

## **TOWN PLANNING BOARD**

### **Minutes of 787<sup>th</sup> Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 8.5.2026**

#### **Present**

Director of Planning  
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Timothy K.W. Ma

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 North),  
Environmental Protection Department  
Ms Clara K.W. U

Assistant Director/Regional 3,  
Lands Department  
Mr Frederick W.F. Kong

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

Secretary

**Absent with Apologies**

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

**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  
Mr Jack H. Lau

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 786<sup>th</sup> RNTPC Meeting**

[Open Meeting]

1. The draft minutes of the 786<sup>th</sup> RNTPC meeting held on 17.4.2026 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 17 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Member's declaration of interest for a case and the Committee's view on the declared interest 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.

[Ms Clara K.W. U joined the meeting at this point.]

## **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, Members' declaration of interests for individual cases and the Committee' views on the declared interests 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 20 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 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.

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

**Agenda Item 3**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/FSS/20                      Application for Amendment to the Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28, To rezone the application site from “Government, Institution or Community” to “Other Specified Uses” annotated “Innovation and Technology”, Lots 4250 S.D, 4250 RP (Part), 4252 S.A RP (Part), 4272 S.D, 4272 RP, 4273 S.B ss.1, 4273 S.B RP, 4897 S.A and 4897 RP (Part) in D.D. 51 and Adjoining Government Land, Fanling  
(RNTPC Paper No. Y/FSS/20B)

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9.                      The Secretary reported that AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. Mr Vincent K.Y. Ho had declared an interest on the item for having current business dealings with AECOM. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting.

**Presentation and Question Sessions**

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

**PlanD**

- |                      |   |   |
|----------------------|---|---|
| Ms Josephine Y.M. Lo | - | District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE) |
| Mr Jeffrey P.K. Wong | - | Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)       |
| Ms Andrea W.Y. Yan   | - | Town Planner/Fanling, Sheung Shui and Yuen Long East                          |

**Applicant's Representatives**

*Sime Darby Motor Services Limited - Applicant*

Ms Lorraine Lam

Ms Cecilia Chau

Mr Michael Lai

*KTA Planning Limited*

Mr Kenneth To

Ms Pauline Lam

Mr Otto Kan

*Ramboll Hong Kong Limited*

Mr Billy Fan

*CKM Asia Limited*

Mr Eric Wong

11. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicant. He then invited PlanD's representatives to brief Members on the background of the application.

12. With the aid of a PowerPoint presentation, Mr Jeffrey P.K. Wong, STP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Government, Institution or Community" ("G/IC") to "Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)") to facilitate the development of a proposed regional hub of motor services, known as 'EV Mobility City' (the proposed development), to drive innovation and development of electric vehicle (EV) sector in Hong Kong, departmental comments, and planning considerations and assessments as detailed in the Paper. While PlanD had no in-principle objection to the application, it was considered more appropriate to rezone the Site to an appropriate zoning with stipulation of appropriate development restrictions and other requirements.

[Mr Gary X.Y. Zhang joined the meeting during PlanD's presentation.]

13. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Pauline Lam, the applicant's representative, made the following main points:

*Background of the Applicant*

- (a) the applicant was a subsidiary of Sime Motors Group, a motor dealer and distributor group with approximately 60 years of experience in the automotive industry. It offered a full spectrum of vehicle solutions and services, including importation, distribution, retail, pre-delivery inspection, aftersales services, and car rental. With a local workforce of about 1,000, the applicant had retail and distribution partnerships with renowned brands, such as BMW, Mini, Rolls-Royce, XPENG, Mitsubishi, Fuso and Suzuki. Its services encompassed trading of used cars, EV charging, car testing centres, insurance, and automotive products and parts. The applicant operated an extensive network of showrooms and service centres, as well as an EV charging network comprising 129 bays across 18 locations in Hong Kong;
- (b) the applicant's parent group, Sime Darby Berhad, was a multinational conglomerate founded in 1910 and headquartered in Kuala Lumpur, Malaysia, where it was listed on the stock exchange. The group globally employed approximately 30,000 staff and partnered with over 60 brands across the industrial, motors, automotive components and aerospace sectors. Its Sime Darby Motors City facility in Malaysia, which opened in 2021 on a site of about 8.6 hectares, was the largest automotive complex in Southeast Asia. It featured multiple showrooms, 200 service bays and 700 parking spaces with EV charging. The group also operated Malaysia's largest vehicle manufacturing and assembly plant, known as Inokom;

*Development History of the Site*

- (c) the applicant purchased the Site in 2015, when it was zoned "Industrial" ("I"), with the intention of developing a 5S Automotive Dealership Centre to offer

five integrated services (in terms of sales, spare parts, services, system and sustainability) and expand its dealer network to foster business growth in the northern and western New Territories. The applicant considered the 5S Automotive Dealership Centre a regional stronghold, capitalising on the Site's strategic location, growing market potential and the presence of affluent residents in the area;

- (d) the Site was, however, subsequently rezoned from "I" to "G/IC" as a reserved primary school site to support the latest development of Fanling/Sheung Shui New Town. The applicant's objection to the zoning amendment was not upheld by the Town Planning Board (the Board), and the relevant draft Outline Zoning Plan (OZP) was approved in 2017. General building plans (GBP) submitted by the applicant in 2018 for an automotive support centre at the Site were rejected for various reasons. During the third GBP submission in 2019, the Lands Department (LandsD) formally informed the applicant that the Site fell within the village 'environs', which further impeded the development programme. In 2022, the Education Bureau (EDB) de-reserved the Site for primary school use due to an anticipated decline in student numbers, and no government bureau or department expressed an intention to reserve the Site for government, institution and community (GIC) facilities or other planned uses;
- (e) the "G/IC" zoning for the Site was no longer appropriate as the planned school was not required. The Site had remained idle for over a decade due to changes in its planned use and the associated development restrictions. The applicant's rezoning proposal sought to unleash the Site's development potential;

#### *The Proposed Development and Zoning*

- (f) the vision of the proposed EV Mobility City was to grasp the opportunities arising from the rapid development of EV and green mobility sectors, and more recently, the emerging low-altitude economy. The applicant envisioned the creation of a sustainable and forward-thinking "regional hub"

that would drive innovation in Hong Kong's EV industry, while advancing technological development in green energy, low-altitude aerial vehicles and smart city mobility solutions. The proposed EV Mobility City was positioned to be (i) a "super connector" that leveraged cross-border networks and its strategic location in the Northern Metropolis (NM) to support inbound and outbound collaborations for Chinese and international EV brands; (ii) a "regional hub" that consolidated the applicant's automotive business and served as a Greater China regional headquarters; and (iii) a "research and development (R&D) hub" that facilitated collaboration with innovation and technology (I&T) firms and universities (including those in the NM University Town), thereby promoting the integration of "research, academia and industry";

