

## **TOWN PLANNING BOARD**

### **Minutes of 784<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 13.3.2026**

#### **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

Mr Daniel K.W. Chung

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

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 C.M. Cheng

Mr Ryan M.K. Ip

**In Attendance**

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

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

Town Planner/Town Planning Board  
Ms Sandy S.Y. Yik

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 783<sup>rd</sup> RNTPC Meeting**

[Open Meeting]

1. The draft minutes of the 783<sup>rd</sup> RNTPC meeting held on 27.2.2026 were confirmed without amendment.

**Agenda Item 2**

**Matters Arising**

[Open Meeting]

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

## **Deferral Cases**

### Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

3. The Committee noted that there were 20 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 Case**

### Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

5. The Committee noted that there was one case for renewal of temporary planning approval and the Planning Department had no objection to the application for the further renewed period. Details of the planning application were in **Annex 2**.

#### Deliberation Session

6. After deliberation, the Committee decided to approve the application on a temporary basis for the applied renewal period on the terms of the application as submitted to the Town Planning Board 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.

### **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 14 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses. Details of the planning applications were in **Annex 3**.

#### Deliberation Session

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

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

**Agenda Item 3**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/NE-STK/7            Application for Amendment to the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2, To rezone the application site from “Agriculture” and “Green Belt” to “Other Specified Uses” annotated “Columbarium”, Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok  
(RNTPC Paper No. Y/NE-STK/7A)

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**Presentation and Question Sessions**

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

**PlanD**

- |                      |   |   |
|----------------------|---|---|
| Mr Rico W.K. Tsang   | - | District Planning Officer/Shu Tin, Tai Po and North (DPO/STN) |
| Ms Ivy C.W. Wong     | - | Senior Town Planner/Shu Tin, Tai Po and North (STP/STN)       |
| Mr William S.T. Wong | - | Town Planner/Shu Tin, Tai Po and North                        |

**Applicant’s Representatives**

*Goldrich Planners & Surveyors Limited*

- Mr Francis Lau  
Mr Alan Poon  
Mr Cheung Chun Yip  
Ms Tang Hui Ling

Mr Leung Ka Ho  
Mr Yau Man Chung  
Mr Cheung Tik Sze  
Mr Tuen Chak Wang

*Ove Arup & Partners Hong Kong Limited*

Ms Chan Ka Ki  
Mr Yip Cheuk Ki

*Urban Green Consultants Limited*

Ms Choi Sze Wing

10. 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's representatives. He then invited PlanD's representatives to brief Members on the background of the application.

11. With the aid of a PowerPoint presentation, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Agriculture" ("AGR") and "Green Belt" ("GB") to "Other Specified Uses" annotated "Columbarium" ("OU(Columbarium)") with 'Columbarium' permitted as of right under Column 1 of the Notes, subject to a maximum gross floor area of 3,136m<sup>2</sup>, a maximum building height of 3 storeys and a maximum of 6,495 niches, departmental comments, the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

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

- (a) the Site was surrounded by graves/urns to its northeast and southeast in the "GB" zone, which had originally served as a burial ground for Tong To villagers. In view of a typhoon, the concerned areas were designated as Permitted Burial Ground (PBG) (No. N/K/8) by the Home Affairs

Department for the fishermen in Sha Tau Kok in 1983. As a result, villagers of Tong To, which was located to the northwest of the Site, could no longer bury their ancestors there;

- (b) the intention of submitting the subject application was to replace the existing graves/urns located within the Site with a new columbarium adopting the environmental, social and governance concepts, as well as addressing the acute demand for columbarium facilities. Some of the niches would be donated to Tong To villagers. The applicant had removed 13 and 91 unauthorised graves/urns located at the government land and private lots within the Site respectively, while all the descendants of the remaining 37 unauthorised graves/urns on the private lots within the Site had agreed to relocate the graves/urns into the proposed columbarium upon completion;
- (c) the area designated for niches (i.e. the Columbarium Area) in the indicative development scheme would be about half of the PBG. The design had optimised utilisation of the vacant and residual private lots falling outside the PBG. Each proposed niche was designed as at-grade niche block of 1.1m high, occupying a smaller site area, which was considered more space-efficient as compared with the existing graves/urn structures ranging from 1.2m to 1.5m high;
- (d) the Site was adjoining the two portions of the PBG to its northeast and southeast, and the proposed columbarium was considered compatible with the surrounding land uses. Some measures had been proposed, including the provision of green corridor, seating areas, preservation of trees with high value, and at-grade niche blocks with greenery on top. In particular, the provision of fence walls of 2.5m in height and some planting areas along the site boundary would minimise the visual impact and address the interface issue with the surroundings;
- (e) as compared with the previous application (No. Y/NE-STK/4) for the same use with a different indicative development scheme, which was rejected by

the Committee in 2024, there was a substantial reduction in the site area and number of niches by about 23% and 47% respectively;

