopters would take off and land at the depot and whether any interface issue might arise;
- (c) the use of PlanD's Detention Compound (the Compound) which was located between the Sites; and
- (d) the location of Ling Wan Monastery, noting from the public comments that the proposed uses would cause environmental nuisance to the surrounding areas, including the monastery.

66. In response, Mr Alexander W.Y. Mak, STP/FSYLE, with the aid of some plans, made the following main points:

- (a) according to a site visit by PlanD, overgrown vegetation was observed near the slopes to the immediate east and south of the site of application No. A/YL-SK/443. Subject to further site inspections and consultations with relevant government departments during the tendering process, landscape and tree preservation clauses might be incorporated in the STT, as appropriate;
- (b) helicopters would take off from and land at the maintenance depot. The Civil Aviation Department was consulted and advised that all lighting installed at the Sites should not be projected skyward to form a source of glare or in any way affect pilots in flight. Relevant clauses would be included in the tendering agreement to inform future tenants of the Sites the need to consider and cooperate with the operations of the helicopter maintenance depot, as appropriate;
- (c) the Compound was primarily used for storing supplies and goods confiscated during PlanD's enforcement actions; and
- (d) Ling Wan Monastery was located to the southwest of the Sites and was

separated from the Sites by slopes and dense vegetation.

67. As the planning permission for the subject applications would be valid on a temporary basis for a period of 3 years from the commencement date of the tenancy agreement of the relevant STT, a Member enquired whether this was a special arrangement, given that planning permission for temporary uses typically took effect from the date of approval. The Member also asked whether this arrangement could be extended to other applications for temporary uses. In response, Mr Alexander W.Y. Mak, STP/FSYLE, said that the Sites fell entirely on government land and would be disposed of by way of STT under restricted tender to the brownfield operators affected by the development of the Northern Metropolis. As the Government would have full control over the tenancy arrangement, this approach was deemed appropriate for the subject applications. Other applications for temporary uses that were not under the full control of the Government would not adopt this approach. The Chairperson supplemented that while the Sites would be disposed of by way of STT, the details of the tenancy agreement for the relevant STT were subject to confirmation by the relevant government departments. Nevertheless, the tenancy agreement was expected to commence in around 1 year's time after planning permission was granted according to the applicant's submissions. This arrangement regarding the validity period of the planning permission would enable more effective time management for the Government and future tenants and better matching with the actual operation period of the uses.

Deliberation Session

68. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. The permission for each application should be valid on a temporary basis for a period of 3 years from the commencement date of the tenancy agreement of relevant Short Term Tenancy. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Papers.

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

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

Tuen Mun and Yuen Long West District

[Messrs Brian C.L. Chau, Eric C.Y. Chiu and Dino W.L. Tang, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Ms Anson P.Y. Ying and Mr Wilfred K.H. Chu, Town Planners/Tuen Mun and Yuen Long West, were invited to the meeting at this point.]

Agenda Item 67

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-SKW/134 Proposed Comprehensive Residential Development with Retail/Commercial Uses and Ancillary Facilities and Minor Relaxation of Gross Floor Area and Building Height Restrictions in “Comprehensive Development Area”, “Village Type Development”, “Green Belt” and “Government, Institution or Community” Zones, Various Lots in D.D. 385 and Adjoining Government Land, Tai Lam Chung, Tuen Mun
(RNTPC Paper No. A/TM-SKW/134B)

69. The Secretary reported that the application was submitted by Host Duty Limited which was in affiliation with Sun Hung Kai Properties Limited (SHK), and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

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

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

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

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

Presentation and Question Sessions

71. With the aid of a PowerPoint presentation, Mr Brian C.L. Chau, STP/TMYLW, 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.

Three Formation Sites for 80 Small Houses (SHs)

72. Some Members raised the following questions regarding the three pieces of land proposed for 80 SHs:

- (a) whether the concerned land was included within the boundary of the applicant's proposed development, and whether the cost of the relevant site formation works would be borne by the applicant;
- (b) whether the three pieces of land would be rezoned from "Comprehensive Development Area" ("CDA") to "Village Type Development" ("V") in the future;
- (c) whether the concerned land was included in the calculation of the total plot ratio (PR) of the proposed development; and
- (d) whether the three pieces of land would be handed over to the Lands Department (LandsD) after completion of the proposed private residential development.

