

TOWN PLANNING BOARD

Minutes of 789th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 5.6.2026

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Vincent K.Y. Ho

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 Gary X.Y. Zhang

Chief Traffic Engineer/New Territories East,
Transport Department
Mr K.L. Wong

Chief Engineer (Works),
Home Affairs Department
Mr Karl K.L. Kwan

Principal Environmental Protection Officer (Territory North),
Environmental Protection Department
Ms Clara K.W. U

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

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

Secretary

Absent with Apologies

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Wilson H.K. Shum

In Attendance

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

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

Town Planner/Town Planning Board
Ms Karen K.Y. Tsui

Agenda Item 1

Confirmation of the Draft Minutes of the 788th RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 788th RNTPC meeting held on 22.5.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Sections 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 22 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.

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were 8 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 a case and the Committee's view 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 25 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses. 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 on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses, if any, as set out in the appendix of the Papers.

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/TP/42

Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/32, To rezone the application site from “Green Belt” and “Village Type Development” to “Residential (Group B) 13” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po

Deliberation Session

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

Sai Kung and Islands District

[Ms Tammy S.N. Kong and Mr Coway K.H. Chan, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Mr Sheldon M.S. Ng, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HC/372 Proposed House (New Territories Exempted House - Small House) in
 “Agriculture” Zone, Various Lots in D.D. 244, Ho Chung, Sai Kung
 (RNTPC Paper No. A/SK-HC/372)

Presentation and Question Sessions

10. With the aid of some plans, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed development, departmental and public comment, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

11. Members had no question on the application.

Deliberation Session

12. 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 5.6.2030, 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 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TCTC/71 Proposed Flat with Minor Relaxation of Maximum Building Height Restriction in “Residential (Group B) 3” and “Open Space” Zones and area shown as ‘Road’, Tung Chung Town Lot 49, Tung Chung Road North, Tung Chung, Lantau Island
(RNTPC Paper No. A/I-TCTC/71A)

13. The Secretary reported that the application site (the Site) was located in Tung Chung. Mr Ryan M.K. Ip had declared an interest on the item for he and his spouse were owning properties in Tung Chung. The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

14. With the aid of a PowerPoint presentation, Mr Sheldon M.S. Ng, 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.

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

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

- (i) information regarding the four third-party lots surrounded by the Site and whether there were any development restrictions pertaining to the lots;
- (ii) the respective sizes of the third-party lots;
- (iii) whether accesses of sufficient width were provided to the third-party lots allowing them to have site classification under the Building (Planning) Regulations (B(P)R);

- (iv) whether the third-party lots were agricultural lots and whether there were any development plans for them;
- (v) the reason for the decrease in car parking provision as compared to the previously approved scheme under application No. A/I-TCTC/59, noting that there was an increase in the total number of flats due to a reduction in the average flat size;
- (vi) given the large number of objecting public comments on the proposed development, whether the concerns raised by the public had been addressed;
- (vii) whether the proposed minor relaxation of building height (BH) restriction for the Site under the current application was solely to facilitate the adoption of Modular Integrated Construction (MiC) or a result of relocating some car parking spaces from basement to aboveground; and
- (viii) whether MiC was proposed in the previously approved application and whether the applicant had utilised the gross floor area (GFA) and/or site coverage concessions allowed for adoption of MiC under the Joint Practice Note (JPN) No. 8 on 'Enhanced Facilitation Measures for Buildings Adopting MiC'.

16. In response, Mr Coway K.H. Chan, STP/SKIs, with the aid of some PowerPoint slides, made the following points:

- (i) the four third-party lots (i.e. Lots 1767, 1769 RP, 1772 and 1773 in D.D. 3 TC) surrounded by the Site were owned by the same company. Among them, Lot 1772 fell entirely within the "Residential (Group B) 3" ("R(B)3") zone, while Lots 1773, 1769 RP and 1767 fell largely within the "R(B)3" zone and partly within an area shown as 'Road' on the Tung Chung Town Centre Area Outline Zoning Plan (OZP). The land owner could develop the lots in accordance with the development control and restrictions of the OZP, including obtaining planning permission from the Town Planning Board (the Board) to develop the area shown as 'Road'. According to the

information provided by the applicant, barrier-free accesses/rights-of-way to the four lots would be reserved to ensure that the development rights of the lots would not be jeopardised by the proposed development on the Site;