- (f) the existing 3m-wide access road within the Site would be widened to not less than 7m for vehicular access, which would connect to the existing local tracks to Tong To and could serve as an emergency vehicular access (EVA) for Tong To. The design and alignment of the proposed vehicular road was formulated with due consideration to the existing access to Tong To located outside the Site, and would not be in conflict with the daily commuting of villagers via the existing access; and
- (g) the applicant had conducted local consultation with Tong To villagers on the proposed columbarium in 2020. There were 259 supporting letters from Tong To and nearby villagers received (Drawing Z-8 of the Paper). Besides, the Sha Tau Kok District Rural Committee indicated no adverse comment on the previous application (No. Y/NE-STK/4) for the same use.

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

#### *The Proposal*

14. The Chairperson, Vice-chairperson and some Members raised the following questions:

- (a) the reasons for including more than 30% of the "GB" zone in the site area for the proposed columbarium, rather than utilising the area to the west of the Site zoned "AGR";
- (b) noting that the development scale, including the number of niches and parking provision, was reduced in the current application as compared with the previous application, the considerations for keeping the scale of the ancillary service building under the current application similar to that under the previous proposal;

- (c) the reasons for having fence walls around the Site as the uses in the vicinity were mainly graves, and whether there were fence walls around the PBG;
- (d) whether the greenery of the Site, particularly at the central part of the Site, would be increased to enhance shading and visual interest at the detailed design stage; and
- (e) details on the operation of the proposed columbarium, noting that it would be operated by a non-profit making organisation.

15. In response, Mr Francis Lau, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) majority of the "GB" zone near the Site was occupied by graves/urns, including the PBG to the northeast and southeast, and the upper eastern part of the Site in the "GB" zone was also occupied by some graves/urns. The proposed columbarium would allow replacing the existing illegal graves/urns at the Site with a columbarium in an orderly setting, which was considered compatible with the rural character of the surrounding land uses;
- (b) the ancillary service building mainly comprised office, multi-function rooms and toilets, which were considered necessary for the operation of the proposed columbarium. The multi-function rooms would serve as waiting areas for grave sweepers during peak grave-sweeping days, including the Ching Ming and Chung Yeung Festivals, as well as areas for holding ceremonies on other days;
- (c) the existing PBG was not enclosed by fence walls, which were considered visually intrusive to villagers. The erection of fence walls along the periphery of the Site was for security reasons and would provide screening to mitigate adverse visual impact on villagers;
- (d) as the growth of tree roots might affect the at-grade niche blocks, peripheral

planting, instead of planting trees surrounding the niche blocks, was recommended as far as practicable under the landscape proposal. Two trees with high value would be retained in situ at the northern portion of the Site; and

- (e) in view of the historical background of the Site and its surroundings, including the PBG, which was originally the burial ground for ancestors of Tong To as mentioned in paragraph 12(a) above, a non-profit-making non-governmental organisation (NGO) (i.e. Sha Tau Kok Association Limited) was established by Tong To villagers to manage graves/urns in the area for grave-sweeping activities, such as weeding for better accessibility and maintaining cleanliness after such activities. Should the application be agreed, this NGO would be responsible for the management of the proposed columbarium. The operation of the NGO would be funded by revenue generated from the proposed columbarium.

#### *Access for Tong To Villagers*

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

- (a) noting that there would be fence walls proposed around the Site, whether the proposed columbarium would block the access of Tong To villagers to the PBG or whether a local track had been reserved for this purpose under the proposal, and whether any local consultation had been conducted with the Tong To villagers on this issue;
- (b) whether the proposed vehicular road within the Site could connect to the existing access road leading to Tong To; and
- (c) the management arrangement for the use of the proposed vehicular road as an EVA within the Site during the closure of the proposed columbarium.

17. In response, Mr Francis Lau, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) while the Site would be fenced off, there were two existing local tracks for villagers' access to the PBG, located to the south of the Site and to the east of the Site along a concrete nullah respectively, which would not be affected by the proposed columbarium. Tong To villagers were consulted on the proposed columbarium;
- (b) the current local track to the west of the Site, connecting Sha Tau Kok Road – Shek Chung Au and Tong To with a width of about 3.5m wide, was not capable of serving as an EVA. Under the proposal, the existing access road within the Site would be realigned and widened to not less than 7m in width, which would also serve as an EVA connecting to the existing local tracks to the north and west of the Site. The proposed vehicular road within the Site, however, would not be for the daily commuting of nearby residents; and
- (c) staff would be deployed at all times at the Site to open the gates whenever necessary for the use of the EVA.

