

## **TOWN PLANNING BOARD**

### **Minutes of 785<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 27.3.2026**

#### **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

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

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 South),  
Environmental Protection Department  
Ms Marlene Y.H. Ho

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**

Mr Timothy K.W. Ma

Mr Daniel K.W. Chung

Mr Simon Y.S. Wong

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Mr K.K. Lee

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

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 784<sup>th</sup> RNTPC Meeting**

[Open Meeting]

1. The draft minutes of the 784<sup>th</sup> RNTPC meeting held on 13.3.2026 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 38 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

#### Deliberation Session

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

## **Renewal Cases**

### Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

5. The Committee noted that there were 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, Member's declaration of interest for a case and the Committee's view on the declared interest 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 26 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications, Member's declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 3**.

### Deliberation Session

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

### **Sai Kung and Islands District**

[Mr Ernest C.M. Fung, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Ms Tammy S.N. Kong and Ms Lisa Y.M. Chau, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Mr Jackin H.Y. Yip and Ms Esther S.M. Leung, Town Planners/Sai Kung and Islands (TPs/SKIs), were invited to the meeting at this point.]

#### **Agenda Item 7**

[Open Meeting]

Proposed Amendments to the Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6  
(RNTPC Paper No. 4/26)

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

9. With the aid of a PowerPoint presentation, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the proposed amendments to the approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly included:

- (a) Amendment Item A – rezoning of a site at Sha Ha from “Village Type Development” (“V”) to “Residential (Group B) 6” (“R(B)6”) subject to a maximum plot ratio of 1.5 and maximum building heights (BHs) of 10 storeys in the western part and 3 storeys in the eastern part (both excluding basements), and the requirement for the provision of a public vehicle park to take forward a section 12A (s.12A) application (No. Y/SK-SKT/4) partially agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board);
- (b) Amendment Item B – rezoning of a site at Tai Mong Tsai Road from “Comprehensive Development Area (2)” to “R(B)7” subject to a maximum gross floor area of 23,145m<sup>2</sup> and a maximum BH of 8 storeys (excluding basements);

- (c) Amendment Item C1 – rezoning of four strips of land at Hiram’s Highway and Hong Ting Road from “Green Belt” (“GB”) and areas shown as ‘Road’ to “Residential (Group E)1” (“R(E)1”);
- (d) Amendment Item C2 – rezoning of a site at the junction of Chui Tong Road and Hong Nin Path from “GB”, “R(E)1” and an area shown as ‘Road’ to “Open Space”; and
- (e) Amendment Item C3 – rezoning of two pieces of land occupied by Hong Ting Road, Hong Nin Path and near Hiram’s Highway from “R(E)1” and “GB” to areas shown as ‘Road’.

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

11. As the presentation of Planning Department (PlanD)’s representative had been completed, the Chairperson invited questions from Members.

#### *Amendment Item A*

12. Noting that the Committee initially refused the s.12A application, the Court quashed the Committee’s decision on judicial review and directed the Board to re-consider the application, and the Committee subsequently partially agreed the s.12A application, a Member enquired as to which part of the s.12A application was agreed to. In response, Mr Ernest C.M. Fung, DPO/SKIs, with the aid of some PowerPoint slides, explained that the Committee partially agreed to the s.12A application to rezone the application site from “V” to “R(B)6”, subject to a two-tier BH restriction in terms of number of storeys instead of a maximum BH applicable to the whole site as proposed by the applicants. The Chairperson supplemented that although the applicants proposed to adopt stepped BHs in the indicative scheme of the s.12A application, they did not specifically propose corresponding BH restrictions in the submission. For appropriate planning control, a two-tier BH restriction was therefore proposed for the “R(B)6” zone. BH restrictions on OZPs were typically shown on the Plan, either as a square (denoting the number of storeys) or a triangle (denoting metres above

Principal Datum), within the relevant zones.

*Covering Notes*

13. In response to a Member's enquiry about the definition of small unmanned aircraft (SUA) under the term 'SUA take-off and landing facilities' in the covering Notes, Mr Ernest C.M. Fung, DPO/SKIs, said that according to the Small Unmanned Aircraft Order (Cap. 448G), a SUA referred to an unmanned aircraft in respect of a flight if its weight did not exceed 150 kg at all times during the flight. In response to the Member's further enquiry, the Chairperson said that the definition of SUA had not been incorporated in the current Definition of Terms (DoTs) used in Statutory Plans, although the term was incorporated in the covering Notes of OZPs in recent OZP amendments. The Member suggested that the DoTs could state that the definition of SUA was adapted from relevant legislation, so that future legislative updates would not require further amendments to the DoTs. The Chairperson said that this could be considered in the review of the DoTs, as appropriate.

