

## **TOWN PLANNING BOARD**

### **Minutes of 783<sup>rd</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 27.2.2026**

#### **Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr K.W. Leung

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

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

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

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

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

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

Secretary

**Absent with Apologies**

Dr Venus Y.H. Lun

Mr Timothy K.W. Ma

Mr Daniel K.W. Chung

**In Attendance**

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

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

Town Planner/Town Planning Board  
Ms Helena Y.S. Pang

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 782<sup>nd</sup> RNTPC Meeting**

[Open Meeting]

1. The draft minutes of the 782<sup>nd</sup> RNTPC meeting held on 6.2.2026 were confirmed without amendment.

**Agenda Item 2**

**Matters Arising**

[Open Meeting]

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

## **Deferral Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

3. The Committee noted that there were 23 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.

## **Renewal Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

5. The Committee noted that there were five cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further renewed periods. Details of the planning applications were in **Annex 2**.

#### Deliberation Session

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

### **Cases for Streamlining Arrangement**

#### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

7. The Committee noted that there were 27 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 interest for a case and the Committee's view on the declared interest were in **Annex 3**.

8. In response to a question raised by a Member on Item 25 (Application No. A/NE-TKLN/119), the Committee noted that the applied period of the application was one year.

#### Deliberation Session

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

**Tuen Mun and Yuen Long West District**

**Agenda Item 3**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-PN/12            Application for Amendment to the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9, To rezone the application site from “Coastal Protection Area” to “Government, Institution or Community” and to amend the Notes of the zone applicable to the site, Lot 118 in D.D. 135, Ha Pak Nai, Yuen Long  
(RNTPC Paper No. Y/YL-PN/12)

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**Presentation and Question Sessions**

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

**PlanD**

Mr Raymond H.F. Au            -    District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)  
Mr Eric C.Y. Chiu                -    Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)  
Mr Wilfred K.H. Chu            -    Town Planner/Tuen Mun and Yuen Long West

**Applicant’s Representatives**

*嘉福服務有限公司 - Applicant*

Ms Tang Ka Yi

*Toco Planning Consultants Limited*

Mr Chan Tat Choi

Mr Daniel James Cherk Hung Wei

Ms Jacqueline Lily Ho

*Fotton ELA Architects Limited*

Mr Lee Kwan Chun

*CKM Asia Limited*

Mr Eric Wong

11. 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.

12. With the aid of a PowerPoint presentation, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Coastal Protection Area" ("CPA") to "Government, Institution or Community" ("G/IC") with 'Columbarium' permitted as of right under Column 1 of the Notes, departmental comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Mr Simon Y.S. Wong joined the meeting during PlanD's presentation.]

13. The Chairperson then invited the applicant's representatives to elaborate on the application. Mr Daniel James Cherk Hung Wei, the applicant's representative, said that they concurred with PlanD's presentation and views on the application, and had no further points to make.

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

15. The Vice-chairperson raised the following questions:

- (a) whether any similar applications for columbarium use were being processed near the Site within the "CPA" zone; and
- (b) the rationale for proposing the restrictions on visiting time and number of visitors, particularly the limit of four visitors per 30-minute session, and the

prohibition on visits during certain periods such as the Ching Ming Festival; and whether such restrictive conditions might deter potential users and affect the viability of the facility.

16. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of a PowerPoint slide, said that there was no similar rezoning application for columbarium use within the same “CPA” zone on the approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9.

17. Mr Daniel James Cherk Hung Wei, the applicant’s representative, explained that the applicant and the applicant’s traffic consultant had closely liaised with the Transport Department (TD) and the Agriculture, Fisheries and Conservation Department regarding the proposed operation hours and the restrictions on visiting time and number of visitors. The proposed restrictions were formulated to comply with relevant fire safety regulations enforced by the Buildings Department.

18. Noting that the applicant proposed to permanently seal off the unused niches, the Vice-chairperson and a Member enquired about the method of sealing and whether the active and sealed niches would be clearly demarcated. Messrs Daniel James Cherk Hung Wei and Lee Kwan Chun, the applicant’s representatives, responded that reference had been made to other pre-cut-off columbarium cases with proposal to seal off niches not included in the application for license under the Private Columbaria Ordinance. The walls containing the unused niches would be covered with fireproof boards and finished with a surface treatment to ensure that they were permanently sealed off. Sealing the unused niches, rather than dismantling them, was considered a more favourable option from both aesthetic and cost perspectives. In general, the Food and Environmental Hygiene Department (FEHD) had no comment on such arrangement. The applicant would ensure compliance with the relevant requirements of the Private Columbaria Affairs Office (PCAO) of FEHD. Besides, the locations of the niches in use and the sealed niches would be clearly demarcated on site and recorded on plans submitted to FEHD.

19. In response to a Member’s enquiry as to whether the temple located to the west of the Site, which had existed for a long time, provided any columbarium facilities, Mr Raymond H.F. Au, DPO/TMYLW, clarified that there was no existing columbarium use, nor any record

of columbarium use previously existed, nor any on-going columbarium application being processed by FEHD for the concerned temple.

20. Referring to paragraphs 1.2 and 1.3 of the Paper, a Member sought clarification on the discrepancy between the number of sold and occupied single-urn niches, which indicated five niches were sold in 2012 but only four niches were recorded under the current application. In response, Ms Tang Ka Yi, the applicant's representative, said that one of the niches had been removed. Mr Raymond H.F. Au, DPO/TMYLW, with reference to footnote 2 of the Paper, explained that the figures in the concerned paragraphs, including five occupied niches, were based on PCAO's record dated 10.9.2021. Subsequently, an occupied niche on 1/F had been removed by the customer.

21. The Chairperson asked whether the proposed columbarium development would have any interface or conflict with the long-term planning for the Lau Fau Shan development area. Mr Raymond H.F. Au, DPO/TMYLW, responded that the Site fell outside the study area of the Investigation Study of Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas. The current application would not have any interface issue with the long-term planning of the concerned areas.

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

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

### Deliberation Session

23. The Chairperson recapitulated that the applicant proposed to rezone the Site from "CPA" to "G/IC" to facilitate the regularisation of the columbarium use within an existing NTEH at the Site. Based on past experiences, in scrutinising applications for columbarium use, the key considerations included traffic impact and land use compatibility with the

surrounding areas. In terms of traffic impact, TD had no adverse comment on the application from traffic engineering perspective. Besides, the surrounding areas of the Site were rural and largely undisturbed, and the proposed columbarium use would be contained within the existing NTEH. The proposal was not entirely incompatible with the surrounding areas.

24. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

#### **Agenda Item 4**

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

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-TYST/11 Application for Amendment to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, To rezone the application site from “Residential (Group B) 3” to “Other Specified Uses” annotated “Columbarium”, Lot 3971 RP in D.D. 124, Tan Kwai Tsuen, Yuen Long (RNTPC Paper No. Y/YL-TYST/11B)

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

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

##### **PlanD**

- |                     |   |   |
|---------------------|---|---|
| Mr Raymond H.F. Au  | - | District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW) |
| Mr Jethro K.L. Fung | - | Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW)               |

##### **Applicant’s Representatives**

*Yat Tak Kwun Management Limited*

Mr Tong Yao

Mr Poon Tak Ming

26. 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.

27. With the aid of a PowerPoint presentation, Mr Jethro K.L. Fung, TP/TMYLW, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Residential (Group B) 3" ("R(B)3") to "Other Specified Uses" annotated "Columbarium" ("OU(Columbarium)") with 'Columbarium' permitted as of right under Column 1 of the Notes, departmental comments, and planning considerations and assessments as detailed in the Paper. While PlanD had no in-principle objection to the application, it was considered more appropriate to stipulate appropriate development restrictions, including plot ratio (PR) or gross floor area, building height (BH) or number of niches, in the Notes for the proposed "OU(Columbarium)" zone.

28. The Chairperson then invited the applicant's representatives to elaborate on the application. Mr Tong Yao, the applicant's representative, made the following main points:

- (a) although the previous section 12A application (No. Y/YL-TYST/1) for the same use at the Site was rejected by the Committee, the current application involved a reduction in number of niches from 7,983 to 4,456 for better control and management, with a view to minimising nuisance to the surrounding areas;
- (b) the applicant was committed to planting more trees to enhance the visual amenity of the Site; and
- (c) the applicant was committed to implementing the proposed measures as set out in the Management Plan (MP) under the licensing mechanism.

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

30. Noting that the Site was in close proximity to existing residential developments, including The Verdancy, and the District Officer (Yuen Long), Home Affairs Department recommended the applicant to conduct local consultation with the Ping Shan Rural Committee and stakeholders, while his office would be prepared to offer assistance in respect of liaison and/or consultation if and when requested, a Member enquired whether local consultation had been conducted and what the local views were towards the proposed development. In response, Mr Tong Yao, the applicant's representative, said that the locals, including the former village representative of Tan Kwai Tsuen, had been consulted several times and generally found the proposed columbarium use acceptable. In response to the Chairperson's follow-up question, Mr Tong clarified that the residents of The Verdancy had not been consulted on the application.

31. A Member enquired about the reasons for imposing the lease conditions/restrictions under New Grant No. 238, in particular the restrictions on "Chai Tong" and "no grave", and whether these conditions should have a bearing on the Committee's consideration of the application. In response, the Chairperson said that this type of lease conditions was typically found in new grant lots for domestic purpose in rural areas, where uses related to Chai Tong, grave and human remains were normally not allowed. Mr Raymond H.F. Au, DPO/TMYLW, supplemented that according to lease of the subject land lot, the lot was intended primarily for domestic purpose with prohibition on the uses related to "Chai Tong", "grave" and "human remains". Should the current application be agreed or partially agreed by the Committee, the land owner might submit a lease modification application or a temporary Short Term Waiver to permit the columbarium use. Besides, any relevant requirements prescribed in the Private Columbaria Ordinance (Chapter 630) or specified by the Private Columbaria Licensing Board had to be complied with.

32. In response to a Member's enquiries on whether the existing buildings at the Site were constructed by the applicant, and whether the Site had been occupied for columbarium use since 2007, Mr Tong Yao, the applicant's representative, said that the existing buildings were not constructed by the applicant but already existed at the time of purchase, and the Site had been occupied for columbarium use since 2007.

33. Noting that the Site was also involved in a previous rezoning request for rezoning the Site and its neighbouring areas from “Residential (Group B) 1” (“R(B)1”) to “R(B)3” which was partially agreed by the Committee in 2000, the same Member raised the following follow-up questions:

- (a) whether the area of the “R(B)3” zone was the same as the “R(B)1” zone after rezoning; whether the buildings at the Site already existed at that time; and whether the buildings were used for residential use; and
- (b) whether the Site fell within a previous Development Permission Area (DPA) plan.

34. In response to the Members’ questions, Mr Raymond H.F. Au, DPO/TMYLW, made the following main points:

- (a) the Site was involved in a previous rezoning request (No. Z/YL-TYST/1) for rezoning the Site and its neighbouring areas from “R(B)1” to “R(B)3” to facilitate the relaxation of PR and BH restrictions. The area of the “R(B)3” zone was exactly the same as the “R(B)1” zone after rezoning, and the rezoning request was not submitted by the current applicant. The buildings at the Site already existed, but there was no information on their use at that time; and
- (b) the Site fell within a previous DPA plan.

35. 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.

Deliberation Session

36. The Chairperson recapitulated that the key considerations for scrutinising applications for columbarium use included traffic arrangements and land use compatibility with the surrounding areas. The Site was in close proximity to residential developments, with one block in particular being relatively close. While the previous rezoning application at the Site had been rejected, PlanD had no in-principle objection to the current application mainly on the grounds that the previous traffic concerns had been addressed through a proposed MP with visitor restrictions and time controls, thereby reducing potential nuisance. Furthermore, the Site was segregated from the neighbouring The Verdancy and served with a separate access. The Transport Department (TD) had no objection to the proposed traffic arrangements, as the MP, which would be monitored by the Food and Environmental Hygiene Department (FEHD), provided a regulatory mechanism that was previously absent. FEHD would have the power to enforce or even revoke the licence if the applicant failed to comply. The Chairperson then invited views from Members.

37. In response to a Member's enquiry regarding PlanD's recommendation on partial agreement to the application, the Chairperson referred Members to Appendix II of the Paper, and explained that the Committee typically imposed restrictions on the number of niches and BH for the "OU(Columbarium)" zone in the Notes of the OZP. Since the applicant had not proposed any restrictions on the number of niches, PR or BH, but only a maximum site coverage (SC) of 20% which was not considered adequate for planning control purpose, PlanD did not fully agree with the applicant's proposed development restrictions, hence the recommendation for partial agreement.

38. In response to a Member's enquiry about the current supply of public niches in Hong Kong, the Chairperson said that the supply of public niches had become more stable in recent years as the Government had proactively developed new columbaria, including new facilities at Shek Mun, Wo Hop Shek and Tsang Tsui, which were serving the public. Coupled with the increasing adoption of green burial, it was considered that the issue of public niche shortage in Hong Kong was no longer as acute as a decade or two ago.