#### *Traffic Improvement Measures*

18. Noting that the Site was located at a level higher than Sha Tau Kok Road – Shek Chung Au, a Member enquired whether any slope works were required for the construction of the proposed vehicular road. In response, Ms Ka Ki Chan, the applicant's representative, with the aid of a PowerPoint slide, said that the design of the proposed vehicular road had complied with the relevant requirements of the Highways Department, particularly with respect to gradient, carriageway width and manoeuvring arrangement. Despite the level difference, no additional slope works would be required as the alignment of the proposed vehicular road would in general follow the existing access road within the Site, and its design had taken into account the site condition. Noting that the entrance/exit of the proposed vehicular road was located close to that of an existing access road connecting Tong To and Sha Tau Kok Road – Shek Chung Au, the same Member enquired whether such arrangement was acceptable from traffic safety point of view. In response, Ms Ka Ki Chan, the applicant's representative, with the aid of a PowerPoint slide, said that the entrance/exit of the

proposed vehicular road, which originally served as an entrance/exit point of a public vehicle park, would be modified with sufficient space for vehicle turning in and out, and sightlines would not be adversely affected. The Transport Department (TD) had no adverse comment on the design and implementation of the proposed vehicular road.

19. A Member enquired about the reasons for proposing improvement works at the junction of Tai Po Tai Wo Road and Po Nga Road near Tai Wo MTR Station. In response, Ms Ka Ki Chan, the applicant's representative, with the aid of a PowerPoint slide, said that taking into account the limited traffic capacity to cater for additional traffic growth arising from the proposed columbarium and insufficient waiting and queuing space near Fanling and Sheung Shui MTR Stations, a free shuttle bus service would be provided for visitors commuting between Tai Wo MTR Station and the Site. According to the Traffic Impact Assessment (TIA) conducted by the applicant, the junction of Tai Po Tai Wo Road and Po Nga Road would be overloaded during the peak grave-sweeping days and road improvement works were proposed to alleviate the issue (Drawing Z-6e of the Paper). Relevant government departments including TD had no adverse comment on the TIA and relevant traffic measures. The Vice-chairperson asked that if the shuttle bus service proposed by the applicant could not be materialised, whether the licensing requirements under the regulatory regime would be considered not complied with. In response, Mr Francis Lau, the applicant's representative, said that a management plan including traffic and crowd management would be submitted to Private Columbaria Licensing Board for approval and future monitoring.

*Proposed Notes for "OU(Columbarium)" Zone*

20. A Member enquired about the intention of proposing 'Public Utility Installation' and 'Utility Installation for Private Project' under Column 2 uses in the Notes for the proposed "OU(Columbarium)" zone. In response, Mr Francis Lau, the applicant's representative, said that there would be utility installations for the proposed columbarium, such as those for electricity and water supply. The two proposed uses under Column 2 of the Notes for the said zone were to provide flexibility if such installations were required in future.

21. Regarding the proposed Column 2 uses, the Chairperson clarified that normally,

uses that were ancillary and directly related to a permitted use were always permitted. For instance, electricity meter box in support of the operation of the proposed columbarium was permitted and no separate planning permission would be required. Should the application be agreed, PlanD would consider the appropriate uses to be incorporated in the Notes for the proposed “OU(Columbarium)” zone, taking into account the need for utility installations supporting the operation of the proposed columbarium and the Notes for other columbarium-related zonings for the sake of consistency.

*Others*

22. The Vice-chairperson enquired whether the two portions of the PBG located to the northeast and southeast of the Site were to serve the local fishermen or Tong To villagers. In response, Mr Francis Lau, the applicant’s representative, said that the PBG had originally served as the burial ground for Hakka villagers in Tong To. Nevertheless, the PBG had been designated by the Home Affairs Department for the use of fishermen since 1983 as mentioned in paragraph 12(a) above. Tong To villagers were not allowed to bury their ancestors at the PBG and there was another PBG located uphill for Tong To villagers but it had limited capacity.

23. In response to the Chairperson’s enquiry on whether there were Small House developments in the “Village Type Development” (“V”) zone of San Tsuen in close proximity to the Site, Mr Yau Man Chung, the village representative of Tong To, said that majority of the villagers in San Tsuen resided overseas, and the land in San Tsuen was not owned by Tong To villagers. There were about 10 Small House grant applications in San Tsuen under processing. Mr Rico W.K. Tsang, DPO/STN, supplemented that based on the available information, the land available for Small House development within the “V” zone of San Tsuen and Muk Min Tau was about 12 hectares (ha). The number of outstanding Small House grant applications in the concerned villages was 134 and most of them were not in close proximity to the Site, while the information on the 10-year Small House demand forecast was not available. The land available for Small House development within the “V” zone of Tong To was about 1.71 ha, the number of outstanding Small House grant applications was 17 and the 10-year Small House demand forecast was 190.