- (ii) the sizes of the four third-party lots from south to north were about 550m², 140m², 200m² and 140m² respectively;
- (iii) developments at the third-party lots would be subject to the controls of the OZP, B(P)R, land lease conditions and other relevant government requirements. As Lot 1773 was reserved with an access of about 6.5m in width and Lot 1769 RP was directly abutting Tung Chung Road North, they could be classified as Class A sites under B(P)R for development subject to agreement of the relevant government departments;
- (iv) while there was no actual information on hand, it was believed that the third-party lots were Old Scheduled Agricultural Lots held under Block Government Lease similar to the original land status of the Site. It was noted that the applicant had tried to acquire the third-party lots in 2022 but there was no further update;
- (v) under the land grant, the required number of car parking spaces was related to the size of residential units provided on the Site. Notably, one parking space was required for every 7.3 residential units with a size of less than 40m², for every 3 residential units with a size between 40m² and 70m², and for every 1.5 residential units with a size between 70m² and 100m². As the flat sizes in the current scheme were generally smaller than before, a smaller number of car parking spaces was required under the lease;
- (vi) the objecting public comments mainly expressed concerns about the development intensity and the potential impacts on the environment and ecology, the *fung shui* setting and the existing graves in the vicinity of the Site. The applicant had submitted relevant technical assessments and relevant government departments consulted had no objection to or no adverse comment on the application;

- (vii) the proposed minor relaxation of BH restriction of the Site was solely to facilitate the adoption of MiC by increasing the floor-to-floor height of the residential floors from 3.3m to 3.4m. The relocation of some basement car parking spaces to ground floor of the clubhouse and car park block did not result in an increase in the maximum BH of the proposed development; and
- (viii) MiC was not proposed in the previously approved application. The applicant had utilised the GFA concessions under JPN No. 8 in the current scheme. Meanwhile, the applicant had taken the opportunity of the Government's initiative promulgated in the 2025 Policy Address to fast track construction, reduce costs and expedite flat production by allowing full GFA exemptions for no more than two levels of aboveground car park to rationalise the proposed layout and the location of car park and residents' facilities.

17. The Chairperson supplemented that it was the Government's policies to encourage the adoption of MiC and facilitate aboveground car park design for private development. The proposed relaxation was in line with JPN No. 8. As such, favourable consideration would usually be given to minor increase of BH solely for adopting MiC and/or relocating not more than two storeys of basement car park to aboveground.

Deliberation Session

18. The Chairperson recapitulated that the Site was the subject of a previously approved s.16 planning application in 2022 submitted by the same applicant for proposed flat development. Compared to the previously approved scheme, the current proposal mainly involved increase in maximum BH by 0.9m solely for the adoption of MiC, minor change in site boundary, relocation of some car parking spaces from basement to aboveground, as well as reduction of average flat size and corresponding increase in total number of flats and overall decrease in car parking provision. The applicant had submitted supporting technical assessments and relevant government departments consulted had no objection to or no adverse comment on the application. Members were invited to express views on the application.

19. Members in general supported the application, considering that the proposed minor relaxation of BH restriction by 0.9m for adoption of MiC was minor and the potential impact on the surrounding areas was insignificant. The Committee noted that on statutory planning front, where the proposed BH of a building exceeded the BH restriction permitted under the OZP, a s.16 application to the Board for minor relaxation of the BH restriction would be required, even if such relaxation was solely for adopting MiC and/or accommodating aboveground car park in accordance with Government's policies.

20. The Committee also noted that unlike governmental sale sites in the New Development Areas which were generally regular in shape, development sites with irregular configuration was not uncommon in the New Territories mostly due to land ownership and acquisition reasons, and that it was not a prerequisite for private developers to acquire all third-party lots sandwiched or surrounded by the development site for incorporation into the proposed development before submission of planning application to the Board for consideration. Instead, Members could consider whether the irregular configuration of the application site would have any constraints on the development potential of those dissenting lots if the application was approved, and whether due considerations had been given to address the interface issues between the application site and the lots. The general principles were that the main development site could not utilise the development potential of the dissenting lots and there should be proper rights-of-way reserved to access the lots. According to information submitted by the applicant in the current application, barrier-free rights-of-way had been reserved for the third-party lots surrounded by the Site and would be maintained by the applicant. Moreover, landscape treatment was proposed to address the interface issue between the Site and the third-party lots.

21. 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 5.6.2030, 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.

