

TOWN PLANNING BOARD

Minutes of 788th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 22.5.2026

Present

Director of Planning
Mr Anthony K.O. Luk

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

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
Mr Raymond L.Y. Lai

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

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

Secretary

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
Mr Tommy T.W. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 787th RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 787th RNTPC meeting held on 8.5.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

[Mr Wilson H.K. Shum joined the meeting at this point.]

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 20 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

Deliberation Session

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

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were 10 cases for renewal of temporary planning approval and the Planning Department had no objection to the applications for the further renewed periods. Details of the planning applications, Member's declaration of interests for individual cases and the Committee's 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.

[Mr Ryan M.K. Ip joined the meeting at this point.]

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 21 cases selected for streamlining arrangement and the Planning Department (PlanD) had no objection to the applications for temporary uses for the applied/recommended periods. Details of the planning applications, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 3**.

Deliberation Session

8. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods or the period as recommended by PlanD 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.

[Mr Gary X.Y. Zhang joined the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

Agenda Items 4 and 5

Section 12A Applications

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-MP/7 Application for Amendment to the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9, To rezone the application site from “Recreation” and “Residential (Group C)” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site, Lots 3211 RP, 3212 RP, 3213 RP, 3214 S.A, 3214 S.B, 3215, 3216, 3217, 3218 RP, 3250 S.B ss.23 RP and 3250 S.B ss.33 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long

Y/YL-MP/8 Application for Amendment to the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9, To rezone the application site from “Recreation” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site, Lots 3054 S.A ss.1, 3156 S.A, 3200 RP (Part), 3200 S.A RP, 3201 RP (Part), 3202 (Part), 3203 RP, 3204 RP and 3205 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long
(RNTPC Paper No. Y/YL-MP/7A & 8A)

9. The Committee agreed that as the two section 12A (s.12A) applications for proposed residential developments with supporting facilities submitted by the same applicant were related and the application sites (the Sites) were located adjacent to each other, they could be considered together.

10. The Secretary reported that the applications were submitted by Capital Chance Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK), and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the items:

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

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

11. As the interests of Mr Vincent K.Y. Ho were direct, the Committee agreed that he should be invited to leave the meeting temporarily for the items. As Mr Ryan M.K. Ip had no involvement in the project under the sponsorship of SHK, the Committee agreed that he could stay in the meeting.

[Mr Vincent K.Y. Ho left the meeting at this point.]

Presentation and Question Sessions

12. 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 Kimson P.H. Chiu - Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)

Ms Jessie S.Y. Lau - Town Planner/Fanling, Sheung Shui and Yuen Long East

Applicant's Representatives

KTA Planning Limited

Mr Kenneth To

Ms Gladys Ng

Mr Wilson Man

Archiplus International (HK) Limited

Mr Anthony Law

AECOM

Mr M.C. Yuen

Ms S.Y. Chu

ESCM Company Limited

Dr Michael Lau

Ramboll Hong Kong Limited

Mr Henry Ng

13. 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 for each of the application. He then invited PlanD's representatives to brief Members on the background of the applications.

14. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the applications, the proposed rezoning of the Site under application No. Y/YL-MP/7 (the MP 7 Site) from "Recreation" ("REC") and "Residential (Group C)" ("R(C)") to "Residential (Group C) 1" ("R(C)1") to facilitate a proposed residential development with commercial uses (including a 6-classroom kindergarten) and transport lay-by facilities, the proposed rezoning of the Site under application No. Y/YL-MP/8 (the MP 8 Site) from "REC" to "R(C)1" to facilitate a proposed residential development with transport lay-by facilities and a landscape pond of about 0.6 hectares (ha), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. While PlanD had no in-principle objection to the applications, it was considered more appropriate to rezone the MP 7 Site and the MP 8 Site to suitable "R(C)" sub-zones with stipulation of appropriate schedule of uses and development restrictions and other requirements.

15. The Chairperson invited the applicant's representatives to elaborate on the applications. With the aid of a PowerPoint presentation, Mr Kenneth To, the applicant's representative, made the following main points:

- (a) a major portion of the MP 7 Site and the entire MP 8 Site had been zoned “REC” since the publication of the draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/1 on 3.6.1994. In 2016, the Town Planning Board (the Board) agreed to a s.12A application No. Y/YL-MP/3, which was submitted by the same applicant of the current applications, for the proposed residential cum commercial development with a plot ratio (PR) of 0.2 at the Sites, as well as a strip of land connecting the MP 7 Site and the MP 8 Site not covered by the current applications (the previous application), taking into account the rural development context of the area at that time. The previously approved application had not been implemented by the applicant due to changing circumstances, including the increasing and acute demand for housing for which the Task Force on Land Supply was formulated and the Long Term Housing Strategy was announced, and subsequently the release of Northern Metropolis (NM) Development Strategy and the NM Action Agenda, and the development of NM. The Sites were recently developed as the Yau Pok Road Light Public Housing (LPH), subsequent to the approval of a s.16 application No. A/YL-MP/341 by the Rural and New Town Planning Committee (the Committee) in June 2023. The Yau Pok Road LPH would operate until 2030;
- (b) a number of s.12A applications in the vicinity of the Sites had been agreed by the Committee, including a proposed residential development with a maximum PR of 1.3 at Wo Sang Wai (No. Y/YL-MP/9) and a proposed residential development with commercial use, transport lay-by and government, institution and community (GIC) facilities (including an open space for public use) with a maximum PR of 1.59 at Kam Pok Road (No. Y/YL-MP/10) located across the Ngau Tam Mei Drainage Channel (NTM DC) opposite the Sites on the draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 (the draft OZP); and a proposed comprehensive residential development with GIC and retail facilities and wetland restoration area with a maximum PR of 1.55 to the west of Castle Peak Road – Tam Mi (No. Y/YL-NSW/7) and two proposed comprehensive developments with a maximum PR of 2.3 and 2.73