24. 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

25. The Chairperson recapitulated that the application sought to rezone the Site from "AGR" and "GB" to "OU(Columbarium)". The Site was located near the PBG, which was zoned "GB" on the Sha Tau Kok Outline Zoning Plan (OZP), and was not in close proximity to residential dwellings in the "V" zones of Tong To and San Tsuen, and there was existing access to Tong To located outside the Site. Hence, no major land use compatibility issue was anticipated. Relevant government departments including TD had no adverse comment on the application and its technical assessments. He invited views from Members.

26. Members generally supported the application, taking into account the land use compatibility of the proposed columbarium with the PBG in the surroundings and its intention to address the need for columbarium use in the community. Some Members appreciated that the applicant had obtained support from the villagers and the village representative of Tong To village for the proposed columbarium, and maintained close liaison with the villagers. A Member opined that as compared with the previously rejected application (No. Y/NE-STK/4), the scale of development under the current application was reduced, with a greater distance from Tong To village and San Tsuen, thereby minimising the potential nuisance to the residents in the surroundings. Another Member remarked that an open-air design concept with planting and the at-grade niche blocks of 1.1m in height, which was comparable to ordinary graves, had given due regard to the custom of indigenous villagers and visual permeability.

27. Regarding the Column 2 uses proposed by the applicant, a Member was concerned whether the uses (i.e. 'Public Utility Installation' and 'Utility Installation for Private Project') aligned with the usual practice. The Chairperson said that those uses were proposed to allow flexibility if a large-scale utility installation would be required in future while utilities supporting the proposed columbarium would be considered as ancillary uses

and no planning permission was required. The Secretary supplemented that there might be utility installation proposed by others in the surrounding areas that might partially fall within the Site and the two proposed Column 2 uses would provide such flexibility. The Chairperson remarked that PlanD would further review the proposed Column 2 uses and prepare proposed amendments to the OZP for consideration of the Committee, and PlanD should continue to liaise with the applicant on the alignment of the proposed vehicular road within the Site, such that flexibility could be allowed for future development at the implementation stage.

28. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Sha Tau Kok Outline Zoning Plan (including the development parameters/restrictions and schedule of uses including Column 2 uses), 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.

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

## **Agenda Item 9**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/273 Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lots 340 RP (Part), 341 RP (Part), 342 RP (Part), 343 RP, 344 (Part) in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui  
(RNTPC Paper No. A/NE-FTA/273)

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### **Presentation and Question Sessions**

29. With the aid of some plans, Mr Ryan C.K. Ho, 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 had no objection to the application.

30. Members had no question on the application.

### Deliberation Session

31. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.3.2029, 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 12

#### Section 16 Application

[Open Meeting]

A/NE-TKLN/109      Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years in “Recreation” Zone, Lots 487 S.B RP (Part), 490 (Part), 491, 572 S.A and 574 in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/109)

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

### **Agenda Item 13**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/114 Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years in “Recreation” Zone, Lots 1358 RP and 1359 in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/114A)

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

33. With the aid of some plans, Mr. Timothy W.P. Wu, TP/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 had no objection to the application.

34. Members had no question on the application.

#### **Deliberation Session**

35. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.3.2029, 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 14**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKP/2                      Proposed Temporary Private Garden for a Period of 3 Years in “Village Type Development” Zone, Government Land in D.D. 255, Pak Tam Au, Sai Kung North  
  
(RNTPC Paper No. A/NE-TKP/2)

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### **Presentation and Question Sessions**

36.                      With the aid of a PowerPoint presentation, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

37.                      Members had no question on the application.

### **Deliberation Session**

38.                      Noting PlanD’s recommendation to reject the application, with one of the reasons being that the application site (the Site) was excessive in size and scale, and was out of proportion to the adjoining house, a Member enquired about the general assessment criteria adopted to determine whether a proposed private garden was considered proportionate. The Chairperson said that there was no hard and fast rule to determine whether a proposed private garden was proportionate, and each application would be considered on its individual merits, taking into account relevant planning considerations, including zonings, site history, site context and site area, which should be well-justified. The Committee noted that there were applications for temporary private garden involving larger area that were approved due to exceptional circumstances, for instance, being the subject of previously approved applications (No. A/SK-HC/348) or where majority of the subject site was ‘existing use’ which was in existence before the first statutory plan with a minor portion requiring planning application (No. A/SK-TLS/63), while another similar application (No. A/SK-HC/354) with justification mainly on security grounds was rejected upon review in 2025.

39. A Member pointed out that the Site was the subject of a previous application for proposed temporary private garden with a larger area (No. A/NE-TKP/1) which was rejected for the reason of having no strong justification for utilising a large piece of land in the “Village Type Development” (“V”) zone for the proposed use, despite that the concerned Small House was in line with the planning intention of the “V” zone. The Chairperson said that for the subject application, as the previous Short Term Tenancy covering the Site granted by the Lands Department before the gazettal of the first statutory plan was already terminated in 2014, planning permission for the proposed private garden use was required. The Site, with an area of about 177m<sup>2</sup>, was not irregular in shape and could be used for Small House development. Another two Members concurred and expressed that the application was not justified from land utilisation perspective, and on the other hand, residual land and/or land in irregular shape not suitable for Small House development might be considered for temporary private garden with justifications.