14. Members generally supported the proposed amendments to the OZP. The Chairperson remarked that should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representation received, if any, would be submitted to the Board for consideration.

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

15. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6 and that the draft OZP No. S/SK-SKT/6A at Attachment II of the Paper (to be renumbered to S/SK-SKT/7 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 Sai Kung Town OZP No. S/SK-SKT/6A (to be renumbered to S/SK-SKT/7 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use

zonings of the OZP and the revised ES will be published together with the OZP.”

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

### **Agenda Item 8**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/371 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Various Lots in D.D. 244, Ho Chung, Sai Kung (RNTPC Paper No. A/SK-HC/371)

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

17. With the aid of some plans, Mr Jackin H.Y. Yip, TP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

18. In response to the Vice-chairperson’s enquiry on an approved planning application No. A/SK-HC/276 located adjacent to the application site, Ms Tammy S.N. Kong, STP/SKIs, said that the proposed house under that application had not been built.

#### **Deliberation Session**

19. 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 27.3.2030, 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 Item 11**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/TKO/134 Proposed Place of Recreation, Sports or Culture (Public Riding School) with Ancillary Facilities in “Open Space”, “Green Belt” and “Other Specified Uses” annotated “Industrial Estate” Zones, Government Land, Tseung Kwan O Landfill Stage II/III, Area 105, Tseung Kwan O  
(RNTPC Paper No. A/TKO/134)

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20. The Secretary reported that the application site (the Site) was located in the restored Tseung Kwan O Landfill Stage II/III, Area 105 in Tseung Kwan O (TKO), which was allocated to the Environmental Protection Department (EPD) under Temporary Government Land Allocation (TGLA) for implementation of comprehensive restoration works. The following Members had declared interests on the item:

Mr Ryan M.K. Ip - for his spouse owning a car parking space in TKO;  
and

Ms Marlene Y.H. Ho - for EPD being the allocatee of the government land  
*(as Principal Environmental Protection Officer (Territory South), EPD)* at the Site under TGLA.

21. As the interest declared by Mr Ryan M.K. Ip was considered indirect, the Committee agreed that he could stay in the meeting. As the interest of Ms Marlene Y.H. Ho was considered direct, the Committee agreed that she should be invited to leave the meeting temporarily for the item.

[Ms Marlene Y.H. Ho left the meeting temporarily at this point.]

## Presentation and Question Sessions

22. With the aid of a PowerPoint presentation, Ms Lisa Y.M. Chau, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

### *Interface with the Restored Landfill*

23. Noting that the Site was previously used as a landfill and the proposed public riding school (PRS) would receive a considerable number of visitors, a Member raised the following questions:

- (a) suitability of the Site for a PRS;
- (b) building design considerations for construction on a restored landfill; and
- (c) details of ground settlement and load-bearing capacity of the Site.

24. In response, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) EPD had a designated team to carry out extensive environmental monitoring programmes at the landfill, measuring pollutants in the air, stream courses and ground water, as well as checking the constituents of leachate and landfill gas, to ensure full compliance with all relevant safety standards. The design of the proposed PRS maintained a clear distance from the landfill aftercare works, including gas extraction pipework, wells and infiltration cells. Landscape treatments were provided along the site boundary to serve as a buffer to the surrounding area;
- (b) the proposed buildings across the three platforms of the PRS, including the Welcome Hub (Administration Building) of 6m in height, would be single-storey structures. In order to follow the terrain profile and limit excavation

depth, stepped-raft foundations would be adopted for the proposed buildings;  
and

- (c) the applicant had conducted a preliminary slope stability assessment to assess the impact of the proposed development on the existing slopes, and it was concluded that the stability of the platforms was satisfactory. While the planned development load at the three platforms had been limited to 40kPa to 50kPa, the preliminary slope stability assessment demonstrated that the factor of safety of the existing landfill slopes would be satisfactory even with a 50kPa load at all the platforms.

25. The Chairperson said that the applicant had conducted relevant technical assessments and EPD had been carrying out landfill restoration works to monitor the levels of wastewater, landfill gas and odour. An approval condition requiring the submission of a detailed landfill gas hazard assessment (LGHA) prior to the commencement of construction works and implementation of the mitigation measures identified therein was recommended should the application be approved.