- (g) the proposed development in the indicative scheme comprised a 7-storey non-domestic podium for I&T, R&D and business uses, with a single-storey basement car park. Above the podium were two residential towers of 6 storeys (80.65 metres above Principal Datum (mPD)) and 12 storeys (99.55mPD) designated for staff quarters and talent accommodation respectively. The total plot ratio (PR) of the development was 5, comprising a non-domestic PR of 3.5 and a domestic PR of 1.5;
- (h) given the unique I&T nature of the project, which included specific R&D and business requirements, a tailor-made zoning with a suitable range of compatible and permitted land uses was necessary for the Site. The proposed development intensity had made reference to surrounding developments, including the planned public housing development in Fanling Area 48, which was subject to a maximum PR of about 7.23 and a maximum building height (BH) of 175mPD. The proposed development intensity, with a maximum PR of 5 and a maximum BH of 100mPD, was considered neither excessive nor incompatible with the surrounding context;
- (i) to support the role of the proposed development as a modern regional hub with R&D and business operations, ancillary accommodations (i.e. staff quarters and a residential institution) were proposed. The staff quarters were

intended to serve the applicant's employees based in Hong Kong. The proposed residential institution (i.e. talent accommodation) would provide short- to medium-term lodging for personnel affiliated with the applicant, its parent company or the proposed 'EV Mobility City', such as visiting scientists, engineers, researchers, business partners and R&D talents;

- (j) the proposed development aligned with the Government's latest policies concerning green energy, EVs and low-altitude economy; and
- (k) the proposed development would bring about benefits to Hong Kong's economy. With a total investment of up to HK\$1 billion, it would create about 400 to 600 jobs during the construction phase and 440 jobs during the operation phase. It would also enhance Hong Kong's business appeal through the applicant's extensive and long-standing partnerships with leading automotive brands, serving as a vital and timely vote of confidence in Hong Kong's economy and future growth.

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

#### *The Proposed Development*

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

- (a) the rationale for presenting both an indicative scheme and an alternative scheme in the application, and the preferred scheme of the applicant;
- (b) whether the proposed development should be viewed as an expansion of the applicant's Hong Kong businesses, or a consolidation of its operations scattered across the territory;
- (c) whether the project would involve EV repair and maintenance services, and the potential for collaboration with local educational institutions, such as the

Hong Kong Institute of Vocational Education (IVE), to offer relevant training programmes;

- (d) whether the proposed I&T uses within the building podium would be classified as commercial or industrial use for GBP submission under the Buildings Ordinance;
- (e) the connection between the applicant's existing car dealership operations and the proposed R&D component for EVs;
- (f) whether the applicant currently provided any staff quarters in Hong Kong;
- (g) whether supporting facilities, such as restaurants, would be included in the proposed development to cater for the daily needs of residents in the talent accommodation; and
- (h) the planning gains that the proposed development would bring to the local community.

16. In response, Ms Lorraine Lam, Messrs Michael Lai and Kenneth To and Ms Pauline Lam, the applicant's representatives, made the following main points:

- (a) two indicative schemes (a non-domestic cum domestic development and a pure non-domestic development) were submitted in the application to demonstrate that both options were technically feasible under the proposed zoning. The indicative scheme with a domestic portion for staff quarters and talent accommodation was preferred by the applicant;
- (b) the proposed development would serve as the applicant's regional hub known as 'EV Mobility City' that aimed to drive the development of Hong Kong's EV sector. It represented an expansion of the applicant's existing facilities and was positioned differently from its other showrooms and service centres located across Hong Kong;

- (c) the proposed 'EV Mobility City' would provide showrooms, EV repair and maintenance services, R&D and customer services, and was expected to create employment opportunities for different types of workers including automotive technicians. However, it should be noted that the maintenance and repair procedures of EVs as well as the spatial requirements were completely different from those of the traditional combustion engine vehicles. The applicant would explore collaboration with different educational institutions, including IVE, for interdisciplinary R&D and application of the cutting-edge technologies, such as artificial intelligence in the automotive industry;
- (d) the proposed development was not comparable to a conventional car repair centre. The I&T uses within the non-domestic podium of the proposed development would be predominantly non-industrial in nature;
- (e) the applicant's car dealership experience within the industry could facilitate the entry of R&D products into new markets, which might involve navigating local regulatory compliance and developing supporting infrastructure;
- (f) the applicant currently had no staff quarters in Hong Kong. The inclusion of staff quarters and talent accommodation in the proposed development was intended to foster frequent communications among professionals, thereby driving innovation and collaboration;
- (g) ancillary shops and canteen were likely to be provided within the proposed development. With the completion of the nearby public housing development, additional supporting facilities including restaurants were anticipated to be provided in the vicinity; and
- (h) the applicant planned to invest up to HK\$1 billion for the development of 'EV Mobility City', which would bring about economic benefits and help phase out the existing temporary warehouse structures at the Site. In addition, a strip of land adjoining the Site to the southeast, which comprised the remaining part of the applicant's lots outside the Site and fell within the

“Village Type Development” (“V”) zone, was proposed as a landscaped amenity area to enhance the overall landscape character of the proposed development and serve as a buffer for the adjacent Wo Hop Shek Village. The landscaped amenity area would be accessible to the public.

17. In response to the Vice-chairperson’s enquiry, Ms Josephine Y.M. Lo, DPO/FSYLE, said that there were currently no specific guidelines governing the proportion of staff quarters or talent accommodation within I&T developments. Each proposal would be considered based on its individual merits and specific development needs. The Government’s policy was to attract and retain talents by providing appropriate supporting facilities like quarters or accommodations in I&T projects, such as the upcoming ‘Innopole’ in San Tin Technopole. For the proposed development, a domestic PR of 1.5 was proposed by the applicant for providing staff quarters and talent accommodation, which was considered not unreasonable with technical feasibility demonstrated.

#### *The Site and Its Surroundings*

18. The Chairperson and a Member raised the following questions:

- (a) given that the Site was proposed to be rezoned from “G/IC” to “OU(I&T)”, whether the residual “G/IC” land adjoining the Site would be retained as “G/IC” zone; and
- (b) the status of another “G/IC” zone located to the east of the “Residential (Group A) 3” (“R(A)3”) zone.

19. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) according to PlanD’s preliminary review, the adjoining residual “G/IC” land to the immediate east of the Site, which had a relatively regular configuration and reasonable size, could be retained as a GIC reserve site and act as a buffer between the Site and the public housing development within the “R(A)3” zone to the further east. As for the small piece of residual “G/IC” land to the

immediate southwest of the Site, taking into account the as-built condition and the adjoining “V” zone, it was considered appropriate to rationalise the zoning boundary by rezoning it to “V”; and

- (b) a new primary school was under development within the “G/IC” zone to the east of the “R(A)3” zone to tie in with the public housing development at the “R(A)3” zone.

20. Noting the Site’s irregular shape, a Member enquired about the intended use of the southeastern portion of the Site, and whether the Site could be reconfigured to better utilise its development potential. In response, Ms Pauline Lam, the applicant’s representative, said that according to the indicative scheme, the elongated southeastern portion of the Site was proposed to be a landscaped area for use by the occupants and visitors of the proposed development. The Site’s configuration was constrained by the irregular shape of the lots owned by the applicant.