73. In response, Mr Brian C.L. Chau, STP/TMYLW, with the aid of some

PowerPoint slides, made the following main points:

- (a) the application site (the Site) was mainly designated as “Unspecified Use” area and partly zoned “V” on the first So Kwun Wat Development Permission Area Plan in 1993. It was subsequently rezoned to “CDA” on the first So Kwun Wat Outline Zoning Plan (OZP) in 1996 to facilitate the phasing out of open storage use for residential development. A requirement for the provision of 80 SH sites in the “CDA” zone was specified in the Explanatory Statement (ES) of the OZP. Under the current application, three areas in the northern, southeastern and southwestern parts of the Site had been designated as formation sites for 80 SHs. The associated site formation works of these SH sites would be carried out by the applicant at its own cost, and the formed land would then be handed over to LandsD. Upon receipt of SH applications from indigenous villagers for those 80 sites, LandsD would proceed with land allocation under the established mechanism;
- (b) the zoning of the Site including the three pieces of land would be reviewed under the established mechanism of the biennial review of the “CDA” sites that had been designated for more than 3 years, which would be submitted to the Committee for consideration;
- (c) the total PR of the Site was not more than 2.107 based on the total application site area of 61,127 square meters (m²). With a development site area of about 46,492m² for the private residential development (i.e. excluding the three pieces of land for SHs), the resultant PR would be around 2.33; and
- (d) under the tentative programme and subject to further review, the applicant targeted to seek agreement from LandsD on land administration matters by 2026/27. The proposed development was planned for construction between 2028 and 2030, with completion and first population intake in 2030. The exact completion time for the site formation works and the schedule for handing over the three pieces of land would be subject to

further discussion and agreement on the relevant lease conditions to be determined at a later stage.

74. In response to the follow-up questions from the Chairperson and a Member as to whether the area of the three pieces of land was comparable to that of the “V” zone that had been rezoned to “CDA”, Mr Brian C.L. Chau, STP/TMYLW, with the aid of some PowerPoint slides, explained that the boundary of the subject “CDA” zone was further refined to reflect a partially agreed rezoning request No. Z/TM-SKW/1 in 2000. Based on the estimation, the overall extent of the affected “V” zone was broadly comparable to the total area of the three pieces of land reserved for SH development under the current application, although their locations and boundaries would differ.

Public and Parking Facilities

75. Two Members raised the following questions:

- (a) noting that the proposed development involved several public facilities, whether the public open space (POS), public car park (PCP) and public transport interchange (PTI) would be operated and managed by the applicant; and
- (b) whether the provision of 35 car parking spaces for visitors in the residential portion and the provision of 10 car parking spaces in the commercial portion would be physically separated or could be shared for public use.

76. In response, Mr Brian C.L. Chau, STP/TMYLW, with the aid of some PowerPoint slides, made the following main points:

- (a) the applicant would undertake the management and maintenance responsibilities of the POS, PCP and PTI; and
- (b) while the layout of the proposed development would be subject to detailed design, based on the indicative layout submitted by the applicant in Drawing A-2a of the Paper, the car parking spaces for the commercial

portion appeared to be physically separated from the visitor parking spaces for the residential portion.

Others

77. Noting that the Brothers Point Terminal Doppler Weather Radar (BPTDWR), located to the south of the Site, would emit microwaves during operation and that further updates to the development layout of the proposed development should be circulated to HKO for comment, a Member enquired whether the height of the proposed development, together with any tower crane during the construction period, would exceed 84mPD, and whether this would have any impact on the operation of the BPTDWR. In response, Mr Brian C.L. Chau, STP/TMYLW, with the aid of some PowerPoint slides, explained that the BPTDWR was located on a knoll approximately 350m to the southeast of the Site at about 90mPD which was purposely built to serve the airport terminal area for windshear detection. The BPTDWR was oriented seaward, with the proposed development situated behind it. The operation of the BPTDWR was regulated by international codes and restrictions such that microwaves would not be emitted in the direction of nearby buildings. Comments from HKO on the application had been incorporated into the advisory clauses to remind the applicant and relevant government departments to circulate any future revisions to the development layout to HKO. Relevant government departments, including HKO, were expected to be consulted again at later stages of the project, such as during building plan submission.