[The Chairperson thanked PlanD's representatives for attending the meeting. They left the

meeting at this point.]

Sha Tin, Tai Po and North District

[Messrs Kevin K.W. Lau and Ryan C.K. Ho and Ms Ivy C.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), Ms Cheryl T.M. Tsang, Ms Sheren S.W. Lee and Messrs Peter P.L. Ngan and Mr Timothy W.P. Wu, Town Planners/Shan Tin, Tai Po and North (TPs/STN), were invited to the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/854 Proposed Filling and Excavation of Land for Permitted Agricultural Use in “Green Belt” Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/854)

Presentation and Question Sessions

22. With the aid of some plans, Mr Kevin K.W. Lau, 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.

23. Members had no question on the application.

Deliberation Session

24. 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 5.6.2030, 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 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/876 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 1759 S.B in D.D. 76, Ma Mei Ha Leng Tsui,
Fanling
(RNTPC Paper No. A/NE-LYT/876)

Presentation and Question Sessions

25. With the aid of some plans, Mr Peter P.L. Ngan, TP/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.

26. Members had no question on the application.

Deliberation Session

27. 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 5.6.2030, 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 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/62 Proposed Temporary Warehouse (Storage of Construction Materials)
for a Period of 3 Years in “Agriculture” Zone, Lot 580 in D.D. 90, Lin
Ma Hang Road, Ta Kwu Ling
(RNTPC Paper No. A/NE-MKT/62)

Presentation and Question Sessions

28. With the aid of some plans, Ms Cheryl T.M. Tsang, 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.

29. Members had no question on the application.

Deliberation Session

30. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 5.6.2029, 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]

A/NE-MKT/63 Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 98, 99, 101 and 103 in D.D. 86 and Adjoining Government Land, Man Kam To
(RNTPC Paper No. A/NE-MKT/63)

Deliberation Session

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

Agenda Items 18 and 19

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/231 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1511 S.F in D.D. 91, Kai Leng, Sheung Shui

A/NE-PK/232 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1511 S.B in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper No. A/NE-PK/231 and 232)

32. 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 applications sites (the Sites) were located in close proximity to each other within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

33. 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 had no objection to the applications.

34. Members had no question on the applications.

Deliberation Session

35. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. The permission for each application should be valid until 5.6.2030, 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.

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/838 Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Lots 20 (Part), 21 (Part), 30 and 33 S.A (Part) in D.D. 84, Ping Che
(RNTPC Paper No. A/NE-TKL/838)

Presentation and Question Sessions

36. 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.

37. Members had no question on the application.

Deliberation Session

38. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 5.6.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/123 Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 1357 S.B RP (Part), 1360 RP, 1361 RP in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/123A)

Presentation and Question Sessions

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

40. Members had no question on the application.

Deliberation Session

41. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 5.6.2029, 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.]

Fanling, Sheung Shui and Yuen Long East District

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

Agenda Item 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/571 Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in "Green Belt" and "Village Type Development" Zones, Lots 3335 S.U ss.1 and 3335 S.T ss.1 in D.D.91, Lin Tong Mei, Kwu Tung South

Deliberation Session

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

Agenda Item 49

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTS/1124 Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 447 RP (Part) and 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin South, Yuen Long
(RNTPC Paper No. A/YL-KTS/1124)

Presentation and Question Sessions

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

44. Members had no question on the application.

Deliberation Session

45. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 5.6.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Tuen Mun and Yuen Long West District

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

Agenda Item 61

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/331 Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use in “Residential (Group A) 1” Zone, Various Lots in D.D. 120 and Adjoining Government Land, Kung Um Road, Yuen Long

(RNTPC Paper No. A/YL/331)

46. The Secretary reported that the application site (the Site) was located in Yuen Long. Mr Wilson H.K. Shum had declared an interest on the item for owning a property in Yuen Long. The Committee noted that Mr Wilson H.K. Shum had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

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

48. The Chairperson and Vice-chairperson raised the following questions:

- (i) whether the current proposal had fully utilised the gross floor area (GFA) exemption allowed under the Government’s initiative promulgated in the 2025 Policy Address for no more than two levels of aboveground car park; and

- (ii) whether the GFA of the aboveground car park was exempted in the set of general building plans (GBP) approved by the Building Authority for the Site.