26. The same Member asked whether other government departments were consulted in relation to hygiene and public health perspectives, and the reason for imposing an approval condition on LGHA noting that the safety level was considered acceptable. In response, Ms Lisa Y.M. Chau, STP/SKIs, said that EPD was consulted on the subject application, while the Food and Environmental Hygiene Department and the Department of Health were not. The recommended approval condition was for the submission of a detailed LGHA before the commencement of construction works. The Chairperson supplemented that, while preliminary assessment was conducted at the application stage, the recommended approval condition was for the submission of a detailed LGHA prior to the commencement of construction works and to ensure implementation of the mitigation measures identified therein, and EPD had no objection to the application from environmental perspective.

### *The Development Proposal*

27. Two Members raised the following questions:

- (a) noting that an electrical and mechanical (E&M) block of some 6m in height

was proposed next to the PRS entrance, which would create a long façade along Chun Sing Street, whether it would result in wall effect at pedestrian level and the reason for its proposed location;

- (b) the reason for locating the cycle parking spaces outside the proposed PRS instead of within the Site; and
- (c) the rationale for the proposed tree compensation ratio of 1:1.

28. In response, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) the building height of the proposed single-storey E&M Block at the Lower Platform was 6.6m and its scale was considered proportionate as it would accommodate all utility installations for the provision of water, electricity, sewage discharge and telecommunication services for all three platforms of the entire development;
- (b) 14 cycle parking spaces were proposed near the entrance of the PRS to serve visitors arriving by bicycle and the location was requested by the Transport Department; and
- (c) there were 62 existing trees within the Site, and all of them were proposed to be felled due to their locations on land with varying gradients or their poor conditions, rendering them unsuitable for transplantation. Compensatory trees were proposed along the boundary of the Site to serve as a green buffer. Enhancement of the tree compensation ratio was constrained by the limited space available across the three platforms.

#### *Slope Areas surrounding the Site*

29. The Vice-chairperson and two Members raised the following questions:

- (a) noting that the Site (about 4.7 hectares (ha)) comprised three platforms (about

4.4 ha) and a utility trench (about 0.3 ha), whether the management and maintenance responsibilities for the slopes surrounding the Site would be borne by the applicant;

- (b) whether EPD indicated that only the three platforms could be made available for development; and
- (c) whether the proposed PRS across the three platforms would constrain the development potential of the surrounding areas of the restored landfill site upon completion of aftercare works, and whether there were other planned developments in the surrounding areas.

30. In response, Ms Lisa Y.M. Chau, STP/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposed PRS would be confined to the three platforms, and EPD would continue to manage the surrounding slopes for monitoring of aftercare works;
- (b) EPD indicated that only the three platforms were suitable for development at this juncture, and they would continue to monitor the remaining slope areas of the restored landfill site; and
- (c) the restored landfill site had a total area of about 42 ha, of which the Site (with a site area of 4.7 ha) accounted for only about 11% of total area. Besides, EPD proposed to extend the current TGLA for another 25 years up to 2053 for continued monitoring of the aftercare works. That said, the development potential of the slope areas was limited due to their steep terrain.

#### Deliberation Session

31. The Chairperson remarked that the proposed development was in line with the planning intention of the subject "Open Space" zone which was to provide outdoor open-air public space for recreational uses by the general public. EPD had been carrying out landfill restoration works and the restored landfill site mainly consisted of slopes that constrained development. The applicant optimised the Site for interim public use. The long-term

development of the restored landfill site would be subject to comprehensive planning. For instance, the restored TKO Landfill Stage I had been developed into a cycle track, pet garden, football training centre and a campsite cum green education ground (i.e. the TWGHs E-Co Village). The design and location of the proposed E&M Block could be further enhanced. Regarding the location of the proposed cycle parking spaces, the Committee noted that it was located near the end of the district cycle track. Members were invited to express views on the application.

32. While supporting the application, a Member opined that the location of the E&M Block could be adjusted and its design enhanced to improve visual quality and create greater openness for the proposed development. The Committee also noted that if the planning application was approved, the applicant would need to enter into an agreement with EPD, in which Members' concerns could be appropriately addressed. Noting the concern about the visual impact of the E&M block, the Chairperson proposed and Members agreed to incorporate an additional advisory clause requesting the applicant to review the location of the E&M block and further improve its design, with particular regard to visual impact at street level.