78. Noting that there was an existing road to the north of the Site, managed by the Water Supplies Department (WSD), which provided access to the nearby water gathering ground, and part of the existing road would encroach onto the area designated for site formation works for the SH sites, the same Member enquired whether a proper new road would be provided. In response, Mr Brian C.L. Chau, STP/TMYLW, with reference to Drawing A-7 of the Paper, said that the applicant would undertake the construction of the necessary access road and pedestrian links under the road improvement works gazette and authorised in 2022. Upon completion of the site formation works for the SH sites, the portion of the existing road to the north of Site, as one of the re-provisioned village access roads, would be handed back to the Home Affairs Department for management and maintenance. WSD had been consulted and had no adverse comment on the application.

Nevertheless, relevant advisory clauses regarding the provision of all-time free access for WSD staff or their contractors to carry out any waterworks had been incorporated.

Deliberation Session

79. 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 6.2.2030, 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.

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

Agenda Item 70

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/726	Proposed Temporary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 933 S.A and 934 in D.D. 115 and Various Lots in D.D. 116 and Adjoining Government Land, Au Tau, Yuen Long
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Deliberation Session

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

Agenda Item 73

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1204 Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 129 S.B (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long

Deliberation Session

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

Agenda Item 76

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/576 Proposed Columbarium in “Government, Institution or Community”, “Green Belt” and “Recreation” Zones, Lots 1857 S.A, 1857 RP, 1858, 1859 and Adjoining Government Land in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/576A)

Presentation and Question Sessions

82. With the aid of a PowerPoint presentation, Mr Eric C.Y. Chiu, STP/TMYLW, 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.

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

- (a) noting that the previous application No. A/YL-LFS/129 was rejected by the Town Planning Board on review in 2005 mainly on the ground that despite

no change in built-over area and number of niches, there was no strong planning justification to extend the columbarium buildings into the “Green Belt” (“GB”) zone, whether the current application was recommended for approval due to the fact that the columbarium buildings were proposed to be confined within the “Government, Institution or Community” (“G/IC”) zone; and

- (b) according to the applicant’s submission, the current proposal aimed to consolidate all the unsold niches at the application site (the Site), majority of which were from the New Halls (i.e. the three new columbarium buildings at the Site previously approved by the Committee) within the private lots to facilitate a lease modification to allow long-term ash interment rights and the sale of the unsold niches. Should the application be approved, whether the applicant would be able to further increase the number of niches at the Site provided that all technical aspects of the proposed development were acceptable.

84. In response, Mr. Eric C.Y. Chiu, STP/TMYLW, made the following main points:

- (a) the previously rejected application involved new columbarium buildings encroaching onto the “GB” zone, whereas the proposed columbarium buildings under the current application were confined solely within the “G/IC” zone. Besides, the existing columbarium buildings which were partly within the “GB” zone were approved under the previous application No. A/YL-LFS/77, and they would be demolished and restored to landscape areas according to the current application; and
- (b) the Site currently had a total of 10,400 niches, including 8,400 niches as existing use and an additional 2,000 niches approved under previous applications. The current application proposed no change to the total number of niches. If planning permission was granted, it would be scheme-based and the total number of niches should conform to the approved scheme. Should the applicant propose to further increase the number of niches at the Site, a fresh application would be required.

Deliberation Session

85. The Chairperson remarked that the current application was primarily aimed at confining the columbarium use within the “G/IC” zone on the private lots to facilitate the sale of the unsold niches. The Committee noted that the existing columbarium buildings, partly or wholly situated on government land (GL), were covered by Short Term Tenancy (STT), and the applicant had great difficulty in selling the niches. The subject application was viewed as a good opportunity to consolidate the existing columbarium buildings that were scattered across GL and within the “GB” zone.

