

## **TOWN PLANNING BOARD**

### **Minutes of 786<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 17.4.2026**

#### **Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Mr Ryan M.K. Ip

Professor B.S. Tang

Mr Simon Y.S. Wong

Mr Eric C.B. Chan

Dr Kelvin K.Y. Leung

Mr Wilson H.K. Shum

Mr Gary X.Y. Zhang

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**

Dr C.M. Cheng

Mr Rocky L.K. Poon

**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 Loree L.Y. Duen

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 785<sup>th</sup> RNTPC Meeting**

[Open Meeting]

1. The draft minutes of the 785<sup>th</sup> RNTPC meeting held on 27.3.2026 were confirmed without amendment.

**Agenda Item 2**

**Matters Arising**

[Open Meeting]

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

### **Streamlining Arrangement for Consideration of Selected Applications**

3. To facilitate new Members to understand the streamlining arrangement for consideration of selected applications, the Committee was briefed on the streamlining arrangement:

- (a) three types of applications that were considered relatively straightforward would be considered in one go under the streamlining arrangement, namely (i) deferral applications; (ii) applications for renewal of planning approval for temporary use (renewal applications); and (iii) applications that met the selection criteria for streamlining agreed by the Committee (“the streamlined applications”);
- (b) for deferral applications, the applicant might request the Town Planning Board (the Board) to defer a decision on the application, normally for the reason to allow more time for preparation of further information to address departmental comments. Normally, the applicant would be given 2 months for preparation and submission of further information upon the Board’s agreement to the deferral request, and second deferment should be the last deferment unless under special circumstances and supported with strong justifications. Those applications should meet the criteria for deferment as set out in the Town Planning Board Guidelines No. 33B on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance;
- (c) for renewal applications, the applicant might apply to the Board for renewal of the temporary approval, which was subject to a specific approval period, if the temporary use was to continue after expiry of the approval period. Those applications would be assessed based on the assessment criteria set out in the Town Planning Board Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development and should comply with the said Guidelines;

- (d) streamlined applications were those that met all the following selection criteria agreed by the Committee:
- (i) Planning Department (PlanD) had no objection to the application;
  - (ii) the application site was not within conservation-related zones (e.g. “Green Belt”, “Conservation area”, “Coastal Protection Area”, “Other Specified Uses” for conservation, etc.);
  - (iii) regarding proposed/applied uses or developments, permanent uses included (i) New Territories Exempted House (NTEH)/Small House(SH) development complying with the assessment criteria in the ‘Interim Criteria for Consideration of Application for NTEH/SH in New Territories’; (ii) shop and services on G/F in “Industrial” (“I”), “Other Specified Uses” annotated “Business” (“OU(B)”) or “Residential (Group E)” zone; (iii) shop and services, and eating place in pier zone; (iv) public vehicle park in public housing development; and (v) minor relaxation of building height restriction complying with the requirements under Joint Practice Note No. 8 ‘Incentive to Promote Green and Innovative Building: Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction’. Temporary uses included (i) premises based temporary use in “I” or “OU(B)” zones; (ii) shop and services, eating place, site office; (iii) hobby farm; (iv) animal boarding establishment; (v) public/private vehicle park; (vi) warehouse, storage (with cover), logistic centre, wholesale trade; (vii) recyclable collection centre (without workshop); and (viii) open storage and port back-up uses in Category 1 area or Category 2 areas, or existing with previous planning approval(s) and/or permitted under the previous outline zoning plan within New Development Areas as specified in the Town Planning Board Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance;

- (iv) no adverse departmental comments or the concerns of bureau/departments could be addressed through imposition of approval conditions/advisory clauses;
  - (v) no previous rejected application for same/similar use at the application site (excluding those with subsequent approval);
  - (vi) no substantial adverse public comments or the concerns raised by the public could be addressed through imposition of approval conditions/advisory clauses and/or relevant bureaux/departments had no adverse comments on the relevant aspects raised by the public; and
- (e) papers would be prepared on the three types of applications as similar to other applications, and summary tables for the renewal and streamlined applications containing key information would also be prepared. Both the papers and tables would be provided to Members before the meeting. Members could raise questions on the applications at the meeting, which would be addressed by the Secretariat and/or PlanD's representatives as appropriate, before deliberation on the applications. The list on selected uses or developments and the selection criteria for streamlined applications could be reviewed and adjusted if required.