33. 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 27.3.2030, 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 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 and the following additional advisory clause:

“to review the location and further improve the design of the proposed E&M block, with particular regard to visual impact at street level.”

[Ms Marlene Y.H. Ho rejoined the meeting at this point.]

**Agenda Item 13**

Section 16 Application

[Open Meeting]

A/SLC/197            Proposed Public Utility Installation (Underground Cables) and Associated Excavation of Land in “Conservation Area” and “Coastal Protection Area” Zones, Government Land in Ham Tin San Tsuen, Chi Ma Wan Road, Pui O, Lantau Island

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Deliberation Session

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

**Agenda Item 14**

Section 16 Application

[Open Meeting]

A/SLC/198            Proposed Public Utility Installation (Underground Cables) and Associated Excavation of Land in “Coastal Protection Area” Zone, Government Land near Cheung Sha Ha Tsuen, Cheung Sha, Lantau Island

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Deliberation Session

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

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

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

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

**Agenda Item 16**

**Section 16 Application**

[Open Meeting]

A/NE-FTA/262 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 5 Years in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lot 138 (Part) in D.D. 52, Fu Tei Au, Sheung Shui

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**Deliberation Session**

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

**Agenda Item 19**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/660 Proposed Public Utility Installation (High Voltage Pillar) in “Agriculture” Zone, Government Land in D.D. 9, Yuen Leng, Tai Po (RNTPC Paper No. A/NE-KLH/660A)

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37. The Secretary reported that the application site (the Site) was located in Yuen Leng Tsuen, Tai Po and the application was submitted by CLP Power Hong Kong Limited (CLP). The following Members had declared interests on the item:

Dr Venus Y.H. Lun - co-owning with spouse a property in Tai Po; and

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

38. As the property of Dr Venus Y.H. Lun had no direct view of the Site and Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

39. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, 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.

40. Noting that there was an approved similar application No. A/NE-KLH/580 for proposed public utility installation (cabinet transformer) in the vicinity, the Chairperson enquired about the reason for not locating the two proposed installations together. In response, Mr Jeffrey P.K. Wong, STP/STN, with the aid of a plan, said that the proposed installation (i.e. two high voltage pillars) at the Site was intended to further enhance and ensure reliable electricity supply taking into account the anticipated growth in electricity demand in Yuen Leng area.

#### Deliberation Session

41. The Chairperson remarked that the proposed installation was considered an essential installation to ensure reliable electricity supply to the area and the location was considered appropriate.

42. 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 27.3.2030, 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 Item 28**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/118 Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/118A)

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

43. With the aid of some plans, Mr Timothy W.P. Wu, TP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

44. Noting that part of the application site (the Site) was the subject of a previously rejected application (No. A/NE-TKLN/79) for warehouse use and associated filling of pond (the last application), a Member raised the following questions:

- (a) the major departmental comments on the current and the last applications;  
and
- (b) whether any rejection reasons in the last application were related to pond filling.

45. In response, Ms Ivy C.W. Wong, STP/STN, with the aid of some plans, made the following main points:

- (a) for the last application, the Director of Environmental Protection (DEP) did not support the application from environmental perspective as there was residential use in the vicinity of the Site and use of heavy vehicles was involved; and the Chief Town Planner/Urban Design and Landscape of PlanD (CTP/UD&L, PlanD) raised concerns on the application from landscape planning perspective as vegetation clearance within the Site was observed and there was adverse landscape impact on existing landscape resources. For the current application, DEP advised that while heavy vehicles would still be involved, there was no residential building within 100m from the site boundary and within 50m from the access road. DEP therefore had no objection to the application. On landscape aspect, the applicant proposed to plant 30 trees along the frontages and internal edges of the Site and CTP/UD&L, PlanD had no adverse comment on the application from landscape planning perspective; and
- (b) the applicant of the last application had clarified that there were no ponds within the site, and hence filling of pond was not involved. In other words, filling of pond was not a reason for rejecting the last application.

46. Some Members raised the following questions:

- (a) noting there was an area of vacant land in the central part excluded from the Site (i.e. the landlocked area), the reason for the existence of the landlocked area and its access arrangement;
- (b) whether the 'road' indicated by a blue dotted line as shown in Drawing A-1 of the Paper was the access to the landlocked area; and
- (c) why there was a structure straddling the eastern boundary of the Site and the adjacent lots.