39. In response to the same Member's follow-up question on whether there was any pre-determined acceptable number of niches for the Site by relevant government departments, such as TD, the Chairperson said that there was no prescribed number and it was the applicant's

responsibility to demonstrate to the relevant government bureaux/departments (B/Ds) that the proposed number of niches would not give rise to adverse impacts, and that the proposal was technically feasible with appropriate mitigation measures. The number of proposed niches under the current application (i.e. 4,456 niches) would be stipulated in the Remarks of the Notes for the “OU(Columbarium)” zone. Should the applicant wish to increase the number of niches in future, a section 16 application under the Town Planning Ordinance would be required.

40. A Member said that while the proposal under the current application was an improvement from technical perspective compared with the previous rezoning application rejected by the Committee, there had been no major change in the surrounding land uses, which predominantly comprised sub-urban medium-density residential developments and The Verdancy had already existed at that time. The subject buildings were originally constructed for residential use, and the land lease was not intended for non-domestic use. The District Land Officer/Yuen Long, Lands Department had adverse comments relating to the unauthorized columbarium use, which was already subject to lease enforcement actions. As the Site had commenced columbarium operation in 2007 under a DPA plan, the Member questioned whether the proposed columbarium might constitute an unauthorized development that could render the Committee’s decision subject to challenge at the OZP amendment stage should the application be agreed/partially agreed. The Chairperson said that while the previous application for the Site had been rejected, the circumstances of the current application were different in that the number of niches had been reduced, and traffic and crowd management measures had been proposed to address the previous concerns regarding traffic impact and nuisance.

41. In response to the Vice-chairperson and a Member’s concern about potential impact on the local community, the Chairperson, drawing from past experience of similar columbarium applications, said that considerations were always based on the level of interface of the proposed columbarium with neighboring residential uses, and whether there would be shared use of the access road. In the current application, the proposed columbarium was primarily close to Block 9 of The Verdancy, while the remaining part of The Verdancy was located farther away, and separate access was available.

42. Two Members expressed no objection to the application and a Member said that

the Site was situated at the periphery location with a separate access, which was relatively isolated from surrounding uses. Apart from medium-density residential developments, the Site was surrounded by a mixture of different land uses.

43. The Vice-chairperson expressed no objection to the application and said that the potential nuisance to the surroundings should be limited and could be addressed by the MP under the licensing mechanism. Tree planting around the Site boundary, particularly near Block 9, to further screen off the development should be considered.

44. The Chairperson concluded that Members generally had no in-principle objection to the application. The public, including the residents of The Verdancy, would have opportunity to express their views on the proposed development during the representation period upon gazettal of the OZP amendments.

45. After deliberation, the Committee decided to partially agree to the application to rezone the application site to “Other Specified Uses” annotated “Columbarium” with stipulation of appropriate development restrictions. The relevant proposed amendments to the Tong Yan San Tsuen Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

### **Sha Tin, Tai Po and North District**

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

## **Agenda Item 9**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/MOS/132                      Proposed House (New Territories Exempted House - Small House) in  
   “Green Belt” Zone, Government Land in D.D. 167, Sai O Village, Sai  
   Kung North  
  
   (RNTPC Paper No. A/MOS/132)

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### **Presentation and Question Sessions**

46.                      With the aid of some plans, Mr Louis H.W. Cheung, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

47.                      Members had no question on the application.

### **Deliberation Session**

48.                      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 27.2.2030, 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 14**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/54      Proposed Temporary Open Storage of Construction Materials and Construction Machinery with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 1 RP and 2 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling  
(RNTPC Paper No. A/NE-MKT/54A)

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### **Presentation and Question Sessions**

49.            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.

50.            Members had no question on the application.

### **Deliberation Session**

51.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.2.2029, 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 28**

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/849            Temporary Private Garden for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lots 1738 S.B ss.3 (Part) and 1830 (Part) in D.D. 17 and Adjoining Government Land, Lung Mei, Tai Po

(RNTPC Paper No. A/NE-TK/849)

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Presentation and Question Sessions

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

53.            Members had no question on the application.

Deliberation Session

54.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.2.2029, 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 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.]

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

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

**Agenda Item 33**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1201 Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1160, 1173 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP in D.D. 109, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTN/1201)

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**Presentation and Question Sessions**

55. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

56. Members had no question on the application.

**Deliberation Session**

57. The Chairperson remarked that no policy support was received from the Development Bureau for the current application, although the applicant indicated that the application was to facilitate relocation of the brownfield operation affected by the government project of Northern Link Main Line. Besides, the proposed use fell within an area zoned “Agriculture” on the Outline Zoning Plan and there were active farmland clusters in the surrounding areas. A Member agreed to reject the application on the grounds that there was no strong justification for relocating the operation at the affected site with about 1,944m<sup>2</sup>, to

the current application site with a significantly larger area of about 4,600m<sup>2</sup>. The Member considered such an expansion unreasonable.

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

- “(a) the proposed use with associated filling of land is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the proposed use with associated filling of land is not compatible with the surrounding land uses.”

### **Agenda Item 38**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/362 Temporary Shop and Services for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lot 3250 S.B. ss. 49 (Part) in D. D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long  
(RNTPC Paper No. A/YL-NSW/362)

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59. The Secretary reported that the application site (the Site) was located in Nam Sang Wai, and Mr K.W. Leung had declared an interest on the item for owning a property in the vicinity of the Site.

60. As the property owned by Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

62. Members had no question on the application.

Deliberation Session

63. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.2.2029, 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 41**

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/390            Temporary Social Welfare Facility (Drug Dependent Persons Treatment and Rehabilitation Centre) for a Period of 2 Years in “Recreation” Zone, First Floor, Lot 4620 (Part) in D.D. 104, Mai Po, Yuen Long  

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(RNTPC Paper No. A/YL-MP/390B)

64. The Secretary reported that the application site (the Site) was located in Mai Po, and Mr K.W. Leung had declared an interest on the item for owning a property in Mai Po.

65. As the property owned by Mr K.W. Leung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

66. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

67. Members had no question on the application.

#### Deliberation Session

68. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 2 years until 27.2.2028, 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**

[Mr Raymond H.F. Au, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), Ms Carman C.Y. Cheung, Ms Kennie M.F. Liu and Mr Eric C.Y. Chiu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Ms Sherry M.W. Kong, Ms Charlotte C.Y. Lam and Mr Wilfred K.H. CHU, Town Planners/Tuen Mun and Yuen Long West (TPs/TMYLW), were invited to the meeting at this point.]