86. 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 6.2.2030, 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 79

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/590 Proposed Public Utility Installation (Underground Power Cable) and Associated Filling and Excavation of Land in “Coastal Protection Area” Zone, Government Land in D.D. 129, Tsim Bei Tsui, Yuen Long (RNTPC Paper No. A/YL-LFS/590)

87. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president cum co-head of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP. As he had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

88. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, 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 had no objection to the application.

89. Members had no question on the application.

Deliberation Session

90. 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 6.2.2030, 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 83

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1331 Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) and Associated Excavation of Land in “Village Type Development” Zone, Government Land in D.D. 120, Lam Hau Tsuen, Yuen Long (Former Wa Fung School (Part))
(RNTPC Paper No. A/YL-TYST/1331A)

Presentation and Question Sessions

91. With the aid of a PowerPoint presentation, Mr Dino W.L. Tang, STP/TMYLW, 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.

92. The Chairperson and some Members raised the following questions:

- (a) noting that the application site (the Site) was the subject of two previously approved applications No. A/YL-TYST/333 and 1132 for temporary social welfare centre and temporary residential care home for the elderly (RCHE) respectively, both of which failed in obtaining policy support from the Social Welfare Department (SWD) for further implementation, how PlanD would assess the proposed residential care home for persons with disabilities (RCHD) given SWD's comments indicating that there was no merit to support the current application from social welfare service provision perspective, particularly in terms of providing stable long-term residence services;
- (b) whether the existing RCHD facilities that were to be relocated and integrated were located on government land (GL), and whether there was any similar application in the New Territories approved by the Committee; and
- (c) noting from Footnote 1 in the Paper that part of the eastern portion of the former Wa Fung School, which comprised two private lots and a steep sloping area, had been excluded from the current application boundary, whether the operation of the proposed RCHD would be affected by such exclusion and what would be the development plan for the excluded portion.

93. In response, Mr Dino W.L. Tang, STP/TMYLW, with the aid of some PowerPoint slides, made the following points:

- (a) comments from the Labour and Welfare Bureau (LWB) and SWD regarding the current application from social welfare service provision perspective were fully noted and respected. Nevertheless, PlanD had taken into account various planning considerations, including (i) the need for the relocation and integration of two existing RCHD operations in Pak

Sha Tsuen and Hung Shui Kiu, with the former being affected by the Second Phase Development of the Yuen Long South New Development Area; (ii) the Site was previously occupied by the former Wa Fung School, which was one of the vacant school premises (VSP) reviewed under PlanD's latest review exercise (the VSP Review) and the former Wa Fung School VSP site was recommended for government, institution and community (GIC) use in the long term, with the proposed RCHD being in line with the recommended long-term use; and (iii) other relevant government departments consulted had no objection to or no adverse comment on the application. The proposed RCHD was deemed technically feasible, not incompatible with the surrounding land uses and not unreasonable from planning perspective;

- (b) while SWD's concerns primarily focused on the operational perspective, the applicant would be advised to liaise with LWB and SWD on the detailed provision and operation of the proposed RCHD. It might be premature to assume that the applicant would fail to obtain the necessary policy support from relevant policy bureau/department (B/D) such as LWB/SWD, and to apply to the Lands Department for a Short Term Tenancy (STT) to implement the proposal. Approval of the current application was considered appropriate and practical;
- (c) the existing RCHD facilities in Pak Sha Tsuen and Hung Shui Kiu were located on private land. It was not uncommon for the Committee to approve applications for social welfare facilities on GL. Besides, according to the Code of Practice for RCHDs issued by SWD, the operators were advised to ensure that the premises used for operating RCHDs should comply with the requirements of the relevant legislation, statutory plans, land lease conditions, deed of mutual covenant and tenancy conditions. That said, SWD recognised that RCHDs were often operated on private land or in premises held under lease agreements. Although the Site was on GL, an STT application could be processed if policy support from the relevant B/D was obtained. A more pragmatic approach could be adopted to facilitate the proposed RCHD; and

- (d) the two private lots and the steep sloping area were located at the eastern edge of the Site. The current application boundary was the same as that of the previously approved application for a temporary RCHE. Since both the proposed RCHD and the excluded portion had their own access, the operation of the proposed RCHD would not be affected by the excluded portion. There were two structures on the private lots that formed part of the former Wa Fung School; if other suitable GIC uses were proposed, an application for planning permission could be submitted to the Town Planning Board for consideration.