47. In response, Ms Ivy C.W. Wong, STP/STN, with the aid of some plans, made the following main points:

- (a) as the applicant was still liaising with the concerned lot owners of the landlocked area regarding its occupation, the landlocked area was currently excluded from the application. That said, the applicant had committed that access connecting the concerned area to Lin Ma Hang Road would be maintained at all times;
- (b) the blue-dotted 'road' as shown in Drawing A-1 of the Paper was the internal road for the operation of the proposed use. The applicant did not provide detailed information on the specific access arrangement to the landlocked area; and
- (c) according to the applicant, the structure straddling the eastern boundary of the Site and the adjacent lots as shown in Plan A-4 of the Paper was a temporary structure. If the application was approved by the Committee, the applicant would need to develop the Site in accordance with the submitted scheme under application.

#### Deliberation Session

48. The Chairperson remarked that the subject "Recreation" zone was not a conservation zone and policy support from relevant government bureau was given to the application. Despite the fact that there were some private lots encircled by the Site, the applicant had committed to maintaining an access to the landlocked area from the main road. Should the application be approved by the Committee, the implementation of the proposed use should be in accordance with the submitted scheme under application. The Committee also noted that there was an approved similar application (No. A/NE-TKLN/89) adjacent to the Site.

49. While having no objection to the application, a Member opined that the circumstances of the current application were different from those of the last application as explained by STP/STN, which warranted a different consideration for the current application. Another Member expressed concerns regarding the right-of-way to the landlocked area and considered that the Board's concerns in that regard should be clearly recorded in the meeting minutes and relayed to the applicant for appropriate follow-up actions. In that connection, the Chairperson proposed and Members agreed to incorporate an additional advisory clause to

request the applicant to provide a right-of-way to the landlocked area.

50. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.3.2029, 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 with the following additional advisory clause:

“to provide a right-of-way within the application site for accessing the private lots encircled by the application site.”

[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**

[Mr Adrian Y.G. To, Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), was invited to the meeting at this point.]

**Agenda Item 54**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1075      Temporary Activity Venue and Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 78 S.A (Part), 93 (Part) and 94 (Part) in D.D 108, Pat Heung, Yuen Long  
(RNTPC Paper No. A/YL-PH/1075B)

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**Presentation and Question Sessions**

51.            With the aid of some plans, Mr Adrian Y.G. To, STP/FSYLE, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

52.            Two Members raised the following questions:

- (a)    whether the application site (the Site) was currently used for the applied uses and subject to planning enforcement action; and
- (b)    apart from the structures at the Site, whether enforcement action would be instigated against land filling.

53.            In response, Mr Adrian Y.G. To, STP/FSYLE, with the aid of some plans, made the following main points:

- (a)    the Site was subject to planning enforcement against unauthorized

development (UD) involving place of recreation (event venue) use and solar panel installations. Enforcement Notice was issued on 3.7.2025 requiring discontinuation of the UD. According to the latest site inspection, the UD still continued. The Planning Authority would continue to monitor the Site and undertake planning enforcement action where appropriate; and

- (b) in general, enforcement action against UD was taken by the Planning Authority, taking into account the site context and circumstances. As the subject “Residential (Group D)” (“R(D)”) zone was primarily intended for development, any enforcement action against land filling operations would be subject to collection of sufficient evidence.

54. Noting that there were some 2-storey structures at the Site, a Member enquired about the time of erection and the uses of the structures, whether they complied with relevant regulations/government requirements, and the Buildings Department (BD)’s comments on the application. In response, Mr Adrian Y.G. To, STP/FSYLE, with the aid of some plans, said that there was no information on the erection date of the existing structures. The majority of the Site had been the subject of 11 previous applications for various uses considered by the Committee/the Board between 2001 to 2020, during which time those structures had not yet been erected. As shown on Drawing A-1 of the Paper, Structures 1 and 2 were for wedding ceremony and party use respectively. The structures were mainly made of structural steel and insulation materials which were commonly used for outdoor temporary structures. BD had no objection to the application and advised that before any new building works were carried out on the Site, prior approval and consent of the Building Authority should be obtained. In response to the further enquiries from the Vice-chairperson and the Member about the existing structures, Mr Adrian Y.G. To, STP/FSYLE, said that the facades were mainly decorative and were hung on structural frames. Equipped with staircases, those temporary structures were used as venues for activities.