4. Members noted the streamlining arrangement for consideration of the selected applications.

[Mr K.L. Wong joined the meeting during the above presentation.]

## **Deferral Cases**

### Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

#### Presentation and Question Sessions

5. 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, Member's declaration of interests on individual cases and the Committee's views on the declared interests were in **Annex 1**.

#### Deliberation Session

6. 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

7. 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

8. 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

9. The Committee noted that there were 21 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 on individual cases and the Committee' views on the declared interests were in **Annex 3**.

Deliberation Session

10. 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.



2015, when assessing whether there was a shortage of land in the concerned “V” zone, more weighting had been put on the number of outstanding SH applications being processed by the Lands Department (LandsD) as the 10-year SH demand forecast provided by the Indigenous Inhabitant Representative (IIR) of the village concerned could not be verified. Besides, sympathetic consideration might be given to NTEH/SH application with previous planning permission but lapsed if the SH grant application was under processing or the site was an infill site. For the current application, the application site (the Site) did not involve any previous planning approval. As there was sufficient land within the “V” zone of Kan Tau Tsuen to accommodate the outstanding SH applications under processing by LandsD, PlanD recommended that the application be rejected.

14. Noting that there was an existing village house to the east of the Site and there were planning approvals for several SHs to the southeast of the Site within the same “Agriculture” zone, a Member enquired about the reasons for rejecting the application. The Committee noted that the SH to the immediate east of the Site was subject to two previous applications (No. A/NE-LYT/67 and 158) for SH development approved as early as the 1990s prior to the first promulgation of the Interim Criteria, and their considerations might thus not be applicable to the current application. The Interim Criteria was first promulgated in 2000 and later revised in 2007. The Town Planning Board (the Board) would assess each planning application for SH development based on the Interim Criteria, taking into account the planning circumstances of each case. The supply of land within the “V” zone and the demand of SHs was one of the key considerations in the assessment of SH planning applications under the Interim Criteria. Prior to the adoption of the more cautious approach, both the number of outstanding SH applications and the 10-year SH demand forecast provided by IIR of the concerned village were taken into consideration in assessing whether there was a general shortage of land in the “V” zone to meet SH demand. As there was a shortage of land to meet the SH demand, taking into account the 10-year SH demand forecast at that time, several applications in the vicinity (such as applications No. A/NE-LYT/238, 407, 473 to 476, 478 to 486 and 557) were approved. Since the Board’s formal adoption of the more cautious approach in August 2015, more weighting had been put on the number of outstanding SH applications given that the 10-year SH demand forecast was difficult to verify. With regard to land availability for SH development within the “V” zone, estimates were based on the net developable area of the “V” zone after deducting land occupied by or reserved for village houses, sites with approved SH grants, major roads and footpaths, steep

slopes, tree clusters, etc. For Kan Tau Tsuen, the 10-year SH demand forecast provided by IIR was 130, while the outstanding SH applications were 30. The land available within the “V” zone was about 1.68 ha, equivalent to about 67 SH sites. As land was sufficient to accommodate the outstanding SH applications, it was considered more appropriate to concentrate the proposed SH development within the “V” zone to ensure an orderly development pattern, efficient use of land and provision of infrastructures and services. In general, proposed SH developments that were not in line with the Interim Criteria would normally not be supported unless there were specific circumstances to justify the case. Hence, the subject application was recommended for rejection.

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

- “(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Kan Tau Tsuen which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.”