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

#### Deliberation Session

22. The Chairperson recapitulated the background of the Site, noting that the applicant acquired the Site in 2015 when it was zoned “I” on the OZP, with the intention of developing an automotive dealership centre as its headquarters in the northern New Territories. Nevertheless, the Site was rezoned to “G/IC” and reserved for the development of a primary school in 2016, and was subsequently de-reserved by EDB in 2022 due to changing circumstances. This unique background might warrant special consideration. The Chairperson further said that the proposed development aligned with NM’s vision for I&T development and could provide a platform for talents to engage in knowledge exchange and collaborative innovation. The proposed development was considered not incompatible

with the existing and planned land uses in the surrounding areas, which included a planned public housing development subject to a maximum BH of 175mPD. As such, PlanD had no in-principle objection to the application. Should the Committee decide to agree or partially agree to the application, PlanD would work out the appropriate amendments to the OZP for the Committee's consideration and agreement prior to gazetting under section 5 of the Town Planning Ordinance. The public would then be invited to submit representations, which would be considered by the Board. He then invited views from Members.

23. Members generally supported the application, recognising the applicant's commitment to invest in Hong Kong by expanding its operations, while driving innovation and development of the EV sector in Hong Kong. With its long-standing experience in the automotive industry, the applicant was considered capable of implementing the proposed development. The proposal also aligned with the National 15th Five-Year Plan by accelerating the development of the NM and building an international hub for high-calibre talents, and could become an iconic project in the NM. A Member remarked that the repair and maintenance of EVs might not induce much pollution, as they mostly adopted a modular design with easily replaceable parts.

24. While supporting the application, the Vice-chairperson and a Member had the following observations and suggestions:

- (a) given the proximity of the village settlements to the southwest of the Site, the proposed 7-storey podium structure was considered relatively bulky. The applicant should explore mitigation measures, such as vertical greening and façade treatments, to soften its impact on the surrounding area; and
- (b) the proposed development could be positioned as an R&D centre and testing ground for Chinese Mainland EV companies seeking to enter the right-hand-drive vehicle market.

25. The Committee noted that the Column 1 and Column 2 uses in the Notes for the proposed "OU(I&T)" zone, as proposed by the applicant, were not in a standard format and would be further fine-tuned to suit the unique nature of the proposed development. For example, putting 'Eating Place' under Column 1 might not be sufficiently specific for

effective statutory planning control of the proposed development, and certain polluting industrial uses, such as ‘Vehicle Repair Workshop’, might be incompatible with the residential portion of the development. The Vice-chairperson opined that ‘Petrol Filling Station’ use might not be appropriate to be put under Column 1, and the planning intention for the proposed “OU(I&T)” zone in the Notes was too generic and should be further reviewed.

26. After deliberation, the Committee decided to partially agree to the application to facilitate the proposed development at the application site. The appropriate zoning with stipulation of appropriate development restrictions and other requirements would be worked out in consultation with relevant government bureaux/departments. The relevant proposed amendments to the Fanling/Sheung Shui Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

#### **Agenda Item 4**

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

[Open Meeting (Presentation and Question Sessions Only)]

Y/NE-KTS/18            Application for Amendment to the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22, To rezone the application site from “Agriculture” and “Green Belt” to “Government, Institution or Community”, Various Lots in D.D. 94, 98 and 100 and Adjoining Government Land, Kwu Tung South  
(RNTPC Paper No. Y/NE-KTS/18B)

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27. The Secretary reported that the application was submitted by Global King Investment Limited, Winpost (HK) Investment Limited and Rand Development Limited, which were subsidiaries of Henderson Land Development Company Limited (HLD). The following Members had declared interests on the item:

- Mr Vincent K.Y. Ho - for having current business dealings with HLD; and
- Mr Ryan M.K. Ip - for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation, which had received donations from Henderson Group.

28. The Committee noted that Messrs Vincent K.Y. Ho and Ryan M.K. Ip had tendered apologies for being unable to attend the meeting.

#### Presentation and Question Sessions

29. The following representatives from the Planning Department (PlanD) and the applicants' representatives were invited to the meeting at this point:

#### **PlanD**

- Ms Josephine Y.M. Lo - District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)
- Ms Kirstie Y.L. Law - Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)
- Ms Florence W.Y. Siu - Town Planner/Fanling, Sheung Shui and Yuen Long East

#### **Applicants' Representatives**

*Global King Investment Limited – Applicant*

Mr Owen Yue

Ms Alison Yip

Mr Mark Fu

Ms Sherry Zheng

Ms Chen Ya

*Townland Consultants Limited*

Mr Vincent Lau

Ms Janice Wong

*Ronald Lu & Partners (Hong Kong) Limited*

Mr Anthony Cheung

*Scenic Landscape Studio Limited*

Mr John Charters

Ms Jerry Han

*Ramboll Hong Kong Limited*

Mr Tony Cheng

*CKM Asia Limited*

Mr Chin Kim Meng

*AtkinsRéalis Asia Limited*

Mr Atlas Fung

Ms Grace Yang

30. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicants. He then invited PlanD's representatives to brief Members on the background of the application.

31. With the aid of a PowerPoint presentation, Ms Kirstie Y.L Law, STP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Agriculture" ("AGR") and "Green Belt" ("GB") to "Government, Institution or Community" ("G/IC") to facilitate a proposed international school development (the Proposed School), departmental comments, and planning considerations and assessments as detailed in the Paper. While PlanD had no in-principle objection to the application, it was considered more appropriate to rezone the Site to an appropriate zoning with review on the zoning boundaries and stipulation of appropriate

development restrictions and other requirements.

32. The Chairperson then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Vincent Lau, the applicants' representative, made the following main points:

*Background*

- (a) the rezoning proposal was to facilitate the development of the Proposed School, a unique project and a pioneering initiative that responded to national and government policies to promote quality international education in the Northern Metropolis (NM);
- (b) the Site currently consisted of largely vacant land, some agricultural land, temporary structures and shrub areas, and presented an opportunity for a more optimal and beneficial use for the community;
- (c) the Site was strategically located within NM, in close proximity to the Kwu Tung North New Development Area (NDA), San Tin Technopole and Ngau Tam Mei NDA, and would be transformed from a predominantly low-density and rural area to a built-up, medium to high density development node. The Proposed School could serve as a sustainable educational anchor for the evolving community. The Site would be well connected upon completion of NM Highway. As such, Kwu Tung South was considered an ideal location for the development of the Proposed School;

*Operator, Curriculum and Visions of the Proposed School*

- (d) the Proposed School would be operated by BASIS International School. The BASIS Curriculum Schools network currently served more than 38,000 students in 71 schools in the United States, Asia and Europe. Since 2014, there had been seven BASIS International Schools and eight BASIS Bilingual Schools (including two schools opening in Fall 2026) in Chinese Mainland;