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

- “(a) the proposed use is not in line with the planning intention of the “Village Type Development” (“V”) zone, which is to provide land primarily intended for development of Small Houses by indigenous villagers. 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 at the application site is excessive in size and scale, and is out of proportion to the adjoining house. There is no strong justification in the submission for utilising a large piece of land in the “V” zone for the proposed use.”

[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 Kimson P.H. Chiu and Alexander W.Y. Mak, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), Mr Ajjum D. Chan and Ms Karen K.Y. Chan, Town Planners/ Fanling, Sheung Shui and Yuen Long East (TPs/FSYLE), and Ms Selena Y.N. Sin, Assistant Town Planner/ Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

**Agenda Item 17**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/STT/26                      Proposed Filling of Ponds for Permitted Innovation and Technology Hub (including Permitted Cargo Handling and Forwarding Facilities, Creative Industries, Eating Place, Flat (Staff Quarters only), Industrial Use, Information Technology and Telecommunications Industries, Office, Public Utility Installation, Research, Design and Development Centre, Shop and Services and Warehouse (excluding Dangerous Goods Godown)) in “Other Specified Uses” annotated “Innovation and Technology” Zone, Lot 764 RP (Part) in D.D. 99, San Tin, Yuen Long (RNTPC Paper No. A/STT/26B)

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**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 application, the proposed works, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The application site (the Site) fell within the project boundary of the Environmental Impact Assessment (EIA) Report submitted by the Civil Engineering and Development Department (CEDD) in support of the development of the San Tin Technopole (the Technopole), which was approved with conditions in 2024, with one of the conditions stipulating that no pond filling works would be allowed prior to commencement of construction of the ecologically enhanced fishponds at the planned Sam Po Shue Wetland Conservation Park (SPS WCP). The application, being a piecemeal development by private initiative, was not in line with the

“park-led” model under the Government’s policy of developing the Technopole in a coordinated and holistic manner. The Planning Department (PlanD) did not support the application.

42. A Member asked whether it was mandatory to coordinate and implement the pond filling works for the Technopole by the Government. In response, Mr Kimson P.H. Chiu, STP/FSYLE, explained that the project proponent (i.e. CEDD) was required to comply with the approval conditions of the approved EIA Report, including the condition prohibiting pond filling works prior to commencement of construction of the ecologically enhanced fishponds at the planned SPS WCP as mentioned above. CEDD considered that despite the applicant’s commitment to adhering to the approval conditions and recommendations of the approved EIA Report, the effectiveness and comprehensiveness of the implementation of the relevant requirements/mitigation measures and approval conditions in the approved EIA Report at the Site could not be ascertained should the proposed pond filling works be taken forward under private initiative without coordination by the Government.

43. The Chairperson supplemented that the development of the Technopole was a government-led project. Based on the approved EIA Report, its development necessitated systematic and cross-disciplinary coordination, including but not limited to land resumption and site clearance for site formation and infrastructural works to ensure that the development of the Technopole was implemented in a coordinated and holistic manner, and the relevant approval conditions of the approved EIA Report were duly complied with. There was no intention for the development to be carried out by private initiative without coordination by the Government.

44. In response to two Members’ enquiries, Mr Kimson P.H. Chiu, STP/FSYLE, said that the Site only comprised a private lot, which was not owned by the applicant and subject to land resumption by the Government.

#### Deliberation Session

45. The Chairperson recapitulated that the application was for the proposed filling of ponds, while the proposed Innovation and Technology Hub was a permitted use. The Site fell within the project boundary of the Technopole which was supported by various technical

assessments, including an EIA approved with conditions under the EIA Ordinance. It was the intention of the Government to implement the Technopole in a coordinated and holistic manner, and any piecemeal development would jeopardise such intention. Moreover, no ecological impact assessment was submitted by the applicant to ascertain the ecological acceptability of the proposed pond filling works.

46. A Member, while concurring with PlanD's recommendation, was concerned whether the general public was aware of the implementation programme of the Technopole under the Government's initiatives. In response, the Chairperson said that the Government had announced to the public the implementation and phased development programme of the Technopole, as well as the consideration of establishing a dedicated company to take forward the development of the Technopole in collaboration with the market. The applicant would have the opportunity to participate in the development at the tendering stage.

47. Another Member expressed the potential difficulties in implementing the Technopole under private initiatives without the coordination of the Government. Should the application be approved, a number of clauses with details for implementation of the approval conditions and recommendations of the approved EIA Report would have to be incorporated into the contract of the applicant with the contractor, and it would be most difficult, if not impossible, for the Government to vet the contract and ascertain that it could adhere to the said approval conditions and recommendations. In that connection, it was not the intention to allow the private sector to carry out the works without the Government's coordination, otherwise, there would be risk of non-compliance with the approval conditions and recommendations, and hence disputes with the applicant. As such, the application should not be approved.