#### Deliberation Session

55. The Chairperson remarked that the planning intention of the “R(D)” zone was primarily for development. While the Site was subject to planning enforcement against UD, the processing of planning application and undertaking of planning enforcement action were

separate regimes under the Town Planning Ordinance. In considering the application, the Committee should assess whether the applied uses were acceptable. He then invited views from Members.

56. Members generally had no in-principle objection to the application. A Member expressed concerns regarding building safety and whether a places of public entertainment licence was required for the applied event venue. In that regard, the Chairperson proposed and Members agreed to incorporate an additional advisory clause to advise the applicant to liaise with relevant government departments to ensure building safety and compliance with relevant licensing requirements.

57. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.3.2029, 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 and the following additional advisory clause:

“to liaise with relevant government departments to ensure building safety and compliance with relevant licensing requirements.”

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

## **Tuen Mun and Yuen Long West District**

[Ms Carman C.Y. Cheung and Ms Kennie M.F. Liu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

### **Agenda Item 66**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/597                      Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone, Various Lots in D.D. 127, Yuen Long  
(RNTPC Paper No. A/HSK/597)

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

58.                      With the aid of some plans, Ms Carman C.Y. Cheung, 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.

59.                      Members had no question on the application.

#### **Deliberation Session**

60.                      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 27.3.2031, 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 72**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/603                      Proposed House (New Territories Exempted House - Small House) in area shown as 'Road' and "Village Type Development" Zone, Lot 538 S.L ss.1 in D.D. 130, To Yuen Wai, Tuen Mun  
(RNTPC Paper No. A/TM/603)

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### **Presentation and Question Sessions**

61.                      With the aid of some plans, Ms Kennie M.F. Liu, 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.

62.                      Members had no question on the application.

### **Deliberation Session**

63.                      The Chairperson recapitulated that the current application was required mainly because a small portion (about 20%) of the application site (the Site) fell within an area shown as 'Road' on the relevant Outline Zoning Plan (OZP), while majority of the Site (about 80%) fell within the "Village Type Development" zone. The concerned area shown as 'Road' on the OZP was for the construction of Lam Tei Interchange and its related works, which had been completed, and some of 'Road' area had not been taken up.

64.                      The Committee noted that in view of the completion of the road works and that the Site and its surrounding area, still shown as 'Road' on OZP, were designated as "Village Type Development" on the Lam Tei Local Centre Layout Plan, PlanD could review the zoning boundary on the OZP as appropriate when opportunity arose.

65.                      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 27.3.2030, 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.

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

**Agenda Item 82**

Any Other Business

[Open Meeting]

66. There being no other business, the meeting was closed at 4:15 p.m.

**Minutes of 785<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 27.3.2026)**

**Deferral Cases**

Requests for Deferment by Applicant for 2 Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
3	Y/SK-HC/8	2 <sup>nd</sup> ^
4	Y/NE-TK/20	1 <sup>st</sup>
5	Y/ST/61	1 <sup>st</sup>
6	Y/NE-KTS/18	2 <sup>nd</sup> ^
9	A/SK-PK/310	2 <sup>nd</sup> ^
10	A/TKO/133	1 <sup>st</sup>
15	A/TP/708	1 <sup>st</sup>
18	A/NE-LYT/869	2 <sup>nd</sup> ^
25	A/NE-MUP/230	1 <sup>st</sup>
26	A/NE-STK/32	1 <sup>st</sup>
27	A/NE-TKL/832	1 <sup>st</sup>
29	A/NE-TKLN/121	1 <sup>st</sup>
30	A/NE-KTS/568	2 <sup>nd</sup> ^
31	A/NE-KTS/570	1 <sup>st</sup>
32	A/NE-KTS/571	1 <sup>st</sup>
35	A/YL-KTN/1176	2 <sup>nd</sup> ^
37	A/YL-KTN/1181	2 <sup>nd</sup> ^
38	A/YL-KTN/1184	2 <sup>nd</sup> ^
40	A/YL-KTN/1207	1 <sup>st</sup>
41	A/YL-KTN/1208	1 <sup>st</sup>
44	A/YL-KTN/1211	1 <sup>st</sup>
48	A/YL-NSW/363	1 <sup>st</sup>
50	A/YL-SK/437	2 <sup>nd</sup> ^
52	A/YL-MP/406	1 <sup>st</sup>
55	A/YL-PH/1090	2 <sup>nd</sup> ^
56	A/YL-PH/1091	2 <sup>nd</sup> ^
57	A/YL-PH/1092	2 <sup>nd</sup> ^
58	A/YL-PH/1093	2 <sup>nd</sup> ^
60	A/YL-PH/1107	1 <sup>st</sup>
64	A/HSK/588	2 <sup>nd</sup> ^
67	A/HSK/598	1 <sup>st</sup>
68	A/TM-LTY/502	1 <sup>st</sup>
73	A/YL-HTF/1200	2 <sup>nd</sup> ^
74	A/YL-HTF/1207	1 <sup>st</sup>
76	A/YL-PS/774	1 <sup>st</sup>
77	A/YL-TT/743	2 <sup>nd</sup> ^
79	A/YL-TT/768	1 <sup>st</sup>
81	A/YL-TT/770	1 <sup>st</sup>