#### **Agenda Item 48**

[Open Meeting]

Proposed Amendments to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan

No. S/HSK/2

(RNTPC Paper No. 3/26)

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Presentation and Question Sessions

69. Other than the Planning Department (PlanD)'s representatives as listed out above, the following government representatives (including the Consultants for Amendment Items A, B1, B2 and C (Consultants)) were invited to the meeting at this point:

**Development Bureau (DEVB)**

Ms Belinda Y.Y. Chong - Principal Assistant Secretary (PAS)  
Ms Jessie K.P. Kwan - Assistant Secretary

**Civil Engineering and Development Department (CEDD)**

Mr Joe H.P. Yip - Deputy Project Manager (DPM)  
Mr L.C. Chung - Chief Engineer  
Mr Horace C.H. Lee - Chief Engineer  
Mr Raymond T.C. Leung - Senior Engineer  
Ms Kate S.T. Kwong - Senior Engineer  
Mr Gordon C.C. Kwan - Engineer  
Ms Cherie C. Zhong - Engineer

**Consultants**

*Ove Arup & Partners Hong Kong Limited*

Mr K.S. Leung  
Mr Hamlyn Kuong  
Ms Sabrina Law  
Mr Ricky Chui

70. With the aid of a PowerPoint presentation, Ms Carman C.Y. Cheung, STP/TMYLW, PlanD briefed Members on the background of the proposed amendments to the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly included:

- (a) Amendment Item A – rezoning of an area from “Other Specified Uses” (“OU”) annotated “Port Back-up, Storage and Workshop Uses”

(“OU(PBU&SWU)”) to “OU” annotated “Industry Park” (“OU(IP)”), subject to a maximum building height (BH) of 110 metres above Principal Datum (mPD);

- (b) Amendment Item B1 – rezoning of three sites in Planning Area 4B from “Residential (Group B) 3” (“R(B)3”) to “R(A)6”, subject to a maximum plot ratio (PR) of 5.2 and a maximum BH of 120mPD;
- (c) Amendment Item B2 – rezoning the existing roads with proposed road and footpath widening in Planning Area 4B from “R(B)3” to area shown as ‘Road’;
- (d) Amendment Item C – rezoning of the southern site of Planning Area 34E from “Government, Institution or Community” (“G/IC”) to “G/IC(1)”, subject to a maximum BH of 160mPD;
- (e) Amendment Item D – revising the maximum BH for a site zoned “G/IC” to the east of Sha Chau Lei from 3 storeys to 50mPD; and
- (f) Amendment Item E – rezoning of a site known as Ping Yan Court from “Comprehensive Development Area” to “R(A)7”, subject to a maximum gross floor area (GFA) of 128,350m<sup>2</sup> and a maximum BH of 110mPD.

71. There were also amendments to the Notes of the OZP in relation to the above rezonings as well as other amendments, including revisions to the covering Notes and other technical amendments to align with the latest Master Schedule of Notes to Statutory Plans.

72. The Chairperson remarked that the Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA) was situated within the Northern Metropolis (NM) and positioned as a High-End Professional Services and Logistics Hub. The proposed amendments to the OZP covered several key development projects, including the Hung Shui Kiu Industry Park (the Industry Park), the HSK Pilot Area under the ‘large-scale land disposal’ (LSLD) approach as well as the Smart and Green Mass Transit System in Hung Shui Kiu and Yuen Long South (the SGMST), which were all governed by relevant government policy

initiatives. In support of the proposed amendments, technical assessments and local consultation had also been conducted. As the presentation of PlanD's representative had been completed, the Chairperson invited questions from Members.

### Amendment Item A

#### *Planning Flexibility*

73. Noting that planning flexibility had been maximised by allowing a wide range of uses in Column 1 of the Notes of the proposed "OU(IP)" zone to facilitate the development of the Industry Park, a Member enquired about the mechanism to ensure adequate planning control of the Town Planning Board (the Board) over the future development of the Industry Park.

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

- (a) the land covered by the "OU(IP)" zone with an area of about 23 hectares (ha) had been resumed by the Government and was now wholly government land;
- (b) Hung Shui Kiu Industry Park Company Limited (the Park Company), a wholly Government-owned company, was established in early January 2026 to take forward and deliver the development of the Industry Park. The Park Company would be required to submit a development plan to the Government to ensure that the development would be in line with the Government's industry policies. Essentially, the implementation and operation of the Industry Park was akin to a government action;
- (c) with a view to maximising flexibility on land use, development density and detailed design of the future developments within the Industry Park, a specific "OU(IP)" zoning was tailored for the Industry Park with a BH restriction of 110mPD (as currently imposed under the "OU (PBU&SWU)" zone) and a wide range of permitted uses to accommodate various industries and supporting facilities envisaged in the Industry Park. While no PR

restriction would be stipulated for the “OU(IP)” zone, the total GFA adopted under the HSK/HT NDA Planning and Engineering Study, taking into account the infrastructural capacity, was proposed to be stipulated in the Explanatory Statement (ES) of the OZP. The assumed total GFA was calculated based on the total development site area of the Industry Park and a PR of 7 currently imposed for the “OU(PBU&SWU)” zone on the OZP; and

- (d) to ensure sufficient control, the total GFA and different requirements of relevant government bureaux/departments (B/Ds), especially in relation to traffic and environment aspects, would be incorporated in the relevant land lease where appropriate.

75. The Chairperson supplemented that whilst minimal development restrictions were proposed for the “OU(IP)” zone, the Government would be able to exercise effective monitoring over the development of the Industry Park, ensuring that its planning and development would be in compliance with relevant government regulations and statutory requirements.

76. A Member enquired whether greater flexibility should be provided under the “OU(IP)” zone to accommodate a wider spectrum of supporting uses such as talent accommodation. The Member said that ‘Flat (Staff Quarters only)’ use permitted under the “OU(IP)” zone might be too restrictive in terms of accommodation type. Moreover, greater flexibility should be allowed to cater for the potential development of cultural and tourism industries in the area, and opined that a wider range of supporting activities, extending beyond eating places, should also be accommodated within the “OU(IP)” zone.

77. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of some PowerPoint slides, explained that with reference to the San Tin Technopole, Ngau Tam Mei NDA and Development of the Loop, a wide range of permitted uses related to industry development had already been proposed in the “OU(IP)” zone, including ‘Asphalt Plant/Concrete Batching Plant’, ‘Cement Manufacturing’, ‘Creative Industries’ ‘Industrial Use’ and ‘Information Technology and Telecommunications Industries’, to accommodate various suitable industries at different stages in the production chain. Supporting facilities, such as

talent accommodation, would be permitted under ‘Flat (Staff Quarters only)’, ‘Hotel’ and ‘Residential Institution’ in the proposed “OU(IP)” zone to minimise the need for commuting and potential traffic impact. In addition, to facilitate the development of a self-contained community within the Industry Park, various supporting facilities such as ‘Eating Place’, ‘Place of Entertainment’, ‘Place of Recreation, Sports or Culture’ and ‘Shop and Services’ were always permitted under the proposed “OU(IP)” zone.