respectively for the portion for residential developments (No. Y/YL-NSW/8 and Y/YL-NSW/9) on the approved Nam Sang Wai OZP No. S/YL-NSW/12. In addition, a proposed public housing with a maximum PR of 6.5 was located to the farther south of the Sites across San Tin Highway near the proposed Au Tau Station of the Northern Link (NOL) on the approved Kam Tin North OZP No. S/YL-KTN/11;

- (c) there were also various major planned developments and infrastructures in the vicinity of the Sites, including the Ngau Tam Mei New Development Area (NTM NDA) and the San Tin Technopole (STT) located to the further east and northeast of the Sites respectively. The construction works for NOL would be completed by 2034, with intermediate stations in Au Tau, Ngau Tam Mei and San Tin. The Sites were located about 500m to 700m from NTM NDA. The study area of the land use review for Au Tau was located to the further southeast of the Sites;
- (d) STT was designated as a hub for clustered innovation and technology development while NTM NDA was positioned as an “Academic and Research District”. Within NTM NDA, about half of the land area had been dedicated to the development of an Integrated Medical Teaching and Research Hospital as well as a University Town whereas only 18% of land was designated for residential developments, which would be mostly high-rise and high-density, with maximum building heights (BHs) ranging from 180 metres above Principal Datum (mPD) to 220mPD providing about 12,000 to 13,000 flats. The proposed developments at the Sites could provide diversified housing typologies to attract and retain global talents working in the two NDAs;
- (e) various planning and design merits had been incorporated into the indicative schemes under the current applications. Building setbacks of about 40m to 50m from NTM DC along the eastern boundaries of the Sites would echo the proposed setback to be provided at the “R(C)1” zone across NTM DC. The proposed BH of the Sites was in line with the stepped BH profile of the area, which descended gradually from east to

west with BHs of about 200/220mPD in NTM NDA in the east to about 60mPD of the proposed development at the “R(C)1” across NTM DC, and then to 16 storeys (or 57.85mPD) in the eastern portion of the Sites fronting NTM DC/Yau Pok Road and 8 storeys in the western portion of the Sites adjacent to the existing residential development of Fairview Park with BHs of 2 to 3 storeys in the west. Building separation with a minimum width of about 15m between some residential towers and buffer planting along the site boundaries would also be provided. To capitalise on the proximity of NTM DC and the cycle track along Yau Pok Road connecting Yuen Long and Sheung Shui, commercial uses at the MP 7 Site and transport lay-bys facilities at the Sites would be provided for use of the community;

- (f) the northern tip of the MP 7 Site and the entire MP 8 Site were located within the wetland buffer area of the Deep Bay Area. According to the Environmental Permit (EP) issued in 2014 for the indicative scheme under the previous application, a landscape pond of about 0.6 ha would be provided at the MP 8 Site to enhance the ecological linkage with NTM DC, respecting the requirements of the granted EP; and
- (g) various technical assessments in respect of traffic, environment, ecology, visual, landscape, air ventilation, drainage, sewerage and water supply had been conducted, which concluded that the proposed developments were technically feasible. Relevant government bureaux/departments had no in-principle objection to the proposed developments.

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

Notes for Proposed “R(C)1” Zone

17. Noting that the applicant proposed to incorporate a PR exemption clause for GIC facilities as required by the Government, the Vice-chairperson asked whether the proposed transport lay-by facilities and kindergarten would be classified as GIC facilities for PR

exemption. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, said that two transport lay-by facilities, with one at the MP 7 Site and another at the MP 8 Site, and a kindergarten at the MP 7 Site were proposed by the applicant and would be privately operated. As such, they would not be regarded as GIC facilities required by the Government, and therefore could not be exempted from PR calculation.

Proposed Scheme

18. Noting that the proposed developments aimed at providing diversified housing typologies, a Member asked how this could be achieved given that an average flat size of about 43m² to 44m² was adopted for the proposed developments, which was similar to that of the high-rise private housing developments in NTM NDA but significantly smaller than the average flat size in Fairview Park. In response, Mr Kenneth To, the applicant's representative, said that the proposed developments would provide medium-rise residential developments of up to 16 storeys with areas for landscaping and a landscape pond, thereby creating a different living environment from the high-rise residential developments in NTM NDA. The average flat size of the proposed developments might be reviewed at the detailed design stage.