**Note:**

*^ 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>	
15	The application site was located in Tai Po Town.	- Mr Daniel K.S. Lau for co-owning with spouse a property in Tai Po
52	The application site was located in Mai Po.	- Mr K.W. Leung for owning a property in Mai Po

As the properties of Messrs Daniel K.S. Lau and K.W. Leung had no direct view of the application sites under Items 15 and 52 respectively, the Committee agreed that they could stay in the meeting.

*\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/785\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/785_rnt_agenda.html) for details of the planning applications.*

**Minutes of 785<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 27.3.2026)**

**Renewal Cases**

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

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
24	A/NE-TK/853	Temporary Shop and Services (Store) in “Recreation” Zone, Lots 1340 (Part) and 1366 in D.D. 17, Lo Tsz Tin, Tai Po	1.4.2026 to 31.3.2029
46	A/YL-KTS/1115	Temporary Office and Warehouse in “Village Type Development” Zone, Government Land in D.D. 106, Yuen Kong Tsuen, Kam Tin South, Yuen Long (Ex-Yuen Kong Public School)	1.4.2026 to 31.3.2029
65	A/HSK/596	Temporary Logistics Centre with Ancillary Staff Canteen in “Residential (Group B) 2” and “Open Space” Zones, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long	6.5.2026 to 5.5.2029
70	A/TM-LTYY/511	Temporary Office in “Village Type Development” Zone, Lot 694 S.L RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun	27.5.2026 to 26.5.2029

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

<b>Item No.</b>	<b>Application No.</b>	<b>Renewal Application</b>	<b>Renewal Period</b>
33	A/NE-KTS/572	Temporary Shop and Services in “Village Type Development” Zone, Lot 3335 S.BF in D.D. 91, Lin Tong Mei, Kwu Tung South	15.5.2026 to 14.5.2031

**Declaration of Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member’s Declared Interest</b>	
46	The application was submitted by the Hong Kong Observatory (HKO).	- Dr C.M. Cheng for being the former Director of HKO

As Dr C.M. Cheng had previous involvement in the matters related to Item 46, his interest was considered direct. The Committee agreed that he could stay in the meeting but should refrain from participating in the discussion for Item 46.

**Minutes of 785<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 27.3.2026)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 27.3.2029