78. The Vice-chairperson noted the intention to maximise flexibility for the Industry Park. He asked whether a master plan or a strategic framework would be formulated to effectively guide and monitor the development of the Industry Park. He further enquired whether a set of criteria would be established to guide key aspects, including minimum size for land allocation, consideration of coherent site disposal with clustering of compatible users to achieve synergy effects, and effective design of the internal road layout for better connection with external networks. In response, Ms Belinda Y.Y. Chong, PAS, DEVB made the following main points:

- (a) the Park Company was a company wholly-owned by the Financial Secretary Incorporated, with its Board of Directors comprising official directors including the directors of policy bureaux relevant to the development of the Park Company. This governance and corporate structure enabled the Government to directly participate and take the lead in the development and operation of industries, and to ensure that the development would be in line with the Government’s industry policies;
- (b) when the Park Company commenced operation in mid-2026, it would be required to formulate its development plan for submission to the Government for consideration, and to update the Government on a regular basis. To uphold transparency, the Park Company would be required to submit annual reports to the Legislative Council regarding its operating and financing situation. Hence, the Government had a significant role in guiding and monitoring the development of the Industry Park; and
- (c) the unique positioning of the Industry Park set it apart from the other industry sites in the NM. Capitalising on the locational advantage and good

transport network, the Industry Park, which enjoyed a good connectivity with Qianhai, Shenzhen, was targeted for developing a wide range of industries with a competitive edge and supported by the Government, such as high value-added or smart manufacturing including pharmaceutical manufacturing. Careful consideration would be given to detailed site planning with an aim to maximising the synergy effect when formulating the development plan. Besides, the developments within the Industry Park would be required to comply with relevant government requirements and regulations.

79. The Chairperson supplemented that the Park Company would be required to submit a development plan to the Government for review and consideration. The plan would not only provide a strategic framework but would also cover such details as land use distribution and development layout.

80. A Member expressed support for allowing maximum planning flexibility for the Industry Park development and opined that its future development should be progressively guided by a master plan. Drawing reference from similar guidelines formulated for the San Tin Technopole, a set of planning guidelines might help to provide cohesive design for the future development and create ambiance for the Industry Park at the detailed design stage, albeit there might not be significant ecological issues in the area.

#### *Potential Expansion of Hung Shui Kiu Industry Park*

81. Noting that the Transport and Logistics Bureau (TLB) previously announced that there were other sites reserved for logistics developments within the HSK/HT NDA, a Member asked whether those sites were included in the current proposed amendments or whether separate OZP amendments would be required in future to facilitate their development. Ms Belinda Y.Y. Chong, PAS, DEVB responded that there were other industry sites in the HSK/HT NDA including, inter alia, a modern logistics cluster (the Logistics Cluster) nearby under TLB's review. Subject to the findings of the expression of interest exercise to be conducted later this year, and if TLB considered it suitable for the Park Company to develop any land parcel amongst those logistics sites in one go, DEVB would liaise with TLB on the long-term development. Relevant statutory planning procedures would be initiated, if

necessary.

82. The Chairperson clarified that the currently proposed amendments were related exclusively to the Industry Park, which covered about 23 ha. The proposed Logistics Cluster, which had an area of about 32 ha, was not part of the subject proposed amendments. While the Government would not preclude the possibility of expanding the Industry Park in future, any such expansion would be subject to statutory planning process. In the meantime, the development of the Logistics Cluster was being reviewed by TLB under its prevailing policy framework. In response to a Member's enquiry, the Chairperson said that the Industry Park and the Logistics Cluster were located adjacent to each other and both fell within the Hung Shui Kiu and Ha Tsuen OZP.

83. Noting that the land uses permitted under the "OU(Enterprise and Technology Park)" zone was relatively less flexible compared with those proposed for the "OU(IP)" zone, a Member asked whether the Enterprise and Technology Park, located to the south of the Logistics Cluster, would also be managed by the Park Company in future. Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of some PowerPoint slides, responded that three sites of the planned Enterprise and Technology Park had been included in the HSK Pilot Area under the LSLD approach which was under tendering. The scope of increasing its land use flexibility would be further reviewed, taking into account the tender results, prevailing government policy and views of B/Ds. Any proposed changes in the planning of the Enterprise and Technology Park would be submitted for the Board's consideration when appropriate. The Chairperson supplemented that the development parameters adopted in the relevant tender invitation were based on the restrictions stipulated in the Notes and OZP for the "OU(Enterprise and Technology Park)" zone currently in force. Further planning flexibility could be explored when opportunity arose.

#### Amendment Items B1 and B2

#### *Operation and Alignment of SGMTS*

84. Some Members enquired about the operational and design details of the SGMTS, including the proposed alignment and operation mode, distance from the proposed residential developments under Amendment Item B1 to the nearest SGMTS/railway station under

planning, interchange arrangements with the Tuen Ma Line – Hung Shui Kiu (TML-HSK) station and rationale for reserving land to provide funding support for the SGMETS development.

85. In response to Members' questions, Mr. Joe H.P. Yip, DPM, CEDD, with the aid of some PowerPoint slides, made the following main points:

- (a) the entire system would be approximately 16km long. At present, the Government was pressing ahead with Phase 1 of the SGMETS, which was about 4.5km long with seven proposed stations (Stations A1 to A7) with a view to tying in with the development programme of HSK/HT NDA. Phase 1 would commence at Station A1, which would be adjacent to the existing Light Rail Nai Wai Stop, passing through the future town centre and the residential area of HSK/HT NDA with Stations A2 and A3 located in close proximity to TML-HSK station under construction, and continue to the Logistics, Enterprise and Technology Quarter in the HSK/HT NDA with Stations A4 to A7. The residential development sites in question would be conveniently located within about 500m of the planned TML-HSK station and Station A2 of the SGMETS;
- (b) the SGMETS would adopt a green road-based mode without the need for conventional physical rail tracks, with reference to the automated rapid transit system adopted in the Mainland. The system was designed to provide medium capacity services, which was considered suitable for the transport demand in the HSK/HT NDA and would allow operational flexibility;
- (c) it was crucial to provide funding support for the SGMETS through granting development rights of the Amendment Item B1 site(s) to the future franchisee. The franchisee would be responsible for procuring, designing, operating and maintaining the SGMETS system, including the SGMETS vehicles as well as the maintenance depot, over the span of 20-year franchise period, while the Government would undertake the construction of the relevant road infrastructure related to the SGMETS. The development mode would be broadly similar to the "Rail-plus-Property" development model commonly

adopted in railway development projects in Hong Kong;

- (d) most sections of the SGMTS would operate on dedicated roads, with grade separation from other road-based traffic at major junctions, such as through the provision of elevated sections. The number of junctions shared with other road traffic had been minimised (i.e. three junctions only); and
- (e) the system (Station A2) would be conveniently connected with the planned TML-HSK station by a landscaped deck and/or a footbridge. With the proposed Hong Kong - Shenzhen Western Rail Link (Hung Shui Kiu - Qianhai) located between the SGMTS and TML, the HSK/HT NDA was in a highly advantageous geographic location where three mass transit systems converged.