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

- “(a) the proposed filling of ponds is not in line with the Town Planning Board Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate that the proposed development would not result in a net loss in wetland function and

negative disturbance impact; and

- (b) there is no strong justification for the proposed filling of ponds to be carried out by the applicant for the proposed Innovation and Technology (I&T) Hub as the proposed I&T Hub is not in line with the Government's development policy of comprehensive planning and implementation including the site formation and pond filling works of the Technopole coordinated by the Government."

### **Agenda Item 18**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/STT/31                      Temporary Vehicle Repair Workshop with Ancillary Open Storage for a Period of 3 Years in "Other Specified Uses" annotated "Cultural and Community Uses with Supporting Uses and Facilities" Zone, Lots 461 and 3373 (Part) in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long  
(RNTPC Paper No. A/STT/31)

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

49.                      With the aid of some plans, Ms Karen K.Y. Chan, TP/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.

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 13.3.2029, 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 19**

Section 16 Application

[Open Meeting]

A/YL-MP/394      Proposed Comprehensive House and Wetland Habitat Development with Filling and Excavation of Land (Amendments to an Approved Scheme) in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 50 S.A and 77 in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/394)

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

**Agenda Item 20**

Section 16 Application

[Open Meeting]

A/YL-MP/405      Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years in “Commercial/Residential” Zone, Lot 3278 RP in D.D. 104, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/405)

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

## **Agenda Item 24**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1079 Temporary Vocational Training Centre for a Period of 3 Years in “Residential (Group D)” Zone, Lots 602 S.B (Part), 602 S.C (Part), 602 RP, 603 S.C (Part), 603 S.D (Part) and 603 RP in D.D. 106, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/1079B)

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### **Presentation and Question Sessions**

54. 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.

55. Members had no question on the application.

### **Deliberation Session**

56. The Chairperson remarked that the application was the subject of a previously approved application, and the planning permission was revoked due to non-compliance with approval conditions related to the submission and/or implementation of drainage and fire service installation proposals. The applicant had submitted relevant proposals in support of the current application, and there was no adverse comment on or objection to the application from relevant government departments.

57. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.3.2029, 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 29**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1113 Proposed Minor Relaxation of Plot Ratio and Site Coverage Restrictions for Permitted House Development (New Territories Exempted House - Small House) in “Village Type Development” and “Residential (Group C)” Zones, Lot 451 S.C ss.1 in D.D. 109, Kam Tin South, Yuen Long  
(RNTPC Paper No. A/YL-KTS/1113)

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### **Presentation and Question Sessions**

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

59. Members had no question on the application.

### **Deliberation Session**

60. 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 13.3.2030, 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 Items 31 and 32**

### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/348 Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) in “Village Type Development” Zone, Lots 3669 S.A RP (Part), 3669 S.B RP (Part) and 3670 RP (Part) in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long  
(RNTPC Paper No. A/YL-NSW/348B)

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A/YL-NSW/349 Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Village Type Development” Zone, Lots 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), 3673 RP (Part) and Adjoining Government Land in D.D. 104, Nam Sang Wai, Yuen Long  
(RNTPC Paper No. A/YL-NSW/349B)

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61. The Committee agreed that as the two applications each for proposed social welfare facility were similar in nature and the application sites were located adjacent to each other within the same “Village Type Development” zone, they could be considered together.

### **Presentation and Question Sessions**

62. With the aid of a PowerPoint presentation, Mr Alexander W.Y. Mak, STP/FSYLE, 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 Papers. The Planning Department (PlanD) had no objection to the applications.

63. In response the Vice-chairperson and a Member’s questions regarding the operator(s) of the two proposed developments, Mr Alexander W.Y. Mak, STP/FSYLE, said that according to the applicants’ submissions, despite no operator being identified at the current stage, the applicants intended to engage experienced operator(s), exploring the possibility of having more than one operator to provide different kinds of specialised services on different floors of the proposed developments.

64. Another Member enquired whether there was an overhead cable above the application site of A/YL-NSW/349 (the Site), Mr Alexander W.Y. Mak, STP/FSYLE, said that there were two overhead cables above the Site running along Kam Po Road East. Given that the proposed residential care home for the elderly (RCHE) was a 3-storey block above ground with an absolute building height of about 14m, there was sufficient vertical distance between the proposed RCHE and the overhead cables. The Electrical and Mechanical Services Department had no adverse comment on the proposed RCHE.

### Deliberation Session

65. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. Each of the permissions should be valid until 13.3.2030, and after the said date, the permissions should cease to have effect unless before the said date, the developments permitted were commenced or the permissions were renewed. The permissions were subject to the approval conditions stated in the Papers. The Committee also agreed to advise the applicants 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.]