19. The Vice-chairperson asked whether there would be any fence wall between the proposed developments and Fairview Park. In response, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, said that there would be no fence wall within the Sites, given that the existing nullah along the boundary of Fairview Park near the Sites could separate Fairview Park from the proposed developments.

Traffic Issues

20. Some Members raised the following questions:
- (a) whether public transport services would be provided at the proposed transport lay-by facilities at the Sites and the "R(C)1" zone across NTM DC;
 - (b) noting that accesses to the Sites would be via Yau Pok Road, whether the

vehicular bridges across NTM DC connecting Yau Pok Road and Kam Pok Road (the connecting bridges) would have sufficient capacity to cater for the additional traffic, and whether there would be any improvement works at Yau Pok Road and the connecting bridges;

- (c) if the improvement works at Fairview Park Interchange would be implemented before the population intake of the proposed developments, as the Paper stated that they would be implemented by other parties; and
- (d) whether the proposed road and junction improvement works involved any private lot(s).

21. In response, Mr Kenneth To and Ms S.Y. Chu, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) the design of the proposed transport lay-by facilities could accommodate the operation of franchised buses therein. The applicant would further liaise with the public transport operator(s) regarding the provision of public transport services at the proposed transport lay-by facilities at the Sites, as well as the transport lay-by facilities at the "R(C)1" zone across NTM DC;
- (b) Yau Pok Road was a single-lane one-way carriageway to the west of NTM DC while Kam Pok Road was a single two-lane carriageway to the east of NTM DC. The vehicular in/out of the Sites would be via Yau Pok Road near the connecting bridges. Kam Pok Road would be the main road access connecting the Sites at Yau Pok Road via the connecting bridges to Castle Peak Road – Tam Mi. Vehicles, including franchised buses, could access the Sites at Yau Pok Road from Kam Pok Road and the connecting bridges. According to the assessment of the Traffic Impact Assessment (TIA), the connecting bridges could accommodate the maneuvering of franchises buses. Improvement works had been proposed along Yau Pok Road and at the junction of Castle Peak Road – Tam Mi and Kam Pok Road. Upon implementation of the proposed

improvement works, there would be sufficient capacity to cater for the vehicular traffic arising from the proposed developments;

- (c) the improvement works at Fairview Park Interchange would be implemented under the proposed Sha Po Public Housing Development (SPPHD) and other planned developments in the vicinity. Should there be a mismatch of the implementation programmes between the proposed improvement works at Fairview Park Interchange to be undertaken by other planned developments and the subject developments, the proposed improvement works at Fairview Park Interchange would be undertaken by the current applicant before the population intake; and
- (d) no private lot(s) would be involved in the proposed road and junction improvement works.

22. Noting that the ongoing land use review for Au Tau covered the Sha Po area, a Member asked whether the land use review would have any implication on the proposed improvement works to Fairview Park Interchange to be implemented under SPPHD. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that as announced in the 2025 Policy Address, the land use review aimed at capitalising on the development potential brought by NOL for development of the Au Tau area into a new development area, for which the recommendations would be announced in 2026 tentatively. Infrastructure capacity of the surrounding areas, including Fairview Park Interchange, would be taken into account in the land use review.

Ecological Aspect of NTM DC

23. Noting that NTM DC was a man-made watercourse, a Member asked for details of the ecological value of NTM DC. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that NTM DC was not a natural stream or an identified ecologically important stream, but a man-made channelised watercourse managed by the Drainage Services Department (DSD). While trees were found along both sides of NTM DC, which might attract habitats, the ecological value of this man-made channelised watercourse was relatively lower than that of natural watercourses. Nevertheless, the

applicant had proposed design measures at the edge of the proposed developments taking into account the ecological value of NTM DC.

24. A Member opined that some improvement measures could be explored to enhance the ecological value of NTM DC. At the invitation of the Chairperson, Dr Michael Lau, the applicant's representative, with the aid of some PowerPoint slides, supplemented that NTM DC was a channelised watercourse, with the primary function of discharging run-off and mitigating flooding risk. As the inflatable dam along NTM DC could not function properly, the sediments from the Deep Bay Area were brought into and deposited in NTM DC during astronomical tides, which transformed NTM DC into a foraging ground for bird species and enhanced its ecological value. In the proposed landscape pond at the MP 8 Site, different habitats, including reedbeds and marshes, had been proposed to enhance the biodiversity. In future, measures such as illustrative materials on species found/observed and ecological information relating to the landscape pond could be provided for sharing of ecological information/knowledge.

25. Noting that NTM DC was a major birds' flight path and the proposed developments involved residential towers of up to 16 storeys, a Member asked whether there would be any measures to avoid bird-window collisions. In response, Dr Michael Lau, the applicant's representative, with the aid of some PowerPoint slides, said that reflective glass would not be adopted in the proposed developments. Existing trees along NTM DC, together with the proposed building setbacks of about 40m to 50m along the eastern boundaries of the Sites adjoining NTM DC, could further minimise the risk of bird-window collisions.