#### *Provision of Retail and Community Facilities*

86. The Vice-chairperson enquired about the rationale for planning two retail blocks at the corner site and whether their location was indicative only or based on specific planning considerations. He further asked whether any community facilities would be provided at the Amendment Item B1 sites. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of some PowerPoint slides, pointed out that the two concerned single-storey retail blocks were specifically proposed at the northern portion of Site 4B-2 to create a low-rise building zone to enhance air ventilation and visual permeability in the surrounding environment. It was a people-oriented design intended to reduce the impact on the existing villages including Tin Sam for better urban-rural integration. In addition, various design measures, such as varying BHs, low-rise building zones, building setbacks and building separations would be considered in the future developments in the “R(A)6” zone to create height variations and to enhance air ventilation and visual permeability in the surrounding areas. In terms of the provision of community facilities, although there was no plan to provide government, institution and community (GIC) facilities within the private residential development at the Amendment Item B1 sites, the future residents would still be able to enjoy convenient access to various GIC facilities, including a Regional Government Complex (which would accommodate a market, a magistracy and other public services), in the future town centre of the HSK/HT NDA. Besides, the community hall and library that were originally

planned in the southern site of Planning Area 34E (i.e. Amendment Item C site) would be relocated to a “G/IC” site in Planning Area 6A which was located immediately to the north of the concerned “R(A)6” zone to serve the future residents.

#### *Road Widening Proposal*

87. A Member enquired whether the proposed residential developments at the Amendment Items B1 and B2 sites would necessitate any road widening or improvement works in the surrounding areas. Mr Hamlyn Kuong, the Consultant, with the aid of a PowerPoint slide, said that a Traffic Impact Assessment (TIA) had been conducted to assess the potential traffic impact based on the development parameters of the proposed developments under Amendment Items B1 and B2. The TIA concluded that the overall road network could cater for the additional traffic generated from the proposed developments. Nevertheless, after reviewing the performance of key junctions in the vicinity of the concerned sites, CEDD had committed to carrying out junction improvement works for four junctions, including (i) adding a left-turn lane on Hung Tin Road northbound and updating the road marking along Hung Chi Road; (ii) upgrading and signalising the junction at Tin Ha Road/ Road L16/ Hung Leong Road, with additional traffic lanes on Road L16 and Tin Ha Road; (iii) relocating the traffic lane on Road L15 eastbound; and (iv) improving Castle Peak Road westbound to provide four lanes. In addition, road widening of Hung Leong Road to about 7.3m and the widening of footpaths to a minimum width of 3.25m were proposed under Amendment Item B2.

#### *Pedestrian Connectivity*

88. Noting that the proposed residential developments would comprise about 3,000 flats with an estimated population of close to 10,000, and having regard to the busy road junctions in the vicinity, the Chairperson and a Member enquired about the overall pedestrian connectivity plan linking the proposed residential development sites to the future town centre, and whether pedestrian footbridge connections would be provided to ensure safe and convenient access. Mr Hamlyn Kuong, the Consultant, with the aid of a PowerPoint slide, said that the walking distance from the development sites to the nearest transport hub, the TML-HSK station, was only about 400m (approximately seven minutes' walk), with footpaths adequately widened to 3.25m for convenient access to the future town centre. Although the provision of a footbridge connection was considered not necessary, the proposal could be

revisited in future when necessary.

89. Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, Transport Department supplemented that the walking distance from the residential development sites to the TML-HSK Station was about 400m. A public transport interchange would be developed on sites located to the south adjacent to the station, which might include commercial developments such as a shopping mall. This would enhance pedestrian connectivity and provide a more pleasant walking environment, instead of traversing vacant land.

90. In response to the Vice-chairperson's suggestion to explore linking up the three development sites with pedestrian connection facilities, the Chairperson said that consideration could be given to linking the three sites through an integrated footbridge network, possibly in conjunction with future commercial developments. Such provision would not conflict with the proposed amendment items and could be explored at a later stage.

#### Amendment Item C

##### *Planning and Urban Design of HSK/HT NDA Town Centre*

91. Noting that the rezoning site under Amendment Item C was located in proximity to the future HSK/HT NDA town centre, a Member enquired about the planning and urban design concept of the town centre. Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of some PowerPoint slides, said that the HSK/HT NDA had a land area of about 707 ha. The future town centre of the HSK/HT NDA was located within 500m to 1000m catchment area of the future TML-HSK station for good accessibility. The two development sites located to the east of the planned TML-HSK station (i.e. Planning Areas 28A and 28B) were intended for mixed use developments with residential and commercial uses, whilst the major commercial activities would be concentrated in the development sites located to the west of the planned TML-HSK station (i.e. Planning Areas 32A, 32B, 32C and 32D). The concerned Planning Area 34E under Amendment Item C was situated to the north of the residential area and in close proximity to the planned TML-HSK station.

92. In response to the Chairperson's question, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of a PowerPoint slide, clarified that the main site of the Northern Metropolis

University Town was planned to the south of the HSK/HT NDA town centre.

[Mr Simon Y.S. Wong left the meeting during discussion.]

### *Conclusion*

93. As Members had no further questions to raise, the Chairperson concluded that Members supported the proposed amendments, which were pivotal not only to the HSK/HT NDA but also to the development of the entire NM. The Chairperson also remarked that Members had offered positive feedback on several key aspects, including allowing maximum flexibility for the Industry Park, as well as the proposed increase in residential development intensity to help fund essential infrastructure. The Chairperson emphasised that when formulating the development plan for the Industry Park, the government project team should take into account the various considerations and views raised by Members, including but not limited to the overall development layout, land use proposals, relevant B/D's requirements, provision of talent accommodation and incorporation of good urban design principles. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

94. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 and that the draft OZP No. S/HSK/2A at Attachment II of the Paper (to be renumbered as S/HSK/3 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition 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 Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2A (to be renumbered as S/HSK/3 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.”

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

[The Chairperson thanked government representatives (including the Consultants) for attending the meeting. DEVB’s and CEDD’s representatives and the Consultants left the meeting at this point.]