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
12	A/I-TCV/28	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) in “Residential (Group C) 2” Zone, Lots 1890 RP and 1886 in D.D. 1 TC, Tung Chung, Lantau Island
17	A/NE-LYT/868	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road – Ma Mei Ha, Fanling
20	A/NE-KLH/662	Temporary Private Vehicle Park (Private Cars only) in “Village Type Development” Zone, Lot 1738 in D.D. 7, Tai Hang Tsuen, Tai Po
22	A/NE-PK/219	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land in “Agriculture” Zone, Lots 2118 S.A, 2118 S.B, 2118 S.C, 2118 S.D, 2118 S.E, 2118 S.F and 2118 RP in D.D. 91, Ping Kong, Sheung Shui
23	A/NE-TK/851	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 17, Ting Kok, Tai Po
36	A/YL-KTN/1180	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond in “Agriculture” Zone, Lots 1505 RP, 1506 S.A, 1506 S.B, 1506 S.C, 1506 S.D, 1506 S.E, 1506 RP, 1508 RP, 1509, 1510, 1511, 1517, 1518, 1519 RP, 1520 RP, 1522 RP, 1523, 1525, 1555 S.B RP (Part) and 1556 RP in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
39	A/YL-KTN/1203	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1363 RP (Part) and 1371 in D.D. 109, Kam Tin, Yuen Long
42	A/YL-KTN/1209	Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land and Pond in “Agriculture” Zone, Lots 375 S.C RP (Part) and 376 RP (Part) in D.D. 110, Tsat Sing Kong, Kam Tin North, Yuen Long
43	A/YL-KTN/1210	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
47	A/YL-KTS/1117	Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Site Office, Staff Restrooms and Facilities in “Residential (Group D)” Zone, Lot 1280 RP (Part) in D.D. 106 and Adjoining Government Land, Kong Ha Wai, Kam Sheung Road, Kam Tin South, Yuen Long
49	A/YL-NSW/364	Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond in “Village Type Development” Zone, Lot 592 S.C ss.1 RP (Part) in D.D. 115, Tung Shing Lei, Yuen Long
59	A/YL-PH/1105	Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Lots 1956 S.A RP (Part) and 1956 S.B RP (Part) in D.D. 111, Pat Heung, Yuen Long
61	A/YL-PH/1109	Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Lots 1938 (Part), 1939 (Part), 1940 (Part) and 1941 (Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long
62	A/YL-PH/1110	Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Lots 1631 (Part) and 1633 (Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long
63	A/HSK/579	Temporary Warehouse for Storage of Construction Material, Plastic, Machinery, Spare Part and Ancillary Packaging Workshop in “Open Space” Zone, Lots 23 RP (Part), 28 RP (Part), 30 RP (Part), 43 (Part), 193, 194 (Part), 195 (Part) and 196 (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long
69	A/TM-LTYYY/508	Temporary Private Vehicle Park (Exclude Container Vehicles) with Ancillary Electric Vehicle Charging Facilities in “Village Type Development” Zone, Lot 3067 in D.D. 124 and Adjoining Government Land, Lam Tei, Tuen Mun
75	A/YL-LFS/600	Temporary Logistics Centre in “Residential (Group E)” Zone, Lots 2179, 2180, 2181 RP, 2191 and 2192 in D.D. 129, Lau Fau Shan, Yuen Long
78	A/YL-TT/750	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 936 in D.D. 118, No. 66 Nam Hang Tsuen, Tai Tong, Yuen Long
80	A/YL-TT/769	Proposed Temporary Shop and Services in “Residential (Group C)” Zone, Lots 1046 S.A (Part) and 1046 S.B RP (Part) in D.D. 115, Au Tau, Yuen Long

(b) Applications on a temporary basis for a period of 5 years until 27.3.2031

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
21	A/NE-KLH/663	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 86, 90, 91 (Part), 92 (Part), 103 (Part), 147 (Part), 148 S.A (Part), 148 S.B (Part), 149 (Part), 150 S.A, 151 S.A (Part), 153 (Part), 572 S.A (Part), 572 S.B (Part), 572 RP (Part) and 576 (Part) in D.D. 16, Lam Tsuen, Tai Po

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
25A	A/NE-STK/31	Proposed Temporary Shop and Services (Real Estate Agency and Renovation Services) in “Recreation (1)” Zone, Lot 338 in D.D. 41, Sha Tau Kok
34	A/YL-KTN/1160	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1026 RP, 1027 (Part), 1033 RP and 1034 RP in D.D. 107, Kam Tin North, Yuen Long
45	A/YL-KTS/1105	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 1890 S.A ss.3 (Part) in D.D. 106, Pat Heung, Kam Tin South, Yuen Long
51	A/YL-SK/448	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in “Village Type Development” Zone, Lot 1030 S.A (Part) in D.D. 114, Shek Kong, Yuen Long
53	A/YL-NTM/486	Proposed Temporary Shop and Services in “Other Specified Uses” annotated “University Town” Zone and area shown as ‘Road’, Lot 630 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long
71	A/TM-LTYYY/512	Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facility in “Residential (Group C)” Zone, Various Lots in D.D. 130 and Adjoining Government Land, Wong Kong Wai Road, Lam Tei, Tuen Mun

### **Declaration of Interests**

The Committee noted the following declaration of interests:

<b>Item No.</b>	<b>Member’s Declared Interests</b>	
20	The application site was located in Tai Hang Tsuen, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po
21	The application site was located in Lam Tsuen, Tai Po.	- Dr Venus Y.H. Lun for co-owning with spouse a property in Tai Po

As the property of Dr Venus Y.H. Lun had no direct view of the application sites under Items 20 and 21, the Committee agreed that she could stay in the meeting.