26. Noting that various developments had been proposed by the same applicant, including the subject developments and the proposed development at the "R(C)1" zone across NTM DC, a Member asked whether the applicant would propose any improvement works to NTM DC and Yau Pok Road to provide some planning gains to the local community. In response, Mr Kenneth To, the applicant's representative, said that various proposals had been made within the Sites, including the provision of commercial uses within the MP 7 Site close to Yau Pok Road that could benefit users of the cycling track along Yau Pok Road, the proposed landscape pond, buffer planting along site boundaries, and building setbacks of about 40m to 50m from NTM DC along the eastern boundaries of the Sites which could

provide visual relief. Further planning gains might be explored during the detailed design stage.

Proposed Landscape Pond at the MP 8 Site

27. The Vice-chairperson and two Members raised the following questions:
- (a) whether future residents would be responsible for future maintenance and management costs of the landscape pond; and
 - (b) whether residents could gain access to the waterbody of the landscape pond for enjoyment, and whether the landscape pond would be accessible by members of the general public.
28. In response, Mr Kenneth To, the applicant's representative, made the following main points:
- (a) while the current plan was for the applicant to maintain and manage the landscape pond, detailed arrangements would be considered at a later stage and the associated costs might be shared among the property owners. The applicant had experience in maintaining and managing a wetland restoration area within a residential development (e.g. Park Yoho); and
 - (b) the waterbody would not be accessible to future residents for safety reasons. Pathways of special design could be further explored during the detailed design stage to facilitate appreciation of the landscape pond. There was no plan to allow public access to the landscape pond for the time being.

Flooding Risk and Drainage Issues

29. Some Members raised the following questions:
- (a) the lowest site formation level of the proposed developments;

- (b) whether there were any previous records of flooding resulting from heavy rainfall or storm surge in the vicinity of the Sites;
- (c) whether there were any measures to prevent flooding in the underground car parks of the proposed developments; and
- (d) noting that there was an existing nullah between the proposed developments and Fairview Park, whether the surface run-off from the Sites would have any adverse drainage impact on Fairview Park, including the existing nullah within Fairview Park.

30. In response, Messrs M.C. Yuen and Kenneth To, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) the lowest site formation level would be 5.40mPD, which was higher than the design sea level of 5.01mPD projected for the end of the 21st century, and such figure had already taken into account the mean sea level rise and storm surge resulting from climate change;
- (b) the Sites were not flood-prone areas according to DSD's records. In addition, Tsim Bei Tsui Tide Gauge Station was the nearest gauge station to the Sites, with the historical maximum sea level recorded at 4.41mPD;
- (c) the proposed underground stormwater retention tanks of the proposed developments could collect and temporarily store the surface run-off during heavy rainfall, and subsequently discharge the stored run-off to the adjoining NTM DC gradually after the rainfall. Flood barriers and flood gates would be installed at the car park ramps to avoid surface run-off flowing into the underground car parks. Drainage channels and pumps would also be provided to discharge the surface run-off; and
- (d) surface run-off would be conveyed to the proposed underground stormwater retention tanks for temporary storage before discharging into

NTM DC, instead of the existing nullah between Fairview Park and the Sites. Adverse drainage impact on the existing nullah and Fairview Park was not anticipated.

Visual and Noise Considerations in relation to Fairview Park

31. Noting that the Sites were in proximity to Fairview Park and the MP 8 Site adjoined Bethel High School in Fairview Park, a Member asked whether there would be any mitigation measures during the construction and operation stages of the proposed developments, and whether such information would be made available to residents of Fairview Park and the school. In response, Mr Kenneth To, the applicant's representative, with the aid of some PowerPoint slides, said that a buffer distance of about 20m to 30m was allowed between the existing residential developments in Fairview Park and the towers of the proposed developments. Such buffer distance comprised an existing nullah with a width of about 6m between the Sites and Fairview Park, buffer planting along the site boundaries and emergency vehicular access within the Sites. Besides, buildings within the Sites near Fairview Park were in tilted orientation. Mr Henry Ng, the applicant's representative, said that noise impact during the construction stage had been assessed under the approved environmental impact assessment (EIA), which concluded that with the implementation of mitigation measures, there would be no adverse noise impact on the surrounding residential developments in Fairview Park and Bethel High School. Noise impact during the construction stage would be monitored as per the conditions of the EP, with regard to the associated environmental monitoring and auditing requirements. Public consultation had been conducted during the EIA process in accordance with EIA Ordinance, and public views collected and considered before approval of the EIA report. Ms Josephine Y.M. Lo, DPO/FSYLE, supplemented that according to one of the conditions of the EP covering the Sites, the permit holder should consult the nearby affected communities, including Bethel High School, on the design and materials to be used for the site boundary walls and noise barriers so as to blend in with the local environment before the commencement of the construction of the project.

Management and Maintenance of Local Road and Water Supply Network

32. Noting the recent issues concerning the maintenance and management of local

roads and water supply network at Fairview Park, a Member asked whether the applicant had any plans to avoid similar issues occurring in the proposed developments. In response, Mr Kenneth To, the applicant's representative, said that he did not have detailed information regarding such issues. Unlike those in Fairview Park, the local roads within the proposed developments would not be open to public access. Such maintenance and management issues, if any, could be handled in accordance with the established procedures stipulated in the Deed of Mutual Covenant of the proposed developments.