### **Agenda Item 51**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTY Y/506 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lots 2447 RP (Part) and 2447 S.D RP (Part) in D.D. 130 and Adjoining Government Land, Tuen Mun  
(RNTPC Paper No. A/TM-LTY Y/506)

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

96. With the aid of some plans, Ms Kennie M.F. Liu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

97. Members had no question on the application.

#### **Deliberation Session**

98. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.2.2029, 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 55**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/592      Proposed Government Use (Greater Bay Area Air Quality Laboratory and Meteorological Monitoring Supersite) and Associated Filling of Land in “Green Belt” Zone and area shown as ‘Road’, Government Land in D.D. 129, Tsim Bei Tsui, Yuen Long  
(RNTPC Paper No. A/YL-LFS/592)

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99.            The Secretary reported that the application was submitted by Environmental Protection Department (EPD) for proposed government use (Greater Bay Area air quality laboratory and meteorological monitoring supersite). The following Members had declared interests on the item:

Ms Clara K.W. U    -    for being the representative of EPD; and

Dr C.M. Cheng      -    for being the former Director of Hong Kong Observatory who had involvement in the project.

100.           As the interests of Ms Clara K.W. U and Dr C.M. Cheng were considered direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

[Ms Clara K.W. U and Dr C.M. Cheng left the meeting temporarily at this point.]

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

101.           With the aid of a PowerPoint presentation, Mr Wilfred K.H. Chu, TP/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.

102. In response a Member's enquiries on whether the application site (the Site) fell within the Wetland Buffer Area and whether an Ecological Impact Assessment (EcoIA) was required, Mr Eric C.Y. Chiu, STP/TMYLW, confirmed that the Site fell within the Wetland Buffer Area. In accordance with the Town Planning Board Guidelines No. 12C for "Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance", the applicant had submitted an EcoIA which demonstrated that no significant residual ecological impacts were anticipated. The Agriculture, Fisheries and Conservation Department had no adverse comment on the application from nature conservation perspective.

103. Noting that three *Pterocarpus indicus* (紫檀), a protected species (under the Protection of Endangered Species of Animals and Plants Ordinance (Chapter 586)) were identified in the western part of the Site and were proposed not to be preserved, a Member enquired about whether this should have a bearing on the Committee's consideration of the application. Mr Eric C.Y. Chiu, STP/TMYLW, responded that the three *Pterocarpus indicus* were protected species which, in principle, should be protected as far as practicable. Nevertheless, owing to the poor health condition of the trees, as demonstrated in the tree survey, they were considered unsuitable for transplantation. Furthermore, the landscape proposal submitted by the applicant recommended that all mature trees on the Site be felled as mature trees located near the equipment area might obstruct the monitoring of light and the potential emission of Volatile Organic Compounds, which might compromise data accuracy. Even though the three *Pterocarpus indicus* could not be preserved, compensatory planting was proposed at a ratio of 1:1.06 in terms of quantity, in accordance with the Development Bureau Technical Circular (Works) No. 4/2020.

#### Deliberation Session

104. The Chairman remarked that there was a significant need for the proposed development, and its siting had been subject to a site selection process. Relevant government departments had conducted assessments, particularly in respect of ecological impact, which demonstrated that the development would not result in adverse impact. Regarding the trees on the Site, while some were protected species, relevant government departments had reviewed the matter and considered that the proposed arrangements would comply with the relevant

guidelines and legislation.

105. 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 27.2.2030, 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.]

[Ms Clara K.W. U and Dr C.M. Cheng rejoined the meeting at this point.]

**Agenda Item 69**

Any Other Business

[Open Meeting]

106. There being no other business, the meeting was closed at 5:30 p.m.

**Minutes of 783<sup>rd</sup> Meeting of the Rural and New Town Planning Committee  
(held on 27.2.2026)**

**Deferral Cases**

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

| <b>Item No.</b> | <b>Application No.*</b> | <b>Times of Deferment</b>    |
|-----------------|-------------------------|------------------------------|
| 5               | A/I-TCV/29              | 1 <sup>st</sup>              |
| 6               | A/SK-CWBS/52            | 2 <sup>nd</sup> <sup>^</sup> |
| 8               | A/SK-PK/312             | 2 <sup>nd</sup> <sup>^</sup> |
| 10              | A/NE-LT/784             | 2 <sup>nd</sup> <sup>^</sup> |
| 11              | A/NE-LT/787             | 1 <sup>st</sup>              |
| 15              | A/NE-MKT/58             | 1 <sup>st</sup>              |
| 16              | A/NE-MTL/14             | 1 <sup>st</sup>              |
| 17              | A/NE-LK/166             | 1 <sup>st</sup>              |
| 18              | A/NE-MUP/227            | 1 <sup>st</sup>              |
| 21              | A/NE-TKL/826            | 1 <sup>st</sup>              |
| 22              | A/NE-TKL/830            | 1 <sup>st</sup>              |
| 24              | A/NE-TKLN/111           | 2 <sup>nd</sup> <sup>^</sup> |
| 31              | A/YL-KTN/1167           | 2 <sup>nd</sup> <sup>^</sup> |
| 35              | A/YL-KTN/1205           | 1 <sup>st</sup>              |
| 36              | A/YL-KTS/1095           | 2 <sup>nd</sup> <sup>^</sup> |
| 37              | A/YL-KTS/1099           | 2 <sup>nd</sup> <sup>^</sup> |
| 42              | A/YL-MP/404             | 1 <sup>st</sup>              |
| 47              | A/YL-PH/1103            | 1 <sup>st</sup>              |
| 50              | A/TM-LTY Y/500          | 2 <sup>nd</sup> <sup>^</sup> |
| 52              | A/TM-LTY Y/507          | 1 <sup>st</sup>              |
| 56              | A/YL-LFS/593            | 1 <sup>st</sup>              |
| 64              | A/YL-TT/737             | 2 <sup>nd</sup> <sup>^</sup> |
| 65              | A/YL-TT/759             | 1 <sup>st</sup>              |

**Note:**

<sup>^</sup> The 2<sup>nd</sup> 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:

| <b>Item No.</b> | <b>Members' Declared Interests</b>               |  |
|-----------------|--|--|
| 10 and 11       | The application sites were located in Lam Tsuen. | - Mr Daniel K.S. Lau's spouse for being one of the owners of a property in the vicinity of the application sites |
| 42              | The application site was located in Mai Po.      | - Mr K.W. Leung for owning a property in Mai Po  |

As the properties of Mr Daniel K.S. Lau's spouse and Mr K.W. Leung had no direct view of the relevant application sites under Items 10, 11 and 42, the Committee agreed that they could stay in the meeting.

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/783\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/783_rnt_agenda.html) for details of the planning applications.