Deliberation Session

94. The Chairperson recapitulated that the Site fell within the former Wa Fung School. According to the VSP Review, the former Wa Fung School had been recommended for GIC use in the long term. The proposed RCHD could address the genuine need for such GIC use in the area and was in line with the recommended long-term use of the Site.

95. A Member expressed no objection to the GIC use at the Site, but concurred with SWD's concern as to whether the Site, which was only available for short-term use, would be suitable for establishing an RCHD that required long-term residence service. The Chairperson said that the application primarily aimed to seek planning permission for the proposed RCHD. As the Site did not fall within any New Development Area and would not be subject to clearance, further relocation of the proposed RCHD was not anticipated. From land use planning perspective, the Site was considered suitable for the proposed RCHD. While SWD expressed no merit to support from policy and service provision perspectives, LWD/SWD did not object to the application. In any event, whether the applicant could obtain the necessary policy support from relevant B/D during the land grant stage fell outside the town planning regime. If the applicant could ultimately secure the necessary policy support and operate the proposed RCHD to the satisfaction of the relevant department, there was an opportunity for the relevant STT to be renewed for a longer term.

96. Members generally considered that the application could be approved, and acknowledged that each government department had its own purview. The established

mechanism for land development had been effective, requiring project proponents to comply with the legislation, regulations and guidelines of all relevant government departments at different stages of development. It was not uncommon for project proponents to take longer time to liaise with relevant government departments on land administrative matters during the implementation stage.

97. The Vice-chairperson opined that there had been no change in planning circumstances compared with the last approved application at the Site. The approval of the current application was generally in line with the Committee's previous decisions. Some Members said that policy support from relevant B/D was undoubtedly a bonus in considering the approval of a planning application. Nevertheless, approval of the current application by the Committee could give a positive signal to the applicant and relevant B/D, thereby facilitating the implementation of the proposed RCHD. The Government should adopt a holistic approach by considering relevant factors comprehensively and promoting inter-departmental collaboration in the long term to ensure that necessary developments, particularly GIC facilities, could be realised to meet social needs.

98. 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 6.2.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Agenda Item 86

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1344 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group A) 1” Zone, Government Land (part of GLA-TYL3940), Ma Fung Ling Road, Long Bin, Yuen Long
(RNTPC Paper No. A/YL-TYST/1344)

Presentation and Question Sessions

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

100. Members had no question on the application.

Deliberation Session

101. 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 on a temporary basis for a period of 3 years from the commencement date of the tenancy agreement of relevant Short Term Tenancy. 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 87

Any Other Business

Section 16A Application

[Open Meeting]

A/NE-KTS/561-1 Application for Extension of Time for Compliance with Planning Condition, Lots 1618 (Part), 1619 (Part) and 1620 (Part) in D.D. 100 and Adjoining Government Land, Kwu Tung South

102. The Secretary reported that application A/NE-KTS/561-1 was approved with conditions by the Committee on 1.8.2025. The time limit for compliance with approval condition (a) (i.e. submission of a revised fire service installations proposal) was 1.2.2026. An application for extension of time for compliance with approval condition (a) until 1.5.2026 was received by the Town Planning Board on 30.1.2026, which was the last working day before the expiry of the specified time limit for approval condition (a) (i.e. 1.2.2026). The time limit for compliance with approval condition (a) had already expired on 1.2.2026, and the planning approval for the subject application had ceased to have effect and had on the same date been revoked.

103. After deliberation, the Committee noted that the section 16A application could not be considered as the planning permission was no longer valid at the time of consideration.