Surrounding Land Uses

33. Noting that there was a piece of land zoned "REC" between the Sites and not covered by the current applications, two Members asked whether there was any proposed use for the land. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that no development proposal had been received for that piece of land, and no existing structure was observed thereon. The zoning of the concerned land would be further reviewed by PlanD.

34. A Member asked whether there was any proposed use for the "Government, Institution or Community" ("G/IC") zone across NTM DC and about its implementation programme. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, said that the "G/IC" zone was intended to reflect the existing Chuk Yuen Stormwater Pumping Station thereat.

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

Deliberation Session

36. The Chairperson remarked that the proposed residential developments under the two applications were considered not incompatible with the surrounding environment in

terms of land use and development intensity. Various mitigation measures and improvement works in respect of ecology, visual impact, environment and traffic had been proposed. Members were invited to express views on the applications.

37. Members generally supported or had no objection to the applications, as the proposed developments could provide more diversified housing typology with different living environment that might be distinct from NTM NDA and could increase flat supply, optimise land utilisation and complement the development of NTM NDA, and bring greater vibrancy to the area. The proposed BHs of 8 storeys and 16 storeys were generally in line with the stepped BH profile descending from NTM NDA to Fairview Park, and buffer distance from Fairview Park with design measures such as terraced design with building setback had been incorporated in the proposed developments. In that regard, two Members considered that the proposed medium-rise residential developments might not be compatible with the existing residential developments in Fairview Park, in particular the BH of the proposed developments fronting Fairview Park should be lowered. The Vice-chairperson and a Member considered that appropriate controls could be imposed to ensure that a stepped BH profile with higher BH fronting Yau Pok Road and lower BH fronting Fairview Park could be provided for the Sites. In addition, Members also considered that there might be scope for the applicant to provide additional planning gains to the local community, e.g. improvement works to NTM DC for ecological enhancements and sections of Yau Pok Road outside the Sites as well as provision of GIC facilities, which could be further explored at the detailed design stage. Two Members expressed concerns on the potential flooding risks to the proposed underground car parks at the Sites, particularly in view of the issue of climate change and the raised standards/requirements in the Intergovernmental Panel on Climate Change's 7th Assessment Report to be issued in 2029. Two other Members also considered that the applicant should endeavor to consult the community to address the concerns of local residents and could collaborate with universities/information and technology enterprises on ecological enhancement measures.

38. Upon invitation of the Chairperson, Mr K.L. Wong, Chief Traffic Engineer/New Territories East, Transport Department, explained that a signalised junction would be considered to operate well when its reserve capacity, as assessed under the TIA, was greater than 15%. Under the TIA submitted by the applicant, a scenario of all vehicles using Kam Pok Road only had been conducted, which demonstrated that a reserve capacity of about 20%

could be observed at Kam Pok Road under such scenario. Hence, there would be sufficient capacity in Kam Pok Road and the connecting bridges to accommodate the vehicular traffic arising from the proposed developments. According to the TIA, road improvement works were required for the Castle Peak Road and Fairview Park Interchange. The applicant had committed to implementing the road improvement works at the junction of Castle Peak Road – Tam Mi and Kam Pok Road, and in the event of mismatch of implementation programme between the proposed improvement works at Fairview Park Interchange to be undertaken by other planned developments and the proposed developments, the road improvement works at Fairview Park Interchange would also be implemented by the applicant as necessary.

39. The Chairperson concluded that Members generally supported the applications, but considered that appropriate controls or design requirements to be stipulated in Explanatory Statement of the OZP should be incorporated to ensure that a stepped BH within the Sites descending from the eastern portion near NTM DC to the western portion fronting Fairview Park as shown in the indicative schemes would be realised. Under the proposals submitted by the applicant, ‘Flat’ would be a Column 1 use which did not require planning permission from the Board. The maximum PR and maximum BH in terms of number of storeys would be stipulated in the Remarks of the Notes of the proposed “R(C)” sub-zone(s) and on the Plan respectively. PlanD would formulate the proposed amendments to the OZP, including the BH restrictions and design requirements, taking into account Members’ views, and submit the proposed amendments to the OZP for the Committee’s consideration prior to gazetting under the Town Planning Ordinance. Regarding the planning gains, the Chairperson supplemented that according to the applicant’s proposals, commercial uses (including a 6-classroom kindergarten) at the MP 7 Site as well as public transport lay-by facilities at the Sites would be provided and accountable for GFA calculation. These could benefit the local community, and further provision of planning gains such as enhancement of NTM DC might have financial implications on the proposed developments.

40. After deliberation, the Committee decided to partially agree to the applications to facilitate the proposed developments at the application sites. The appropriate zoning(s) 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 Mai Po and Fairview Park 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.

[The meeting was adjourned for a 5-minute break.]

[Messrs Gary X.Y. Zhang, Wilson H.K. Shum, Simon Y.S. Wong and Ryan M.K. Ip left the meeting during the break.]

[Mr Bond C.P. Chow left the meeting temporarily at this point.]