- (e) the proposed BASIS International School adopted a “through-train mode” to offer an innovative and transformative learning environment to redefine early childhood and kindergarten to Year 12 education, providing comprehensive school facilities, ancillary student and staff accommodations, and dedicated spaces for sports, cultural, art and science education. The curriculum combined the strengths of liberal arts and STEM (i.e. science, technology, engineering and mathematics) education to cultivate critical thinking, creativity and problem-solving skills with well-rounded learning. Small class sizes (approximately 25 students per class) would be adopted to enhance classroom interaction and learning efficiency;
  
- (f) the project was conceived as more than just a school complex. It would be designed as a comprehensive student-centred educational campus that integrated learning, living and recreation within a cohesive environment. Key principles guiding the campus design included respecting the surrounding environment and local context. Given the Site’s proximity to the existing riverside landscape, a low-impact design approach would be adopted to work with, instead of against, the green setting, thereby creating a safe campus for student movement and incorporating riverside and landscape buffer areas. The campus would benefit from the improvement of transport infrastructure within NM, making it accessible not only by the nearby residents but also to a wider catchment. Overall, the vision was to create a healthy, inspiring and future-ready learning environment that supported both academic excellence and personal development;

*The Indicative Scheme*

- (g) an indicative scheme of the Proposed School that adopted a low-density, low-impact approach had been prepared in support of the rezoning application to demonstrate the proposed land use, development scale and technical feasibility. In line with the low-rise topography of Kwu Tung South, the indicative scheme comprised 24 structures of varying building heights of not more than 10 storeys. The development would accommodate about 3,000 students and 630 teaching and supporting staff. Ancillary student

dormitories with about 350 units would be provided for about 1,400 middle and high school students, while ancillary staff dormitories with about 571 units would be provided for about 843 persons;

- (h) the Proposed School was intended to connect to the proposed NM Highway which would serve as the main access to the Site. The target completion of the Proposed School was scheduled for 2036 upon the commissioning of NM Highway;
- (i) the campus layout under the indicative scheme adopted a context-sensitive and student-focused design that enhanced learning, living quality and overall campus experience. Buildings were organised into functional clusters along River Beas with facilities on both sides to maximise landscape integration and accessibility, while the educational facilities formed the central core of the Site. Early year and primary education facilities were located near the main entrance on the western side of the river, while the middle and high school facilities were positioned on the eastern side. This arrangement supported an age-appropriate learning environment while maintaining strong campus cohesion within a STEM-focused academic framework. Student and staff accommodations were located at the northern and southern ends of the Site, providing a more tranquil living environment. Centrally located outdoor spaces were situated between the academic and dormitory zones, ensuring convenient access for all students while also serving as visual breaks to reduce the perceived scale of the development. A comprehensive internal pedestrian and cycling network for students and staff would be provided throughout the Site to promote healthy living;

#### *Planning and Design Merits*

- (j) from urban design perspective, the indicative scheme incorporated several key merits. There were three major visual corridors to allow visual permeability, and a river visual corridor with a minimum separation distance of 50m between the two sides of the river to maintain visual openness and enhance air permeability;

- (k) the buildings adopted a stepped height profile and terraced design, which would reduce visual mass and ensure a more gradual transition in building height, thereby achieving a better integration with the surrounding area. The building height profile that gradually stepped down towards the river and green areas would ensure smooth transition between the built form and landscape. The student and staff accommodations located at the two ends of the Site ranging from 3 to 9 storeys would also maintain visual harmony with the surrounding natural environment;
- (l) careful attention would be paid to the building form and façade treatment, including adoption of naturalistic and fluid architectural forms, sensitive use of materials and design, and buildings with smaller footprint to enable the Proposed School to blend better with the environment;
- (m) there would also be significant setbacks from the river, ranging from approximately 10m to 30m, and planting buffers along the riverbanks that would integrate with the existing riverside vegetation. The placement of open and low-rise facilities at the centre of the Site help improve wind penetration and microclimate conditions;

#### *Sustainable Landscape and Ecological Design*

- (n) a comprehensive landscaping strategy was adopted, with not less than 30% greenery coverage across the Site. Key features included a tree compensation ratio of 1:1 to offset the loss of trees, retention of existing mature trees where feasible, and the use of predominantly native tree species to enhance biodiversity. River Beas was excluded from the development scheme while a minimum 10m riparian buffer was maintained to protect the river environment. This was complemented by planting buffers along the site boundaries to soften building mass and minimise visual impact on the surroundings, as well as boundary design measures that would avoid human intrusion into the riverbanks;

- (o) the ecological review conducted identified the ecological value of the Site as low to moderate. No site of special scientific interest or ecological hotspot had been identified within the Site. The design and construction of the Proposed School would follow the established principles of avoidance, minimisation and compensation, ensuring that the potential impacts would be properly managed while also delivering net improvements in landscape quality and biodiversity;

*Planning Justifications*

- (p) the Proposed School was in line with the Government's prevailing policy on education by providing diversified learning opportunities and STEM education in NM, while supporting community needs and Hong Kong's role as an international education hub. The Site was strategically located within NM in close proximity to NDAs. The Proposed School would help address the rising demand for international education by offering a global-oriented curriculum, alleviate pressure on existing schools in urban areas and support the long-term economic growth of Hong Kong. The rezoning of the Site would cater for the changing planning circumstances arising from NM and better complement the new demographics and economic status of the area brought by new educational and research resources;
- (q) the indicative scheme of the Proposed School adopted an appropriate development scale. The Proposed School was compatible with the surrounding land uses and visually compatible with the surrounding environment. The ecologically sensitive riverside design of the campus was highly compatible with the recreational and ecological resources in the area; and
- (r) the rezoning proposal would enable better utilisation of scarce land resources, which was in line with the Government's initiatives to facilitate the development and implementation of NM in a timely manner. The Site was considered suitable for the development of an international school of the proposed scale. As demonstrated by the relevant technical assessments, the

Proposed School would not generate significant adverse impacts.

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

*Interface with River Beas*

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

- (a) as the Proposed School was located on both sides of River Beas, whether there was opportunity to incorporate improvement works to the river and the riverside, subject to agreement by the relevant government department;
- (b) whether the impact of the two proposed linkbridges over River Beas had been assessed, and whether there was scope to reduce the number or scale of bridges; and
- (c) whether there were pedestrian walkways along River Beas for public use.

35. In response, Mr Vincent Lau, the applicants' representative, with the aid of some PowerPoint slides, made the following main points:

- (a) River Beas was excluded from the Site. In terms of landscape design within the Site, there would be provision of planting buffers along the riverbanks, which included terraced design to provide visual connection to the river and serve as a recreational and leisure spaces for students. There was boundary design to avoid human intrusion into the riverbanks to ensure student safety. In addition to the existing trees along the river, more new plantings would be incorporated to enrich the landscape;
- (b) two proposed linkbridges were included in the indicative scheme to demonstrate the comprehensive transport network within the Site. The design of the proposed linkbridges was indicative in nature and the scale and number of the proposed linkbridges would be further reviewed at the detailed

design stage. According to the indicative scheme, no supporting structures were proposed at the river. Hence, there would be no intrusion into the river. As such, the proposed linkbridges would have no adverse impact on the river; and

- (c) currently, there was no pedestrian walkway along River Beas. While River Beas was excluded from the Site, enhancement of access to the river could be further studied in the future. The applicants could work with relevant government authorities to incorporate additional planning gains at the detailed design.

36. Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, supplemented that at present, there were no continuous pedestrian walkways along either side of River Beas. Some discontinuous pedestrian paths and vegetation/plantation were found near the riverbanks of the section of River Beas that adjoined the Site. While River Beas and its immediate riverbanks were excluded from the Site, planting buffers were proposed along both sides of the riverbanks within the Site to visually integrate with and echo the existing riverside vegetation. If the rezoning proposal was agreed by the Committee, PlanD would liaise with the Drainage Services Department (DSD) and the applicants on the possibility to provide a continuous pedestrian walkway along River Beas, including the section adjoining the Site, for public use. The Chairperson remarked that at the detailed design stage, the applicants could consider introducing planting buffers, instead of metal fencing, along the Site's boundary adjoining River Beas so that the boundary treatment of the Proposed School could better integrate with the natural setting.

37. In response to a Member's enquiry on whether there was any record of overflow at River Beas, Ms Josephine Y.M. Lo, DPO/FSYLE, said that while she had no information in hand on the past record of overflow at River Beas, it was noted that River Beas was a channelised river upon completion of river training works by DSD years ago. Hence, the risk of overflow at River Beas was anticipated to be low. DSD had been consulted on the application and had no in-principle objection from drainage point of view.

*The Proposed School*

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

- (a) whether the campus, which was relatively sizeable, would allow access by the public, and whether there were opportunities to open certain facilities to the public for events, such as summer camps;
- (b) the reasons for incorporating a golf driving range in the campus, and whether such facility was provided in other international schools run by the school operator;
- (c) the breakdown in terms of the number of primary and secondary students in the Proposed School;
- (d) while there would be dormitories for students, whether there were measures to manage the daily traffic generated by students commuting to and from the school;
- (e) any fallback option if the operator of the Proposed School was unable to implement the project; and
- (f) why a single-phased development approach was adopted for implementing the project.

39. In response, Mr Vincent Lau, the applicants' representative, with the aid of some PowerPoint slides, made the following main points:

- (a) the campus would not be open to the public for security reasons. The applicants would consider partnerships with different organisations for using the campus facilities for arts, cultural or sports events that could be open to the public;

- (b) the school operator had considered different options and the proposed golf driving range was incorporated to foster physical education in a holistic curriculum for middle and high school students. There were precedents of incorporating golf facilities in international schools in Chinese Mainland;
- (c) the Proposed School would have approximately 3,000 students. The split between primary and secondary students would be determined by the operator at the operation stage;
- (d) there would be drop-off and pick-up areas within the Proposed School which would provide adequate space for vehicle queueing, and school bus services would be provided for students. A staggered school hour system would also be adopted to allow students to travel during off-peak hours, thereby avoiding traffic congestion at school start and dismissal times;
- (e) the operator had a proven track record in operating international schools. There were already seven international schools operated by the operator in Chinese Mainland; and
- (f) the applicants' current intention was to implement the project in a single phase, which was subject to further study at the detailed design stage. The Proposed School was targeted to open upon the commissioning of NM Highway.

40. In response to a Member's enquiry about the Government's policy on the development of international schools in NM, Ms Josephine Y.M. Lo, DPO/FSYLE, said that sites had been reserved for international school developments in NDAs in NM, such as a "G/IC" site in the San Tin Technopole. The Education Bureau (EDB) would review the need for international schools from time to time and work with relevant government bureaux and departments (B/Ds) to reserve more sites in NDAs for the development of international schools if needed. In the context of NM and in view of the Government's intention to develop Hong Kong as an international education hub, the Development Bureau (DEVB) and EDB had been keeping in view the development of international schools and reserving suitable sites in NM for such purpose. The current application was a private initiative for

developing an international school at the Site, which would complement the Government's policy on the development of international schools in NM. From education policy perspective, EDB welcomed the establishment of private international schools in Hong Kong and had no objection to their setting up through private initiatives, which aligned with the Government's overall policy to facilitate the development of a vibrant education sector offering a diversity of curricula and complementing NM's development.

*"GB" Zone*

41. A Member raised the following questions:

- (a) noting that part of the Site fell within the "GB" zone, what the considerations for rezoning "GB" sites for private uses were; and
- (b) the necessity of including the "GB" areas within the Site for development.

42. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) the "GB" zone was primarily intended for defining the limits of urban and sub-urban development areas by natural features and containing urban sprawl, and there was a general presumption against development within the zone. In general, for development proposals involving "GB" zone, PlanD would assess a range of factors, such as the impact on the functionality and integrity of the entire "GB" zone, the existing conditions of the area concerned, and the potential impact of the development proposals on the surrounding environment. With respect to the current application, the Site fell within an area largely zoned "AGR" (96.8%) with a minor portion at the southwestern part straddling an area zoned "GB" (3.2%). The "GB" portion of the Site occupied a very small portion of the larger "GB" zone, and the concerned area was largely formed and paved and partly occupied by scattered temporary structures, with no large trees or extensive greenery. The concerned "GB" portion was considered "disturbed" in nature. Taking into account the existing site conditions and the limited impact on the integrity of the entire

“GB” zone and the surrounding environment, the inclusion of a minor portion of the “GB” zone within the Site was considered acceptable; and

- (b) the application was a private initiative and the Site’s boundary was proposed by the applicants, who owned the majority of private land within the Site including the concerned “GB” portion. On the other hand, excluding the concerned “GB” portion from the Site might leave such residual portion, which was under the applicants’ private ownership, undevelopable.

43. The Chairperson supplemented that as shown in Plan Z-1 of the Paper, the “GB” portion of the Site, which was already formed, accounted for only a minor part of the entire “GB” zone. As the Proposed School would be low-rise and low-density with landscape features at the Site’s boundary, the proposal as a whole was considered acceptable.

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

#### Deliberation Session

45. The Chairperson recapitulated that the application was for proposed rezoning of the Site from mainly “AGR” to “G/IC” to facilitate a proposed international school development. One of the key considerations was whether the “AGR” zone should be retained for agricultural purposes. Nevertheless, it was noted that the Site was largely vacant at the moment and the Agriculture, Fisheries and Conservation Department had no objection to the application. Besides, both EDB and DEVB supported the application, as the development of NM would attract international talents and their families, and international schools would be required to meet their educational needs. It was also the Government’s policy to reserve sites in NM for the development of international schools to meet the needs of non-local families. With a plot ratio of about 1.33, the development intensity was relatively low, and relevant technical assessments submitted had demonstrated

that there were no insurmountable problems. There was no objection nor adverse comment from relevant B/Ds.

46. A Member was concerned about the potential traffic impact of an international school with about 3,000 students. The Committee noted that the traffic review was conducted based on the proposed connection to NM Highway which would have sufficient capacity to accommodate the traffic generated by the Proposed School. The large size of the school also allowed sufficient space for drop off/pick up and vehicle queueing. Another Member pointed out that not all the students would require daily commuting as there would be student accommodation within the Proposed School.