## **Agenda Item 17**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/122 Temporary Holiday Camp for a Period of 3 Years in “Green Belt” Zone, Lots 21 (Part) and 22 (Part) in D.D. 80, Ta Kwu Ling North  
(RNTPC Paper No. A/NE-TKLN/122)

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Presentation and Question Sessions

16. With the aid of a PowerPoint presentation, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

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

- (a) whether the six caravans located in the west and east of the existing holiday camp site, which fell partly within the “Green Belt” (“GB”) zone and not covered in the application (‘six caravans’), had been relocated entirely within the “Recreation” (“REC”) zone. If not, how to ensure that they would be entirely relocated within the “REC” zone, given that it was difficult to delineate the zoning boundaries on site;
- (b) how to ensure that the applicant would comply with the proposed layout plan and the proposed planting proposal, should the application be approved, and whether an approval condition should be imposed to require compliance with the approved scheme;
- (c) the progress of the applicant’s liaison with the Home Affairs Department (HAD) regarding the modification of the approved Guesthouse (Holiday Camp) Licence (the Licence);
- (d) any changes to the conditions at the application site (the Site); and
- (e) details of the unauthorized developments (UD) on the Site.

18. In response, Ms Ivy C.W. Wong, STP/STN, with the aid of a PowerPoint slide, made the following main points:

- (a) the existing holiday camp covered both the “REC” and “GB” zones, and

the current application covered the northeastern part of the existing holiday camp which fell within the “GB” zone. The applicant claimed that the said six caravans would be relocated within the “REC” zone upon approval of the current application, subject to discussion with HAD regarding the modification of the Licence. The Central Enforcement and Prosecution Section of PlanD could use different means such as aerial photos, unmanned aircraft and information submitted in the application to check whether the six caravans would be relocated within the “REC” zone and whether implementation of the proposal would conform to the approved layout;

- (b) the planning permission, if granted, would be scheme-based, and the applicant would be obliged to adhere to the approved scheme as submitted; otherwise, enforcement action might be undertaken, where appropriate, subject to collection of sufficient evidence;
- (c) four out of the five caravans in the west of the existing holiday camp site, which were not covered in the current application, were covered by the Licence, and the applicant would discuss with HAD regarding the modification of the Licence with regard to the proposed layout under application should the application be approved;
- (d) the Site was covered by vegetation as shown in the aerial photos in 2010 when the first Ta Kwu Ling North Development Permission Area Plan was published. As shown in the aerial photos in 2022 and 2023, part of the vegetation was removed and replaced by caravans and the holiday camp site; and
- (e) the Site and the western part of the existing holiday camp site were subject to enforcement action regarding unauthorized recreation use (including use as a holiday camp) and storage use for caravans that were not in operation. Enforcement Notice (EN) was issued in March 2025 requiring discontinuation of the UD by April 2025. As the UD had not been discontinued upon expiry of the EN, relevant parties were

convicted in February 2026 after prosecution.

19. The Chairperson supplemented that a planning condition in relation to compliance with the approved scheme was not required as enforcement action would be undertaken by the Planning Authority, where appropriate, should the approved scheme not be complied with.

#### Deliberation Session

20. The Chairperson remarked that the Site formed part of a previous application submitted by the same applicant for the same use, which was rejected by the Town Planning Board (TPB) upon review in August 2025 mainly on the consideration that the applicant failed to demonstrate why the caravans could not be accommodated in the “REC” zone; and if a fresh application was submitted, the applicant should provide strong justifications for encroachment onto the “GB” zone including concrete proposals to preserve the character and minimise impact on the “GB” zone. In the current application, the applicant reduced the site area and submitted a revised planting proposal. With regard to the existing caravans at the Site, an advisory clause was included in the appendix of the Paper to remind the applicant to obtain prior planning permission before commencing the applied use at the Site.

21. The Vice-chairperson and Members generally supported the application mainly on the grounds that the applicant had responded to Members’ concerns expressed at the TPB meeting in considering the review application by adjusting the layout so that six caravans would be moved to the area zoned “REC” to minimise impact on the “GB” zone, and providing a revised planting proposal with an increased quantity and variety of plantings at the Site. Besides, there were no valuable trees recorded at the Site, the application could optimise the use of private land resources for passive recreational purpose, and the applied use could support tourism particularly as the Site was located near Heung Yuen Wai Boundary Control Point.

22. A Member opined that the applicant might intend to obtain planning permission with an approved layout prior to discussion with HAD on the licensing issues. With reference to Drawing A-2 of the Paper, the Vice-chairperson suggested that more greenery/planting could be provided at the southern portion of the Site. The Chairperson

proposed and the Committee agreed that PlanD would convey the suggestion to the applicant for follow-up.

23. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 17.4.2029, 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.

[Mr Timothy K.W. Ma left the meeting during deliberation.]

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

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

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

### **Agenda Item 26**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1088      Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone, Lots 347 S.B (Part), 347 S.D (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/1088B)

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Presentation and Question Sessions

24. With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, 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.

25. Members had no question on the application.

### Deliberation Session

26. The Chairperson remarked that as there was no known proposal for long-term development of the application site (the Site) zoned “Residential (Group C)”, temporary use of the Site could be considered. The applicant had proposed a 6m-wide landscaping area along the northwestern boundary of the Site to minimise potential environmental nuisance to nearby residents.

27. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 17.4.2031, 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 31**

#### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/357      Filling of Pond for Permitted Agricultural Use for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Village Type Development” Zones, Lots 1212 S.E ss.1 and 1212 S.E RP (Part) in D.D. 115 and Adjoining Discrepant Areas (Part), Nam Sang Wai, Yuen Long (RNTPC Paper No. A/YL-NSW/357A)

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#### Presentation and Question Sessions

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

29. Members had no question on the application.

#### Deliberation Session

30. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 17.4.2029, 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 35**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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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#### Presentation and Question Sessions

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

32. Members had no question on the application.

#### Deliberation Session

33. The Chairperson remarked that the application site was the subject of a previously approved application (No. A/YL-MP/366) which was revoked due to non-compliance with approval conditions related to drainage and fire service installations, and the applicant had submitted a drainage proposal and a fire service installations proposal in support of the application, with no objection from concerned government departments. In that regard, sympathetic consideration could be given to the current application. Should the application be approved by the Committee, an advisory clause would be incorporated stating that should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration might not be given to any further application.

34. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 17.4.2029, 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 38**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/409      Proposed Temporary Warehouse and Public Vehicle Park (for Private Cars, Light Goods Vehicles, Medium Goods Vehicles, Coaches, Container Vehicles and Container Trailers Only) and Associated Filling of Pond and Land for a Period of 3 Years in “Residential (Group D)” Zone, Lot 4822 (Part) in D.D. 104, Mai Po, Yuen Long  
(RNTPC Paper No. A/YL-MP/409)

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

35. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed uses, departmental and public

comment, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

36. In response to a Member's question on whether the restriction of no medium good vehicles, coaches, container vehicles or container trailers ('heavy vehicles') to enter the application site (the Site) from 6:00 p.m. to 7:00 a.m. also applied to the exit of such vehicles from the Site and how compliance would be ensured, Mr Kimson P.H. Chiu, STP/FSYLE, with the aid of some plans, said that the restriction meant that no heavy vehicles were allowed to enter or exit the Site from 6:00 p.m. to 7:00 a.m. Such restriction was proposed by the applicant in response to the complaint(s) from the nearby residents regarding noise nuisance arising from the use of heavy vehicles at the Site. According to the applicant, staff members would be deployed to monitor the vehicular traffic flow entering and exiting the Site during the specified hours to ensure compliance with the said requirement. Besides, an approval condition requiring no operation of the proposed public vehicle park (PVP) from 11:00 p.m. to 7:00 a.m. the following day was proposed to be imposed and an advisory clause had been included advising the applicant to comply with relevant environmental legislation as required by the Environmental Protection Department. In response to the Chairperson's enquiry on the operation hours of the PVP, Mr Kimson P.H. Chiu, STP/FSYLE, said that the applicant proposed that no heavy vehicles would be allowed to enter and exit the Site after 6:00 p.m. while the proposed PVP would operate until 11:00 p.m. and reopen at 7:00 a.m. daily. The Chairperson supplemented that the planning permission would be revoked in case of non-compliance with any of the approval conditions, including the operation hours specified in approval condition (a) as stated in the Paper, and PlanD would closely monitor the operation at the Site.

37. A Member enquired how it would be ensured that all vehicles would enter and exit the Site via Kam Pok Road without using Fairview Park Boulevard. In response, Mr Kimson P.H. Chiu, STP/FSYLE, with the aid of some plans, said that road signage would be installed at the entrance of the Site and staff members would be deployed on site to direct vehicular traffic to/from the Site via Kam Pok Road.