Tuen Mun and Yuen Long West District

Agenda Item 6

Section 12A Application

[Open Meeting]

Y/YL-TYST/12

Application for Amendment to the Approved Tong Yan San Tsuen Outline Zoning Plan Outline Zoning Plan No. S/YL-TYST/14, To rezone the application site from “Comprehensive Development Area” and “Green Belt” to “Residential (Group A) 4” and to amend the Notes of the zone applicable to the site, Lot 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. Y/YL-TYST/12)

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

Sai Kung and Islands District

[Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Items 8, 9 and 10

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/373 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 481 S.A ss.2 in D.D. 244, Ho Chung, Sai Kung, New Territories

A/SK-HC/374 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 481 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung, New Territories

A/SK-HC/375 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 481 S.A ss.3 in D.D. 244, Ho Chung, Sai Kung, New Territories
(RNTPC Paper No. A/SK-HC/373 to 375)

42. The Committee agreed that as the three applications each for a proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites (the Sites) were located adjacent to one another within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

43. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the applications.

44. Members had no question on the applications.

Deliberation Session

45. After deliberation, the Committee decided to approve the applications, on the terms of the application as submitted to the Town Planning Board. The permission for each application should be valid until 22.5.2030, 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 applicants 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.]

Sha Tin, Tai Po and North District

[Mr Ryan C.K. Ho, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/872 Proposed Social Welfare Facility (Community Development Centre) in
"Village Type Development" Zone, G/F, No. 22D and 22E, San Uk
Tsuen, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/872)

Presentation and Question Sessions

46. 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 had no objection to the application.

47. Members had no question on the application.

Deliberation Session

48. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 22.5.2030, 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 condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Items 14 and 15

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/873 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.A in D.D. 83, Tung Kok Wai, Lung Yeuk Tau, Fanling

A/NE-LYT/874 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.B in D.D. 83, Tung Kok Wai, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/873 & 874)

49. The Committee agreed that as the two applications each for a proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites (the Sites) were located adjacent to each other within the same “Agriculture” and “Village Type Development” zones, they could be considered together.

Presentation and Question Sessions

50. With the aid of some plans, Mr Ryan C.K. Ho, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the applications.

51. Members had no question on the applications.

[Ms Bond C.P. Chow rejoined the meeting at this point.]

Deliberation Session

52. After deliberation, the Committee decided to approve the applications, on the terms of the application as submitted to the Town Planning Board. The permission for each application should be valid until 22.5.2030, 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 representative for attending the meeting. He left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[Messrs Jeffrey P.K. Wong and Alexander W.Y. Mak, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), Mr David C.C. Cheng, Town Planner/Fanling, Sheung Shui and Yuen Long East, and Mr Ivan S.Y. Fung, Town Planning Graduate/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FSS/305 Columbarium (for Sold Columbarium Niches only) in “Government, Institution or Community” Zone, 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 s.17 in D.D. 51)
(RNTPC Paper No. A/FSS/305)

53. The Secretary reported that the application site (the Site) was located in Fanling. Mr Timothy K.W. Ma had declared an interest on the item for living in Fanling. As the residence of Mr Timothy K.W. Ma had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

54. With the aid of a PowerPoint presentation, Mr Jeffrey P.K. Wong, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

55. Members had no question on the application.

Deliberation Session

56. Noting that the application was to regularise the sold columbarium niches at the Site, a Member supported the application as it was in line with the requirements under the Private Columbaria Ordinance (Chapter 630) (PCO), which sought to regulate the operation of private columbaria through a licensing scheme. While expressing support for the application, a Member opined that the approval condition should only state the maximum number of niches approved under the application without the need to mention “before enactment date of the PCO” as the application was to regularise the niches already sold, and the applicant had indicated that the remaining niches would be handled under a separate planning application or would be sealed off permanently if planning permission could not be

obtained.

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 22.5.2030, 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 agreed to revise the approval condition as follows:

“the maximum number of niches concerning the columbarium use at the application site should not exceed 1,364.”

58. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1164 Temporary Place of Recreation, Sports or Culture and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lots 1464 (Part), 1466 (Part), 1486 (Part), 1489 (Part) and 1494 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1164B)

Presentation and Question Sessions

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

60. Members had no question on the application.

Deliberation Session

61. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.5.2029, 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 24

Section 16 Application

[Open Meeting]

A/YL-KTN/1189 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 953 S.B, 953 S.C, 956 (Part), 960 RP (Part), 961 RP (Part), 1065 (Part), 1072, 1074, 1075, 1077 (Part), 1081 S.A RP, 1081 S.B RP, 1082 (Part), 1086 and 1088 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1189)

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

Agenda Item 30

Section 16 Application

[Open Meeting]

A/YL-KTN/1225 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 40 (Part), 44 RP (Part), 45 RP and 46 (Part) in D.D. 110, Tai Kong Po, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-KTN/1225)

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

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-KTS/1107 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 136 RP (Part) and 2149 (Part) in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long
(RNTPC Paper No. A/YL-KTS/1107)

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

Agenda Item 38

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/367 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Residential (Group D)” Zones, Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/367)

Presentation and Question Sessions

65. 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 (PlanD) had no objection to the application.