**Minutes of 783<sup>rd</sup> Meeting of the Rural and New Town Planning Committee  
(held on 27.2.2026)**

**Renewal Cases**

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

| <b>Item No.</b> | <b>Application No.</b> | <b>Planning Application</b>  | <b>Renewal Period</b>  |
|-----------------|------------------------|--|------------------------|
| 29              | A/NE-TK/850            | Temporary Residential Institution (Transitional Housing) with Filling and Excavation of Land in “Green Belt” and “Village Type Development” Zones, Various Lots in D.D. 26 and Adjoining Government Land, Wong Yue Tan, Tai Po | 27.3.2026 to 26.3.2029 |
| 30              | A/NE-TK/852            | Temporary Shop and Services (Selling of Refreshment, Hiring of Fishing-related Accessories and Storage) in “Conservation Area” Zone, Government Land in D.D. 28, Tai Mei Tuk, Tai Po   | 4.3.2026 to 3.3.2029   |
| 49              | A/HSK/594              | Temporary Shop and Services (Real Estate Agency) in “Village Type Development” Zone, Lots 1028 S.A ss.1 (Part) and 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long   | 22.3.2026 to 21.3.2029 |
| 59              | A/YL-PS/772            | Temporary Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Storage of Kitchenware in “Village Type Development” Zone, Lots 43 S.G (Part) and 43 RP (Part) in D.D. 122, Ping Shan, Yuen Long         | 1.4.2026 to 31.3.2029  |

(b) Application for renewal of temporary approval for 5 years

| <b>Item No.</b> | <b>Application No.</b> | <b>Planning Application</b>  | <b>Renewal Period</b>  |
|-----------------|------------------------|--|------------------------|
| 39              | A/YL-SK/442            | Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long | 13.3.2026 to 12.3.2031 |

**Minutes of 783<sup>rd</sup> Meeting of the Rural and New Town Planning Committee  
(held on 27.2.2026)**

**Cases for Streamlining Arrangement**

(a) Application approved on a temporary basis for a period of 1 year until 27.2.2027

| <b>Item No.</b> | <b>Application No.</b> | <b>Planning Application</b>  |
|-----------------|------------------------|--|
| 25              | A/NE-TKLN/119          | Proposed Temporary Shop and Services in “Recreation” Zone, Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North |

(b) Applications approved on a temporary basis for a period of 3 years until 27.2.2029

| <b>Item No.</b> | <b>Application No.</b> | <b>Planning Application</b>   |
|-----------------|------------------------|---|
| 7               | A/SK-TLS/72            | Temporary Public Vehicle Park (Private Cars only) in “Village Type Development” Zone, Lots 146 RP (Part) and 147 (Part) in D.D. 401 and Adjoining Government Land, Ma Yau Tong, Sai Kung  |
| 12              | A/NE-FTA/264           | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui                            |
| 13              | A/NE-FTA/271           | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture”, “Government, Institution or Community” and “Open Storage” Zones and an area shown as ‘Road’, Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui |
| 19              | A/NE-MUP/228           | Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” Zone, Lot 757 S.B ss.1 RP in D.D. 46, Loi Tung, Sha Tau Kok   |
| 20              | A/NE-MUP/229           | Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” Zone, Lot 760 S.B RP (Part) in D.D. 46, Loi Tung, Sha Tau Kok   |
| 23              | A/NE-TKL/831           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Medium Goods Vehicles and Container Tractor/Trailer Park with Ancillary Facilities and Associated Filling of Land in “Agriculture” and “Industrial (Group D)” Zones, Various Lots in D.D. 84 and Adjoining Government Land, Ta Kwu Ling           |
| 27              | A/NE-PK/229            | Proposed Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) in “Agriculture” Zone, Various Lots in D.D. 91, Kai Leng, Sheung Shui   |
| 32              | A/YL-KTN/1200          | Temporary Shop and Services (Real Estate Agency) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long   |
| 34              | A/YL-KTN/1204          | Proposed Temporary Shop and Services and Associated Excavation of Land in “Comprehensive Development Area” and “Village Type Development” Zones, Lots 1831 (Part) and 1833 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long  |

| Item No. | Application No. | Planning Application  |
|----------|-----------------|---|
| 43       | A/YL-PH/1070    | Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Various Lots in D.D. 111, Wang Toi Shan, Pat Heung, Yuen Long   |
| 44       | A/YL-PH/1100    | Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Various Lots in D.D. 111, Pat Heung, Yuen Long  |
| 45       | A/YL-PH/1101    | Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Various Lots in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long   |
| 46       | A/YL-PH/1102    | Proposed Temporary Shop and Services and Associated Filling of Land in “Village Type Development” Zone, Lot 2743 (Part) in D.D. 111, Wang Toi Shan Ho Lik Pui, Pat Heung, Yuen Long   |
| 53       | A/TM-SKW/140    | Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 215 in D.D. 385, Tai Lam Chung Tsuen, Tuen Mun   |
| 54       | A/YL-HTF/1205   | Proposed Temporary Open Storage of Vehicle Parts with Ancillary Vehicle Parts Repairing Workshop and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 128, Yuen Long  |
| 57       | A/YL-LFS/594    | Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities in “Recreation” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long   |
| 60       | A/YL-TYST/1318  | Proposed Temporary Warehouse with Ancillary Facilities in “Residential (Group D)” Zone, Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long   |
| 61       | A/YL-TYST/1326  | Temporary Warehouse and Open Storage of Construction Materials in “Residential (Group D)” Zone, Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long   |
| 62       | A/YL-TYST/1334  | Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop in “Undetermined” and “Residential (Group C)” Zones, Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long |
| 63       | A/YL-TYST/1345  | Temporary Warehouse for Storage of Construction Material in “Undetermined” Zone, Lot 1172 in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long   |
| 66       | A/YL-TT/760     | Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 1600 RP in D.D. 119, Yuen Long   |
| 67       | A/YL-TT/761     | Proposed Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” Zone, Lot 706 (Part) in D.D. 118, Tai Tong, Yuen Long  |
| 68       | A/YL-TT/762     | Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 1109 RP in D.D. 117, Wong Nai Tun Tsuen, Tai Tong, Yuen Long   |

(c) Applications approved on a temporary basis for a period of 5 years until 27.2.2031

| <b>Item No.</b> | <b>Application No.</b> | <b>Planning Application</b>   |
|-----------------|------------------------|---|
| 26              | A/NE-KLH/661           | Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities in “Village Type Development” Zone, Various Lots in D.D. 7, Tai Wo, Tai Po           |
| 40              | A/YL-SK/446            | Temporary Shop and Services and Associated Filling of Land in “Village Type Development” Zone, Lot 1136 RP (Part) in D.D. 114, Chung Sum Tsuen, Shek Kong, Yuen Long      |
| 58              | A/YL-PS/771            | Temporary Shop and Services and Public Vehicle Park (Private Cars) in “Residential (Group B) 1” Zone, Lots 114 (Part) and 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long |

**Declaration of Interest**

The Committee noted the following declaration of interest:

| <b>Item No.</b> | <b>Member’s Declared Interest</b>           |  |
|-----------------|---|--|
| 26              | The application site was located in Tai Po. | - Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po |

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