#### Deliberation Session

38. The Chairperson remarked that the application was to facilitate relocation of the

brownfield operations displaced by the Hung Shui Kiu/Ha Tsuen New Development Area. The Secretary for Development had rendered support from policy perspective, with no objection/adverse comment from relevant government departments. Relevant environmental mitigation measures and restricted operation hours were proposed by the applicant to minimise the nuisance to the surrounding areas, and approval conditions on operation hours of the proposed PVP and on the environmental aspect had been suggested to address relevant technical and nuisance concerns.

39. A Member raised concern about traffic impact, in particular potential road damage to Fairview Park Boulevard due to heavy vehicles and the discontent of Fairview Park residents as they had to pay for the maintenance costs of Fairview Park Boulevard, being a private road. Noting that the northern section of Kam Pok Road was connected to Castle Peak Road – Tam Mi while the southern section was connected to Fairview Park Boulevard, the Member suggested that clear signage should be erected at the entrance of the Site to guide vehicles, particularly heavy vehicles, to enter and exit the Site via the northern section of Kam Pok Road, thereby avoiding using Fairview Park Boulevard to the south of the Site. The Chairperson proposed and the Committee agreed that PlanD would convey the suggestion to the applicant for follow-up.

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 17.4.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

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

[Ms Kennie M.F. Liu, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), was invited to the meeting at this point.]

**Agenda Item 40**

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTYYY/500 Proposed Temporary Shop and Services (Metalware and Construction Materials and Equipment) and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lot 491 RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun  
(RNTPC Paper No. A/TM-LTYYY/500B)

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Presentation and Question Sessions

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

42. Members had no question on the application.

[Mr Vincent K.Y. Ho left the meeting during the question and answer session.]

Deliberation Session

43. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 17.4.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

**Agenda Item 52**

Any Other Business

[Open Meeting]

44. There being no other business, the meeting was closed at 4:20 p.m.

**Minutes of 786<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 17.4.2026)**

**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/TP/40	2 <sup>nd</sup> ^
4	A/SK-HH/85	1 <sup>st</sup>
5	A/SK-TMT/87	1 <sup>st</sup>
6	A/NE-HT/26	1 <sup>st</sup>
8	A/NE-MKT/57	2 <sup>nd</sup> ^
14	A/NE-TKL/834	1 <sup>st</sup>
18	A/NE-TKLN/123	1 <sup>st</sup>
19	A/NE-TKLN/124	1 <sup>st</sup>
21	A/YL-KTN/1177	2 <sup>nd</sup> ^
22	A/YL-KTN/1215	1 <sup>st</sup>
23	A/YL-KTN/1216	1 <sup>st</sup>
24	A/YL-KTN/1217	1 <sup>st</sup>
25	A/YL-KTN/1218	1 <sup>st</sup>
27	A/YL-KTS/1101	2 <sup>nd</sup> ^
28	A/YL-KTS/1102	2 <sup>nd</sup> ^
32	A/YL-SK/435	2 <sup>nd</sup> ^
33	A/YL-SK/445	1 <sup>st</sup>
36	A/YL-MP/407	1 <sup>st</sup>
48	A/YL-TT/758	2 <sup>nd</sup> ^
49	A/YL-TT/772	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>Member's Declared Interests</b>	
4 and 5	The application was submitted by CLP Power Hong Kong Limited (CLP).	- 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 CLP

As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to Items 4 and 5, the Committee agreed that he could stay in the meeting.

*\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/786\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/786_rnt_agenda.html) for details of the planning applications.*

**Minutes of 786<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
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**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>
30	A/YL-KTS/1120	Temporary Shop and Services (Real Estate Agency) in “Agriculture” and “Residential (Group C) 1” Zones, Lot 1638 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Kong, Kam Tin South, Yuen Long	25.4.2026 to 24.4.2029

**Minutes of 786<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 17.4.2026)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 17.4.2029