66. Members had no question on the application.

Deliberation Session

67. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.5.2029, 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.]

[Mr Timothy K.W. Ma 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 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1211 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Green Belt" Zone, Lots 1363 RP (Part) and 1364 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1211)

Presentation and Question Sessions

68. 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.

69. Members had no question on the application.

Deliberation Session

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.5.2029, 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 70

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/782 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/782)

Presentation and Question Sessions

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

72. Members had no question on the application.

Deliberation Session

73. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 22.5.2029, 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 71

Any Other Business

[Open Meeting]

74. There being no other business, the meeting was closed at 5:50 p.m.

**Minutes of 788th Meeting of the Rural and New Town Planning Committee
(held on 22.5.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/YL-KTN/6	2 nd [^]
7	A/I-TCTC/71	1 st
16	A/NE-LYT/875	1 st
18	A/NE-TKL/837	1 st
21	A/NE-KTS/576	1 st
26	A/YL-KTN/1219	1 st
27	A/YL-KTN/1222	1 st
34	A/YL-KTS/1122	1 st
36	A/YL-NSW/360	2 nd [^]
39	A/YL-MP/410	1 st
40	A/YL-PH/1098	2 nd [^]
41	A/YL-PH/1104	2 nd [^]
42	A/YL-PH/1116	1 st
44	A/HSK/606	1 st
48	A/TM-LTYT/502	2 nd [^]
49	A/TM-LTYT/504	2 nd [^]
52	A/YL-LFS/607	1 st
54	A/YL-PS/775	1 st
55	A/YL-PS/776	1 st
69	A/YL-TT/781	1 st

Note:

[^] The 2nd 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:

Item No.	Members' Declared Interests	
7	The application site was located in Tung Chung.	- Mr Ryan M.K. Ip for him and his spouse owning properties in Tung Chung
44	The application site was located in Hung Shui Kiu.	- Mr Rocky L.K. Poon for being one of the owners of a property in Lau Fau Shan, which was near Hung Shui Kiu
52	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

As the property owned by Mr Rocky L.K. Poon had no direct view of the application sites under Items 44 and 52, the Committee agreed that he could stay in the meeting. The Committee noted that Mr Ryan M.K. Ip had not yet joined the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/788_rnt_agenda.html for details of the planning applications.

**Minutes of 788th Meeting of the Rural and New Town Planning Committee
(held on 22.5.2026)**

Renewal Cases

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

Item No.	Application No.	Renewal Application	Renewal Period
19	A/NE-TKLN/127	Temporary Car Park (Private Cars and Light Goods Vehicles) in “Village Type Development” and “Recreation” Zones, Lots 381 S.B ss.1, 381 S.B ss.2, 381 S.B ss.3, 381 S.B ss.4, 381 S.B ss.5, 381 S.B ss.6, 381 S.B ss.7, 381 S.B ss.8, 381 S.B ss.9, 381 S.B ss.10, 381 S.B ss.11, 381 S.B ss.12 and 381 S.B RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North	24.6.2026 to 23.6.2029
35	A/YL-KTS/1123	Temporary Open Storage of Forklifts in “Other Specified Uses” annotated “Rural Use” Zone, Lots 606 RP (Part), 609 RP (Part), 610 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Yuen Long	26.5.2026 to 25.5.2029
37	A/YL-NSW/366	Temporary Private Swimming Pool and Garden Use in “Village Type Development” Zone, Lots 3730 S.E (Part), 3733 (Part), 3734 S.A (Part), 3734 S.B ss.1, 3734 S.B RP (Part), 3734 RP (Part) and 3535 RP (Part) in D.D. 104, Pok Wai, Nam Sang Wai, Yuen Long	27.5.2026 to 26.5.2029
45	A/HSK/607	Temporary Warehouse for Storage of Construction Machinery and Construction Materials with Ancillary Office and Repairing Workshop in “Residential (Group A) 3” Zone and area shown as ‘Road’, Lot 897 S.B RP in D.D. 125, Ha Tsuen, Yuen Long	15.7.2026 to 14.7.2029
46	A/HSK/608	Temporary Logistics Centre and Ancillary Parking of Vehicles in “Government, Institution or Community” Zone and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long	27.6.2026 to 26.6.2029
58	A/YL-PS/779	Temporary Shop and Services in “Village Type Development” Zone, Lot 455 S.A RP in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long	10.6.2026 to 9.6.2029
59	A/YL-PS/780	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and 19-seaters Coaches) in “Village Type Development” and “Government, Institution or Community” Zones, Various Lots in D.D. 121, Tong Fong Tsuen, Ping Shan, Yuen Long	12.6.2026 to 11.6.2029

Item No.	Application No.	Renewal Application	Renewal Period
60	A/YL-PS/781	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Various Lots in D.D. 122, Ping Shan, Yuen Long	10.7.2026 to 9.7.2029
61	A/YL-PS/782	Temporary Public Vehicle Park for Private Cars in “Residential (Group B) 1” Zone, Various Lots in D.D. 121, Ping Shan, Yuen Long	10.7.2026 to 9.7.2029

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

Item No.	Application No.	Renewal Application	Renewal Period
43	A/HSK/605	Temporary Public Vehicle Park (Excluding Container Vehicle) in “Village Type Development” Zone, Various Lots in D.D. 128 and D.D. 129, Lau Fau Shan, Yuen Long	26.5.2026 to 25.5.2031

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Member’s Declared Interests	
43, 45 and 46	The application sites were located in Hung Shui Kiu.	- Mr Rocky L.K. Poon for being one of the owners of property in Lau Fau Shan, which was near Hung Shui Kiu

As the property owned by Mr Rocky L.K. Poon had no direct view of the application sites under Items 43, 45 and 46, the Committee agreed that he could stay in the meeting.