47. The Committee noted that if the application was approved, PlanD would further review and work out in consultation with relevant B/Ds the appropriate zoning(s) for the Site, and the OZP would allow certain flexibility to accommodate future design changes, including those relating to the proposed linkbridges, to suit the operational needs of the Proposed School. A Member observed that there were various linkbridges constructed over Ng Tung River and River Beas in Fanling and Kwu Tung, and accordingly, the impacts of such linkbridges were not considered insurmountable from engineering perspective.

48. Noting from Plan Z-2a of the Paper that there was a road along the eastern bank of River Beas, a Member opined that such access should not be obstructed by the development of the Proposed School. The Committee noted that while the road was not included as part of the Site, the applicants could be advised to incorporate appropriate boundary treatment, such as buffer planting, to better integrate the development with the surrounding natural environment.

49. Members generally supported the rezoning application and considered that the Proposed School would support the development of NM and meet the education needs of the families of overseas and Chinese Mainland talents. Noting that there were some emerging golf athletes in Hong Kong, a Member remarked that the golf driving range in the Proposed School could support sports development in Hong Kong in the long term.

50. While supporting the application, the Vice-chairperson and some Members had the following observations and suggestions:

- (a) there was room to improve the integration of the Proposed School with the local community, such as by opening up certain campus areas or facilities for public access;
- (b) the applicants and relevant authorities should take the opportunity and work together to improve the access to River Beas and its associated infrastructure for public enjoyment; and
- (c) in terms of design principles for the Proposed School, in addition to “low-rise and low-impact”, the applicants should consider incorporating a “high natural element” approach in the campus design to respect the existing natural environment with agricultural uses.

51. After deliberation, the Committee decided to partially agree to the application to facilitate the proposed development at the application site. The appropriate zoning(s), planning intention(s) and the associated zoning boundaries for the proposed development, the location of the two proposed linkbridges over River Beas, and the proposed connecting road to the application site would be worked out in consultation with relevant government bureaux/departments. The relevant proposed amendments to the Kwu Tung South Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

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

**Sai Kung and Islands District**

[Mr Coway K.H. Chan, Senior Town Planner/Sai Kung and Islands, and Ms Vivian W.Y. Wan, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

**Agenda Item 5**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCE/7                      Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use in “Residential (Group B) 3” Zone, Tung Chung Area 106B, Tung Chung, Lantau Island  
(RNTPC Paper No. A/I-TCE/7A)

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52.            The Secretary reported that the application site was located in Tung Chung. The application was submitted by Land Castle Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

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

Mr Ryan M.K. Ip                      - for him and his spouse owning properties in Tung Chung; and for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation, which had received donations from SHK.

53.            The Committee noted that Messrs Vincent K.Y. Ho and Ryan M.K. Ip had tendered apologies for being unable to attend the meeting.

### Presentation and Question Sessions

54. With the aid of a PowerPoint presentation, Ms Vivian W.Y. Wan, 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.

55. Members had no question on the application.

### Deliberation Session

56. The Chairperson recapitulated that the application was for minor relaxation of building height restriction from 70 metres above Principal Datum (mPD) to 76.5mPD for permitted flat use to accommodate 2 storeys of aboveground car park in response to the Government's latest policy, and to incorporate design enhancements including building setbacks for enhancing openness and permeability, and a higher site formation level to minimise risk of flooding. Significant adverse impact was not anticipated.

57. 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 8.5.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

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

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

**Agenda Item 14**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/125 Temporary Warehouse for Storage of Electric Cable with Ancillary Open Storage of Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 487 S.B RP, 573 and 577 in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (RNTPC Paper No. A/NE-TKLN/125)

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**Presentation and Question Sessions**

58. 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 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 3 years until 8.5.2029, 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 15**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/834      Proposed Temporary Vehicle Repair Workshop with Ancillary Open Storage of Vehicles and Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone and area shown as ‘Road’, Lots 1440 (Part) and 1446 RP (Part) in D.D. 77 and Adjoining Government Land, Ping Che, Ta Kwu Ling  
(RNTPC Paper No. A/NE-TKL/834A)

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### **Presentation and Question Sessions**

61.            With the aid of some plans, Ms Sheren S.W. Lee, 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 had no objection to the application.

62.            Members had no question on the application.

### **Deliberation Session**

63.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 8.5.2029, 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 17**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/871      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” Zone, Lot 1587 S.A ss.1 S.A in D.D. 76, Kan Tau Tsuen,  
Fanling  
(RNTPC Paper No. A/NE-LYT/871)

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### **Presentation and Question Sessions**

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

65.            Members had no question on the application.

### **Deliberation Session**

66.            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.”

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

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

[Ms Josephine Y.M. Lo, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Messrs Adrian Y.G. To, Jeffrey P.K. Wong and Alexander W.Y. Mak, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Mr Cyrus K.F. Chau, Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

**Agenda Item 21**

[Open Meeting]

Proposed Amendments to the Approved Fanling North Outline Zoning Plan No. S/FLN/4  
(RNTPC Paper No. 5/26)

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**Presentation and Question Sessions**

67. Other than the Planning Department (PlanD)'s representatives as listed out above, the following government representatives and consultants were invited to the meeting at this point:

**Development Bureau (DEVB)**

Mr Eric T.H. Chung - Assistant Secretary (Northern Metropolis) 1

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

Mr Tommy F.K. Cheung - Chief Engineer/North 1

Mr Henry K.Y. Lam - Senior Engineer/2 (North)

Ms Ramie W.M. Chu - Engineer/4 (North)

**Consultants**

*AtkinsRéalis Asia Limited*

Mr Chan Kwan Long

Mr Li Siu Hang

Mr Derek Ho

Mr Noki Lam

*Townland Consultants Limited*

Mr Eric Chan

68. With the aid of a PowerPoint presentation, Mr Adrian Y.G. To, STP/FSYLE, briefed Members on the background of the proposed amendments to the approved Fanling North (FLN) Outline Zoning Plan (OZP), 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 in Area 10 from “Government, Institution or Community” to “Residential (Group B) 1” (“R(B)1”), subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 110 metres above Principal Datum (mPD);
- (b) Amendment Item B1 – rezoning of a site in Area 10 from “Residential (Group B)” (“R(B)”) to “R(B)1”, subject to a maximum PR of 5 and a maximum BH of 110mPD;
- (c) Amendment Item B2 – rezoning of a site in Area 10 from “R(B)” to “R(B)1”, subject to a maximum PR of 5 and a maximum BH of 110mPD;
- (d) Amendment Item C – rezoning of a site in Area 7 from “Village Type Development” to “Residential (Group C)” (“R(C)”), subject to a maximum PR of 2.8 and a maximum BH of 80mPD;
- (e) Amendment Item D – revision of the PR and BH restrictions for a site zoned “R(C)” in Area 7 from 2 to 2.8 and from 55mPD to 80mPD respectively;

- (f) Amendment Item E – rezoning of a site in Area 3 from “Other Specified Uses” (“OU”) annotated “Logistics Facility” (“OU(Logistics Facility)”) and “Agriculture” (“AGR”) to “OU” annotated “Industry”, subject to a maximum PR of 4.5 (of which the domestic PR should not exceed 0.5) and a maximum BH of 100mPD; and
- (g) Amendment Item F – rezoning of a site in Area 3 from “OU(Logistics Facility)” to “AGR”.