### Agenda Item 33

#### Section 16 Application

[Open Meeting]

A/YL-SK/447                      Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 201 (D-F) RP (Part) in D.D. 112, Sheung Tsuen, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-SK/447)

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

**Agenda Item 34**

**Section 16 Application**

[Open Meeting]

A/YL-PH/1071 Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Lots 2807 (Part) and 2808 (Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/1071)

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

**Agenda Item 35**

**Section 16 Application**

[Open Meeting]

A/YL-PH/1073 Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” and “Agriculture” Zones, Lots 2897 (Part), 2898 (Part) and 2899 (Part) in D.D. 111, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/1073)

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

**Tuen Mun and Yuen Long West District**

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

## **Agenda Item 42**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1206      Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years in “Residential (Group D)” Zone, Various Lots in D.D. 128, Ha Tsuen, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1206)

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### **Presentation and Question Sessions**

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

70.            Members had no question on the application.

### **Deliberation Session**

71.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 13.3.2029, 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 44**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/580      Proposed Public Utility Installation (Low Voltage Underground Power Cable) and Filling and Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 123, Fung Lok Wai, Yuen Long  
(RNTPC Paper No. A/YL-LFS/580A)

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72.            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 tendered an apology for being unable to attend the meeting.

### **Presentation and Question Sessions**

73.            With the aid of some plans, Mr Wilfred K.H. Chu, TP/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.

74.            Members had no question on the application.

### **Deliberation Session**

75.            The Chairperson remarked that while there was a presumption against development for the “Conservation Area” zone, the proposed installation could be considered as an essential infrastructure project providing electricity to a village lighting system implemented by the Highways Department under the Village Lighting Programme for local residents with overriding public interest.

76.            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 13.3.2030, and after the said date, the permission should cease to have effect

unless before the said date, the installation 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 Items 47 and 48**

#### **Section 16 Applications**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/597 Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years in “Coastal Protection Area” Zone, Lot 1905 in D.D. 129, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/597)

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A/YL-LFS/598 Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years in “Coastal Protection Area” Zone, Government Land in D.D. 129, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/598)

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77. The Committee agreed that as the two applications each for proposed temporary place of recreation, sports or culture were similar in nature and the application sites were located adjacent to each other within the same “Coastal Protection Area” zone, they could be considered together.

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

78. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the applications, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department did not support the applications.

79. Members had no question on the applications.

#### **Deliberation Session**

80. The Chairperson remarked that the applicants failed to demonstrate that the proposed use would not have adverse ecological, landscape and drainage impacts on the surrounding areas, and relevant government departments had reservation on the applications from nature conservation, landscaping planning and drainage perspectives.

81. After deliberation, the Committee decided to reject the applications. The reasons for each application were:

- “(a) the proposed use is not in line with the planning intention of the “Coastal Protection Area” zone, which is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the proposed use would not have adverse ecological, landscape and drainage impacts on the surrounding area.”

## **Agenda Item 52**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1327 Proposed Religious Institution (Ancestral Hall) and Associated Filling of Land in “Green Belt” and “Open Space” Zones, Lot 1829 S.A ss.2 RP (Part) in D.D. 121, Hung Shui Kiu, Yuen Long  
(RNTPC Paper No. A/YL-TYST/1327B)

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### **Presentation and Question Sessions**

82. 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.

83. Noting that the application site (the Site) was currently accessible via a local track leading from Fui Sha Wai South Road, a Member enquired whether the proposed ancestral hall would be accessible by a vehicular road. With reference to Drawing A-3 of the Paper, Mr Dino W.L. Tang, STP/TMYLW, said that upon implementation of the Second Phase Development of the Yuen Long South New Development Area (YLS NDA), the existing access to the Site would be affected. The Site would then be accessible via a cul-de-sac leading to Road L22 to be implemented by the Government, with a reserved entrance and exit point and a local track.

#### Deliberation Session

84. The Chairperson remarked that the application was to facilitate relocation of an existing ancestral hall affected by the Second Phase Development of the YLS NDA, which was well justified and relevant government bureau had rendered policy support. The Committee noted that despite the lack of direct vehicular access, the proposed ancestral hall could be accessible via a local track at a short distance from the cul-de-sac leading to Road L22.

85. 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 13.3.2030, 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.