**Minutes of 788th Meeting of the Rural and New Town Planning Committee
(held on 22.5.2026)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 22.5.2029

Item No.	Application No.	Planning Application
12	A/NE-LT/791	Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 1204 (Part) in D.D. 10, Ng Tung Chai, Lam Tsuen, Tai Po
17	A/NE-TKL/836	Proposed Temporary Open Storage of Timber and Ancillary Workshop with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 82, Lei Uk, Ta Kwu Ling
20	A/NE-KTS/575	Temporary Warehouse (Hardware Accessories) with Ancillary Office in “Recreation” Zone, Lot 2205 S.B in D.D. 92, Kam Tsin Village, Kwu Tung South, Sheung Shui
25	A/YL-KTN/1192	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1452 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long
29	A/YL-KTN/1224	Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land in “Agriculture” Zone, Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Kam Tin North, Yuen Long
31	A/YL-KTN/1226	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lot 1348 (Part) in D.D. 109 and Lot 76 RP (Part) in D.D. 110, Kam Tin North, Yuen Long
32	A/YL-KTN/1227	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 109 (Part) in D.D. 110, Kam Tin North, Yuen Long
47	A/HSK/609	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities in “Commercial (4)” Zone, Lot 3265 RP (Part) in D.D. 129, Ha Tsuen
51	A/YL-LFS/606	Proposed Temporary Shop and Services with Ancillary Facilities in “Commercial/Residential” and “Recreation” Zones, Lot 2170 RP (Part) in D.D. 129, Lau Fau Shan
53	A/YL-LFS/609	Temporary Logistics Centre with Ancillary Canteen and Site Office in “Residential (Group E)” zone, Various Lots in D.D. 129, Lau Fau Shan
57	A/YL-PS/778	Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials in “Village Type Development”, “Government, Institution or Community” and “Green Belt” Zones, Lots 257 RP (Part) and 258 S.A (Part) in D.D. 122, Ping Shan, Yuen Long

Item No.	Application No.	Planning Application
62	A/YL-TYST/1350	Proposed Temporary Shop and Services in “Residential (Group B) 1” Zone, Lot 293 RP (Part) in D.D. 127, Hung Shun Road, Hung Shui Kiu, Yuen Long
63	A/YL-TYST/1351	Proposed Temporary Shop and Services and Eating Place in “Residential (Group B) 1” Zone, Various Lots in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long
64	A/YL-TT/743	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” Zone, Lots 1280, 1281 and 1282 in D.D. 118, Tai Tong, Yuen Long
65	A/YL-TT/755	Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lot 2224 (Part) in D.D. 118, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 22.5.2031

Item No.	Application No.	Planning Application
28	A/YL-KTN/1223	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1344 in D.D. 107, Kam Tin North, Yuen Long
56	A/YL-PS/777	Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land in “Recreation” Zone, Various Lots in D.D. 126, Ping Shan, Yuen Long
66	A/YL-TT/778	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 2309RP in D.D 118, Tai Tong, Yuen Long
67	A/YL-TT/779	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 2309s.A (part) in D.D 118, Tai Tong, Yuen Long
68	A/YL-TT/780	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 2309s.B (part) and 2309s.C in D.D 118, Tai Tong, Yuen Long

(c) Application on a permanent basis but approved on a temporary basis for a period of 5 years until 22.5.2031

Item No.	Application No.	Planning Application
11	A/ST/1048	Proposed Shop and Services in “Industrial” Zone, Flat G1, G/F, Century Centre, 33-35 Au Pui Wan Street, Fo Tan, Sha Tin

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
11	The application premises were located in Fo Tan.	<ul style="list-style-type: none"> - Mr Vincent K.Y. Ho for co-owning with spouse a property in Fo Tan - Mr Lawrance S.C. Chan for co-owning with spouse a property in Fo Tan
47	The application site was located in Hung Shui Kiu.	- Mr Rocky L.K. Poon for being one of the owners of a property in Lau Fau Shan, which was near Hung Shui Kiu
51 and 53	The application sites were located in Lau Fau Shan.	- Mr Rocky L.K. Poon for being one of the owners of a property in Lau Fau Shan

As the interests of Messrs Vincent K.Y. Ho and Lawrance S.C. Chan under Item 11 were considered indirect, and the property owned by Mr Rocky L.K. Poon had no direct view of the application sites under Items 47, 51 and 53, the Committee agreed that they could stay in the meeting.