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

70. As the presentation of PlanD’s representative had been completed, the Chairperson invited questions from Members.

71. In response to a Member’s enquiry on whether the Transport and Logistics Bureau (TLB) had been consulted regarding the proposed amendments to the OZP, Ms Josephine Y.M. Lo, DPO/FSYLE, replied in the affirmative and confirmed that TLB had no objection to the proposed amendments.

72. The Chairperson remarked that the proposed amendments to the OZP were mainly to enhance the financial viability of the sites in the FLN Pilot Area under the “large-scale land disposal” approach by increasing the development potential and private housing supply of the sites. Relevant government departments had undertaken the necessary technical assessments to support the proposed amendments and no insurmountable adverse impacts on the surrounding areas were anticipated. Consultations with the relevant District Council and Rural Committees were also conducted.

73. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/4 and that the draft Fanling North OZP No. S/FLN/4A at Attachment II of the Paper (to be renumbered as S/FLN/5 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 Fanling North OZP No. S/FLN/4A (to be renumbered as S/FLN/5 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.”

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

[The Chairperson thanked the government representatives and the consultants for attending the meeting. The representatives of DEVB, CEDD and the consultants left the meeting at this point.]

[Mr Eric C.B. Chan left the meeting at this point.]

## **Agenda Item 28**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/304                      Proposed House (New Territories Exempted House - Small House) in  
“Green Belt” Zone, Government Land in D.D. 91, Ng Uk Tsuen,  
Sheung Shui  
(RNTPC Paper No. A/FSS/304)

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### **Presentation and Question Sessions**

75. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental and

public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

76. Members had no question on the application.

#### Deliberation Session

77. 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 8.5.2030, 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 35**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1099      Filling of Land for Permitted Agricultural Use in “Agriculture” Zone,  
Lots 54 (Part) and 55 RP (Part) in D.D. 113, Kam Tin, Yuen Long  
(RNTPC Paper No. A/YL-KTS/1099B)

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#### Presentation and Question Sessions

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

79. Members had no question on the application.

#### Deliberation Session

80. 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 8.5.2030, 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.

## **Agenda Item 42**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/452            Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 803 (Part), 804 (Part) and 851 RP in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long (RNTPC Paper No. A/YL-SK/452)

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### **Presentation and Question Sessions**

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

82.            Members had no question on the application.

### **Deliberation Session**

83.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 8.5.2029, 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**

[Mr Eric C.Y. Chiu and Ms Zoe S.Y. Lau, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

#### **Agenda Item 48**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1208 Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 128 and Adjoining Government Land, Pak Nai, Yuen Long  
(RNTPC Paper No. A/YL-HTF/1208)

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

84. With the aid of some plans, Mr Eric C.Y. Chiu, 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.

85. Members had no question on the application.

##### **Deliberation Session**

86. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 8.5.2029, 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 51**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/605      Proposed Temporary Warehouse for Storage of Electrical Wire for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 1901 and 1906 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long  
(RNTPC Paper No. A/YL-LFS/605)

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87.            The Secretary reported that the application site (the Site) was located near Fu Tso Tsuen, Lau Fau Shan. Mr Rocky L.K. Poon had declared an interest on the item for being one of the owners of a property in the vicinity of the Site. The Committee noted that Mr Rocky L.K. Poon had tendered an apology for being unable to attend the meeting.

### **Presentation and Question Sessions**

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

89.            In response to a Member’s enquiry on whether the existing warehouse on site was an unauthorized development (UD), Mr Eric C.Y. Chiu, STP/TMYLW, said that the temporary structure was an illegal structure and according to the site photos in the Paper, the structure had been vacated.

90.            The Chairperson supplemented that part of the Site was currently subject to planning enforcement action against UD. Enforcement Notice was issued to the concerned parties requiring discontinuance of the UD, and Reinstatement Notice would be issued requiring reinstatement of that part of the Site.

Deliberation Session

91. The Chairperson remarked that there was a general presumption against development in the “Coastal Protection Area” zone. Although the applicant claimed that the application was to facilitate the relocation of an existing warehouse operation affected by the land resumption/clearance exercise under the Second Phase Development of the Yuen Long South New Development Area, policy support was not given by the Development Bureau. Members generally did not support the application.

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

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

[Messrs Wilson H.K. Shum and Bond C.P. Chow left the meeting at this point.]

## **Agenda Item 52**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/90            Proposed Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years in “Agriculture” Zone, Lots 59 RP (Part) and 60 RP (Part) in D.D. 135, Sheung Pak Nai and Ha Pak Nai, Yuen Long  
(RNTPC Paper No. A/YL-PN/90)

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### **Presentation and Question Sessions**

93.            With the aid of some plans, Mr Eric C.Y. Chiu, 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.

94.            Members had no question on the application.

### **Deliberation Session**

95.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 8.5.2029, 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 56**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/774            Proposed Temporary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 933 S.A and 934 in D.D. 115 and Various Lots in D.D. 116 and Adjoining Government Land, Au Tau, Yuen Long  
(RNTPC Paper No. A/YL-TT/774)

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### **Presentation and Question Sessions**

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

97.            A Member asked whether there were some structures within Lot 270 S.B ss.1 which was enclosed by the application site (the Site). In response, Ms Zoe S.Y. Lau, STP/TMYLW, said that as advised by the Lands Department, there were two structures for domestic and agricultural uses on that lot which were covered by a valid land instrument.

98.            Noting that Lot 270 S.B ss.1 was completely enclosed by the Site, the Chairperson enquired whether access right to that lot would be reserved. In response, Ms Zoe S.Y. Lau, STP/TMYLW, said that the applicant had undertaken to maintain a 24-hour free access via the proposed ingress/egress of the Site to the two private lots enclosed by the Site.

### **Deliberation Session**

99.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 8.5.2029, 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 58**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/776            Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 118, Yuen Long (RNTPC Paper No. A/YL-TT/776)

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

100.            With the aid of some plans, Ms Zoe S.Y. Lau, 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.

101.            Members had no question on the application.

#### **Deliberation Session**

102.            After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 8.5.2029, 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.]