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
9	A/NE-MKT/58	Proposed Temporary Logistics Centre with Ancillary Facilities in “Recreation” Zone, Lots 4 S.A RP (Part), 4 S.C RP, 4 S.D, 5 S.A RP (Part), 5 S.B RP (Part), 6 S.A, 7 S.A RP, 165 RP (Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Ta Kwu Ling
10	A/NE-MTL/14	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1275 (Part), 1279 (Part), 1280, 1281 (Part), 1282, 1284 (Part) in D.D. 96, Ma Tso Lung
11	A/NE-PK/230	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 2367 S.A ss.2 (Part), 2367 S.A ss.3 (Part), 2367 S.B ss.1 and 2367 S.B ss.2 in D.D. 91, Ping Kong, Sheung Shui
12	A/NE-MUP/227	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 29 S.B RP (Part) in D.D. 38 and Lot 830 RP in D.D. 46, Sha Tau Kok
13	A/NE-TKL/833	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, Ta Kwu Ling
15	A/NE-TKL/835	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities in “Agriculture” Zone, Various Lots in D.D. 87, Ping Che, Ta Kwu Ling
16	A/NE-TKLN/111	Temporary Public Vehicle Park (Private Cars Only) with Ancillary Office and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lots 389 RP, 395 S.A, 395 RP, 396 S.A, 396 RP and 398 RP in D.D. 78, Ta Kwu Ling North
20	A/YL-PH/1111	Temporary Open Storage of Construction Materials, Construction Machineries, Second-hand Vehicles and Automotive Parts with Ancillary Facilities and Associated Filling of Land and Pond in “Agriculture” Zone, Lots 1832 RP (Part), 1840 (Part), 1861 (Part), 1864 RP (Part), 1865 (Part), 1866 (Part), 1867 (Part) and 1868 (Part) in D.D. 111, Pat Heung
29	A/YL-KTS/1119	Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts with Ancillary Office in “Other Specified Uses” annotated “Rural Use” Zone, Lots 447 RP (Part) and 448 (Part) in D.D. 106, Kam Sheung Road, Kam Tin South, Yuen Long
37	A/YL-MP/408	Proposed Temporary Site Office with Ancillary Facilities and Associated Filling of Land in “Village Type Development” and “Open Space” Zones, Lot 31 in D.D. 101, Mai Po, Yuen Long

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
39	A/HSK/600	Temporary Warehouse (Excluding Dangerous Goods Godown) and Logistics Centre in “Residential (Group A) 3” and “Government, Institution or Community” Zones and area shown as ‘Road’, Various Lots in D.D. 125, Ha Tsuen, Yuen Long
41	A/TM-LTYT/510	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 2000 in D.D. 130, Nai Wai, Tuen Mun
42	A/YL-HTF/1201	Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Open Storage and Associated Filling of Land in “Agriculture” zone, Lot 532 (Part) in D.D. 128, Ha Tsuen, Yuen Long
43	A/YL-LFS/577	Temporary Open Storage of Construction Machinery and Construction Materials in “Residential (Group E)” Zone, Lots 1703 (Part) and 1704 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
44	A/YL-LFS/589	Temporary Warehouse (Excluding Dangerous Goods Godown) in “Recreation” Zone, Lots 1684 (Part), 1685 (Part) and 1686 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
45	A/YL-LFS/602	Temporary Warehouse (Excluding Dangerous Goods Godown) in “Recreation” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
47	A/YL-TT/757	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long
50	A/YL-TYST/1348	Proposed Temporary Warehouse for Storage of Electrical Supplies, Metal and Construction Materials in “Residential (Group D)” Zone, Lots 2686 (Part), 2687 (Part), 2699 (Part) and 2701 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 17.4.2031

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
34	A/YL-SK/449	Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in “Village Type Development” Zone, Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long
46	A/YL-LFS/603	Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Facilities in “Village Type Development” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
51	A/YL-TYST/1349	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Facilities in “Village Type Development” Zone, Lots 343, 345 RP, 346 RP and 347 RP in D.D. 121, Tai Tao Tsuen, Yuen Long

**Declaration of Interests**

The Committee noted the following declaration of interests:

<b>Item No.</b>	<b>Member's Declared Interests</b>	
43, 44, 45 and 46	The application site was located in Lau Fau Shan.	- Mr Rocky L.K. Poon for being one of the owners of a property in Lau Fau Shan

The Committee noted that Mr Rocky L.K. Poon had tendered an apology for being unable to attend the meeting.