104. There being no other business, the meeting was closed at 6:05 p.m.

**Minutes of 782nd Meeting of Rural and New Town Planning Committee
(held on 6.2.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/NE-KLH/4	2 nd [^]
4	Y/FSS/20	2 nd [^]
5	Y/YL-KTN/6	1 st
5A	Y/NE-KTS/18	1 st
10	A/SK-TLS/71	1 st
18	A/NE-MUP/225	1 st
27	A/NE-TKLN/118	1 st
32	A/YL-MP/395	2 nd [^]
37	A/YL-KTN/1164	2 nd [^]
38	A/YL-KTN/1177	1 st
39	A/YL-KTN/1192	1 st
41	A/YL-KTN/1194	1 st
42	A/YL-KTN/1195	1 st
43	A/YL-KTN/1196	1 st
45	A/YL-KTN/1198	1 st
48	A/YL-KTS/1091	2 nd [^]
51	A/YL-NSW/357	1 st
52	A/YL-NSW/360	1 st
54	A/YL-SK/441	1 st
59	A/YL-PH/1085	2 nd [^]
61	A/HSK/579	2 nd [^]
62	A/HSK/581	2 nd [^]
64	A/TM-LTY Y/503	1 st
65	A/TM-LTY Y/504	1 st
72	A/YL-TT/758	1 st
77	A/YL-LFS/577	2 nd [^]
78	A/YL-LFS/589	1 st
81	A/YL-PN/88	2 nd [^]

Note:

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

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
3	The application site was located in Tai Wo, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in the vicinity of the application site
4	<ul style="list-style-type: none"> - The application site was located in Fanling. - AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. 	<ul style="list-style-type: none"> - Mr Timothy K.W. Ma for living in Fanling - Mr Vincent K.Y. Ho for his firm having current business dealings with AECOM
5A	The application was submitted by Global King Investment Limited, Winpost (HK) Investment Limited and Rand Development Limited, which were subsidiaries of Henderson Land Development Limited (HLD).	<ul style="list-style-type: none"> - Mr Vincent K.Y. Ho for his firm having current business dealings with HLD - 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 Henderson Group
32	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po
52	The application site was located near Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

The Committee noted that Mr Vincent K.Y. Ho and Mr Ryan M.K. Ip had not yet joined the meeting. As the properties of Dr Venus Y.H. Lun and Mr K.W. Leung, and the residence of Mr Timothy K.W. Ma had no direct view of the relevant application site under Items 3, 4, 32 and 52, the Committee agreed that they could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/782_rnt_agenda.html for details of the planning applications.

**Minutes of 782nd Meeting of Rural and New Town Planning Committee
(held on 6.2.2026)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 6.2.2029

Item No.	Application No.	Planning Application
8	A/SK-PK/315	Proposed Temporary Shop and Services (Automotive Products) in “Recreation” Zone, Lots 728 (Part), 729 RP (Part) and 730 RP in D.D. 217 and Adjoining Government Land, Tai Chung Hau, Sai Kung
9	A/SK-TLS/67	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 275 (Part) in D.D. 401, Ma Yau Tong, Sai Kung
11	A/NE-FTA/269	Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 333 RP (Part) and 334 (Part) in D.D. 87, Ta Kwu Ling
17	A/NE-MUP/224	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land in “Agriculture” Zone, Lot 244 in D.D. 37, Man Uk Pin, Sha Tau Kok
20	A/NE-TKL/825	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” and “Agriculture” Zones, Lots 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Tsuen, Ta Kwu Ling
24	A/NE-TKLN/104	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office and Associated Filling of Land in “Recreation”, “Village Type Development” and “Agriculture” Zones, Lot 385 S.B RP (Part) in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North
25	A/NE-TKLN/116	Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities in “Recreation” Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North
26	A/NE-TKLN/117	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities in “Recreation” Zone, Lot 122 in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North
35	A/YL-KTN/1136	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long
36	A/YL-KTN/1156	Temporary Open Storage of Private Vehicles and Vehicle Parts with Ancillary Facilities in “Residential (Group D)” Zone, Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP (Part) in D.D. 110, Kam Tin, Yuen Long
40	A/YL-KTN/1193	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 109, Kam Tin North, Yuen Long
47	A/YL-KTS/1071	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1595 S.A, 1595 S.B and 1595 RP (Part) in D.D. 113, Ma On Kong, Kam Tin, Yuen Long