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

**Agenda Item 59**

Any Other Business

[Open Meeting]

86.           There being no other business, the meeting was closed at 5:25 p.m.

**Minutes of 784<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 13.3.2026)**

**Deferral Cases**

Requests for Deferment by Applicant for 2 Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
4	Y/YL-KTN/7	1 <sup>st</sup>
5	Y/YL-MP/11	2 <sup>nd</sup> <sup>^</sup>
6	A/I-TCE/7	1 <sup>st</sup>
7	A/I-TCTC/70	1 <sup>st</sup>
10	A/NE-MKT/55	2 <sup>nd</sup> <sup>^</sup>
11	A/NE-STK/31	1 <sup>st</sup>
16	A/NE-TK/843	2 <sup>nd</sup> <sup>^</sup>
21	A/FSS/304	1 <sup>st</sup>
22	A/YL-KTN/1174	2 <sup>nd</sup> <sup>^</sup>
26	A/YL-KTS/1097	2 <sup>nd</sup> <sup>^</sup>
27	A/YL-KTS/1107	2 <sup>nd</sup> <sup>^</sup>
28	A/YL-KTS/1108	1 <sup>st</sup>
36	A/YL-PH/1094	2 <sup>nd</sup> <sup>^</sup>
37	A/YL-PH/1104	1 <sup>st</sup>
39	A/TM-LTYT/509	1 <sup>st</sup>
41	A/YL-HTF/1201	2 <sup>nd</sup> <sup>^</sup>
43	A/YL-LFS/573	2 <sup>nd</sup> <sup>^</sup>
45	A/YL-LFS/595	1 <sup>st</sup>
50	A/YL-PN/89	1 <sup>st</sup>
58	A/YL-TT/767	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>	
5	The application site was located in Mai Po. The application was submitted by Glory Queen Limited, a subsidiary of Henderson Land Development Company Limited (HLD)	<ul style="list-style-type: none"> <li>- Mr K.W. Leung for owning a property in Mai Po</li> <li>- Mr Vincent K.Y. Ho for having current business dealings with HLD</li> <li>- 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</li> <li>-</li> </ul>
6	The application site was located in Tung Chung	<ul style="list-style-type: none"> <li>- Mr Ryan M.K. Ip for owning properties in Tung Chung</li> </ul>

The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting. As the property owned by Mr K.W. Leung had no direct view of the application site under Item 5, the Committee agreed that he could stay in the meeting. As the interest of Mr Vincent K.Y. Ho was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion for Item 5.

*\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/784\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/784_rnt_agenda.html) for details of the planning applications.*

**Minutes of 784<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 13.3.2026)**

**Renewal Case**

Application for renewal of temporary approval for 3 years

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
40	A/TM-SKW/139	Temporary Private Vehicle Park for Private Cars and Light Goods Vehicles (Excluding Container Vehicles) in “Village Type Development” Zone, Lot 241 in D.D. 385, Tai Lam Chung Tsuen, Tuen Mun	21.3.2026 to 20.3.2029

**Minutes of 784<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 13.3.2026)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 13.3.2029

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
8	A/NE-FTA/272	Temporary Cargo Handling and Forwarding Facility in “Other Specified Uses” annotated “Port Back-up Uses” and “Agriculture” Zones, Lot 183 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui
15	A/NE-TK/837	Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Solar Panels and Associated Filling of Land in “Agriculture” Zone, Lot 241 in D.D. 23, Ting Kok, Tai Po
23	A/YL-KTN/1206	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long
25	A/YL-KTS/1090	Proposed Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 343 (Part) in D.D. 113, Kam Tin, Yuen Long
38	A/HSK/595	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities in “Open Space” Zone, Lot 1097 RP (Part) in D.D. 125 and Adjoining Government Land, Hung Shui Kiu, Yuen Long
46	A/YL-LFS/596	Temporary Open Storage of Scrap Metal in “Recreation” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
49	A/YL-LFS/599	Proposed Temporary Warehouse for Storage of Construction Materials in “Recreation” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
51	A/YL-PS/773	Temporary Eating Place and Shop and Services in “Village Type Development” zone, Lot 357 in D.D. 122, Ping Shan, Yuen Long
53	A/YL-TYST/1346	Temporary Shop and Services (Convenience Store) in “Comprehensive Development Area” Zone, Lot 388 RP in D.D. 121 and Adjoining Government Land, Fui Sha Wai South Road, Yuen Long
54	A/YL-TYST/1347	Temporary Public Vehicle Park (excluding Container Vehicle) in “Residential (Group B) 1” and “Comprehensive Development Area” Zones, Various Lots in in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long
55	A/YL-TT/721	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 5144 S.A and 5144 RP in D.D. 116, Lots 13 S.D and 13 S.G in D.D. 117, Shui Tsiu San Tsuen,

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
		Tai Tong Road, Yuen Long
56	A/YL-TT/722	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 13 S.B and 13 S.E in D.D. 117, Shui Tsiu San Tsuen, Tai Tong Road, Yuen Long
57	A/YL-TT/766	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 2297 (Part) and 2298 (Part) in D.D. 118, Sung Shan New Village, Shap Pat Heung, Yuen Long

(b) Application approved on a temporary basis for a period of 5 years until 13.3.2031

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
30	A/YL-KTS/1114	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1165 (Part) in D.D. 106, Kam Tin South, Yuen Long