**Agenda Item 59**

Any Other Business

[Open Meeting]

103.        There being no other business, the meeting was closed at 6:10 p.m.

**Minutes of 787<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 8.5.2026)**

**Deferral Cases**

Requests for Deferment by Applicant for 2 Months

<b>Item No.</b>	<b>Application No.*</b>	<b>Times of Deferment</b>
4A	Y/YL-TYST/8	2 <sup>nd</sup> <sup>^</sup>
7	A/SK-CWBS/53	1 <sup>st</sup>
16	A/NE-TKP/3	1 <sup>st</sup>
24	A/YL-PH/1114	1 <sup>st</sup>
25	A/YL-PH/1115	1 <sup>st</sup>
30	A/YL-KTN/1196	2 <sup>nd</sup> <sup>^</sup>
31	A/YL-KTN/1198	2 <sup>nd</sup> <sup>^</sup>
32	A/YL-KTN/1213	1 <sup>st</sup>
36	A/YL-KTS/1121	1 <sup>st</sup>
38	A/YL-SK/439	2 <sup>nd</sup> <sup>^</sup>
39	A/YL-SK/447	1 <sup>st</sup>
40	A/YL-SK/450	1 <sup>st</sup>
46	A/HSK/604	1 <sup>st</sup>
47	A/TM/604	1 <sup>st</sup>
50	A/YL-LFS/604	1 <sup>st</sup>
53	A/YL-TT/753	2 <sup>nd</sup> <sup>^</sup>
55	A/YL-TT/773	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 Interest**

The Committee noted the following declaration of interest:

<b>Item No.</b>	<b>Member's Declared Interest</b>	
7	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

The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting.

\* Refer to the agenda at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/787\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/787_rnt_agenda.html) for details of the planning applications.

**Minutes of 787<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 8.5.2026)**

**Renewal Cases**

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>
11	A/NE-LT/788	Temporary Educational Institution (Teaching Farm) in “Recreation” and “Green Belt” Zones, Lots 335 S.B (Part), 336 S.AB, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346 in D.D. 16, Wo Tong Pui, Tai Po	16.5.2026 to 15.5.2029
22	A/YL-PH/1112	Temporary Shop and Services (Provision Store) and School (Baking Studio) in “Village Type Development” Zone, Lots 1956 S.A RP (Part) and 1956 S.B RP (Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long	20.5.2026 to 19.5.2029
23	A/YL-PH/1113	Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers in “Residential (Group D)” and “Agriculture” Zones, Lots 2887 (Part), 2888 (Part) and 2901 in D.D. 111, Pat Heung, Yuen Long	26.5.2026 to 25.5.2029
34	A/YL-KTN/1220	Temporary Open Storage of Construction Materials with Ancillary Office and Storage in “Agriculture” Zone, Lots 126 S.B and 126 RP in D.D. 110, Pat Heung, Yuen Long	21.5.2026 to 20.5.2029
45	A/HSK/603	Temporary Open Storage of Construction Materials in “Residential (Group A) 3” Zone, Various Lots in D.D. 125, Ha Tsuen, Yuen Long	20.5.2026 to 19.5.2029

**Declaration of Interests**

The Committee noted the following declaration of interests:

<b>Item No.</b>	<b>Members’ Declared Interests</b>	
11	The application site was located in Wo Tong Pui, Tai Po.	- Mr Daniel K.S. Lau for his spouse being one of the owners of a property in the vicinity of the application site

Item No.	Members' Declared Interests	
45	The application was submitted by E Man Construction Company Limited, which was a subsidiary of Henderson Land Development Company Limited (HLD)	<ul style="list-style-type: none"> <li>- Mr Vincent K.Y. Ho for having current business dealings with HLD</li> <li>- Mr Ryan M.K. Ip for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation, which had received donations from Henderson Group</li> </ul>

As the property owned by Mr Daniel K.S. Lau's spouse had no direct view of the application site under Item 11, the Committee agreed that he could stay in the meeting. The Committee noted that Messrs Vincent K.Y. Ho and Ryan M.K. Ip had tendered apologies for being unable to attend the meeting.

**Minutes of 787<sup>th</sup> Meeting of the Rural and New Town Planning Committee  
(held on 8.5.2026)**

**Cases for Streamlining Arrangement**

(a) Applications approved on a temporary basis for a period of 3 years until 8.5.2029

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
6	A/I-TCV/30	Temporary Shop and Services (Vegetable and Grocery Store) with Ancillary Office and Storage Use in “Village Type Development” Zone, Lots 1386 RP, 1387 and 1395 RP in D.D. 1 TC, Tung Chung Valley, Lantau Island
8	A/SK-TLS/73	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 305 S.A (Part), 305 S.B (Part), 305 RP, 326 S.C and 326 RP in D.D. 401, Ma Yau Tong, Sai Kung
9	A/NE-LT/786	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po
10	A/NE-LT/787	Proposed Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 1841 RP in D.D. 19, Tin Liu Ha, Tai Po
12	A/NE-LT/789	Temporary Private Vehicle Park (Private Car Only) in “Village Type Development” Zone, Lot 152 RP (Part) in D.D. 18 and Adjoining Government Land, Lam Tsuen, Tai Po
18	A/NE-MKT/55	Proposed Temporary Warehouse (Cold Store for Iced Poultry) and Shop and Services (Fresh Provision Shop) and Associated Filling of Land in “Agriculture” Zone, Lots 510, 511, 512 and 524 S.A ss.1 S.A in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling
19	A/NE-MKT/59	Proposed Temporary Shop and Services and Associated Filling of Land in “Agriculture” Zone, Lot 477 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To
20	A/NE-MKT/61	Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land in “Agriculture” Zone, Lots 467 S.A (Part) and 468 in D.D. 90, Lin Ma Hang Road, Man Kam To
26	A/STT/32	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities in “Residential (Group A) 2” and “Open Space” Zones, Lot 577 RP in D.D. 105, Ngau Tam Mei, Yuen Long
27	A/KTN/110	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” Zone, Lot 322 S.A (Part) in D.D. 92, Kwu Tung North
29	A/YL-KTN/1163	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
33	A/YL-KTN/1214	Temporary Open Storage of Construction Materials and Machineries and Warehouse (Excluding Dangerous Goods Godown) in “Comprehensive Development Area (1)” Zone, Lot 1905 RP (Part) 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>
41	A/YL-SK/451	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land in “Agriculture” Zone, Lots 1326 RP (Part), 1327 S.A (Part) and 1327 S.B (Part) in D.D. 114, Shek Kong, Yuen Long
44	A/HSK/602	Temporary Open Storage of Construction Machineries, Hardware Groceries, Spare Parts and Ancillary Office in “Residential (Group A) 3” Zone, Various Lots in D.D. 125, Ha Tsuen, Yuen Long
49	A/YL-HTF/1209	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods in “Agriculture” Zone, Lots 257 R.P. (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long
54	A/YL-TT/771	Proposed Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 3169 in D.D. 120, Sham Chung Road, Yuen Long
57	A/YL-TT/775	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lots 1942 S.A RP and 1942 S.B RP in D.D. 118, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 8.5.2031

<b>Item No.</b>	<b>Application No.</b>	<b>Planning Application</b>
13	A/NE-TK/843	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land in “Agriculture” Zone and area shown as ‘Road’, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
37	A/YL-NSW/365	Proposed Temporary Shop and Services and Associated Filling of Land in “Village Type Development” Zone, Lot 3577 RP in D.D. 104, Nam Sang Wai, Yuen Long
43	A/HSK/601	Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities in “Village Type Development” and “Open Space” Zones, Lots 3216 RP and 3218 in D.D. 129, Fung Kong Tsuen, Yuen Long