Item No.	Application No.	Planning Application
50	A/YL-KTS/1112	Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land in "Agriculture" Zone, Lots 355 RP (Part), 356 S.B (Part), 356 RP, 359 RP (Part), 360 RP (Part), 361, 362 (Part), 363 and 364 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin South, Yuen Long
57	A/YL-PH/1069	Proposed Temporary Private Vehicle Park and Associated Filling of Land in "Village Type Development" Zone, Lot 741 (Part) in D.D. 111, Pat Heung, Yuen Long
58	A/YL-PH/1077	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in "Residential (Group D)" Zone, Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long
60	A/YL-PH/1087	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) with Ancillary Facilities and Associated Filling of Land in "Agriculture" Zone, Lots 2808 (Part), 2811 RP (Part), 2812 (Part), 2813 (Part), 2814 (Part) and 2815 (Part) in D.D. 111, Wang Toi Shan, Pat Heung, Yuen Long
63	A/HSK/593	Proposed Temporary Warehouse for Storage of Construction Machinery and Construction Materials in "Government, Institution or Community" Zone, Lots 189 S.A (Part) and 189 S.B (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long
68	A/TM-SKW/137	Temporary Shop and Services in "Village Type Development" Zone, Lot 240 S.B (Part) in D.D. 385, Tai Lam Chung Tsuen, Tuen Mun
71	A/YL-TT/742	Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land in "Agriculture" Zone, Lots 1678 (Part), 1679 (Part) and 1682 (Part) in D.D. 119, Tai Tong, Yuen Long
74	A/YL-LFS/563	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles in "Residential (Group E)" Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
75	A/YL-LFS/570	Temporary Open Storage of Hardware Accessories in "Recreation" Zone, Lots 1964 S.A (Part) and 1964 S.B (Part) in D.D. 129, Lau Fau Shan, Yuen Long
80	A/YL-LFS/591	Proposed Temporary Warehouse for Storage of Hardware Accessories in "Recreation" Zone, Lots 2062 S.A, 2062 S.B (Part), 2069 S.A (Part), 2071 (Part), 2072 (Part), 2073, 2074, 2075 (Part), 2076 (Part), 2077 (Part), 2080 (Part), 2082 (Part) and 2083 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
82	A/YL-PS/767	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land and Pond in "Residential (Group A) 6", "Recreation" and "Village Type Development" Zones, Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long
84	A/YL-TYST/1342	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in "Residential (Group D)", "Residential (Group B) 1" and "Government, Institution or Community" Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long

Item No.	Application No.	Planning Application
85	A/YL-TYST/1343	Temporary Shop and Services and Associated Excavation of Land in “Residential (Group D)” and “Village Type Development” Zones, Lots 1552, 1553RP and 1554 RP in D.D. 121, Shan Ha Tsuen, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 6.2.2031

Item No.	Application No.	Planning Application
44	A/YL-KTN/1197	Proposed Temporary Shop and Services with Ancillary Office in “Village Type Development” Zone, Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long
46	A/YL-KTN/1199	Proposed Temporary Shop and Services (Real Estate Agency) in “Village Type Development” Zone, Lot 470 RP (Part) in D.D. 109, Pat Heung, Yuen Long
53	A/YL-SK/440	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land in “Agriculture” Zone, Lot 1150 RP in D.D. 106, Kam Tin, Yuen Long
66	A/TM-LTYYY/505	Temporary Public Vehicle Park (Excluding Container Vehicles) in “Residential (Group C)” Zone, Lot 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun

(c) Application approved on a permanent basis

Item No.	Application No.	Planning Application
69	A/TM/602	Proposed House (New Territories Exempted House - Small House) in area shown as ‘Road’ and “Village Type Development” Zone, Lots 538 S.K and 553 S.C in D.D. 130, To Yuen Wai, Tuen Mun