49. In response, Ms Zoe S.Y. Lau, STP/TMYLW, said that the current proposal had fully utilised the GFA exemption for no more than two levels of aboveground car park as per the Government's initiative promulgated in the 2025 Policy Address. The two levels of aboveground car park were exempted from GFA calculation in the latest GBP submission approved on 2.4.2026 in accordance with that initiative.

Deliberation Session

50. The Chairperson remarked that the proposed minor relaxation of building height (BH) restriction was solely for relocating the basement car park to aboveground, resulting in an increase in BH of one storey while the overall BH of the proposed development remained the same. It was the Government's policy to facilitate aboveground car park design for private development to fast-track construction, reduce costs and expedite flat production. Members generally agreed with PlanD's recommendation to approve the application.

51. 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 5.6.2030, 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.

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

Agenda Item 70

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/612 Proposed Public Utility Installation (Telecommunications Radio Base Station) and Associated Filling and Excavation of Land in “Coastal Protection Area” Zone, Lot 68 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/612)

Presentation and Question Sessions

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

53. Members had no question on the application.

Deliberation Session

54. 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 5.6.2030, 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 72

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1353 Proposed Minor Relaxation of Site Coverage for Permitted House Use in “Residential (Group B) 1” Zone, Lot 1890 RP in D.D. 121, No. 143 Tong Yan San Tsuen Road, Yuen Long
(RNTPC Paper No. A/YL-TYST/1353)

Presentation and Question Sessions

55. With the aid of a PowerPoint presentation, Mr Dino W.L. Tang, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

56. Members had no question on the application.

Deliberation Session

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 5.6.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Agenda Item 74

Any Other Business

[Open Meeting]

58. There being no other business, the meeting was closed at 4 p.m.

**Minutes of 789th Meeting of the Rural and New Town Planning Committee
(held on 5.6.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
5	A/SLC/199	1 st
11	A/NE-TK/858	1 st
12	A/NE-TK/859	1 st
15	A/NE-MKT/60	1 st
20	A/NE-LK/166	2 nd [^]
22	A/NE-MUP/231	1 st
23	A/NE-STK/32	2 nd [^]
24	A/NE-STK/33	1 st
25	A/NE-TKL/826	2 nd [^]
28	A/NE-TKL/839	1 st
36	A/YL-MP/406	2 nd [^]
38	A/YL-MP/412	1 st
40	A/YL-KTN/1211	2 nd [^]
41	A/YL-KTN/1217	2 nd [^]
44	A/YL-KTN/1230	1 st
46	A/YL-KTN/1232	1 st
54	A/YL-NSW/368	1 st
56	A/YL-NSW/370	1 st
59	A/HSK/598	2 nd [^]
60	A/TM-LTY/513	1 st
66	A/YL-TT/783	1 st
69	A/YL-LFS/611	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 Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest	
69	The application site was located in Lau Fau Shan.	- Mr Rocky L.K. Poon for being one of the owners of a property in the vicinity of the application site

As the property owned by Mr Rocky L.K. Poon had no direct view of the application site under Item 69, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/789_rnt_agenda.html for details of the planning applications.

**Minutes of 789th Meeting of the Rural and New Town Planning Committee
(held on 5.6.2026)**

Renewal Cases

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

Item No.	Application No.	Renewal Application	Renewal Period
7	A/ST/1049	Temporary Back Office in “Industrial” Zone, Room 08, 10/F, Shing Chuen Industrial Building, No. 25-27 Shing Wan Road, Sha Tin	23.6.2026 to 22.6.2029
33	A/YL-PH/1117	Temporary Warehouse for Construction Materials in “Village Type Development” and “Agriculture” Zones, Lots 1895 (Part) and 1913 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long	11.7.2026 to 10.7.2029
39	A/YL-MP/413	Temporary Light Public Housing Development with Associated Filling and Excavation of Land in “Recreation” and “Residential (Group C)” Zones, Various Lots in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long	10.6.2026 to 9.6.2029
51	A/YL-KTS/1126	Temporary Transitional Housing Development in “Residential (Group D)” Zone, Various Lots in D.D. 106 and Adjoining Government Land, Kong Ha Wai, Kam Tin South, Yuen Long	27.6.2026 to 26.6.2029
53	A/YL-KTS/1128	Temporary Shop and Services (Real Estate Agency) in “Agriculture” and “Village Type Development” Zones, Lot 1488 RP in D.D. 106, Yuen Kong Tsuen, Kam Tin South, Yuen Long	24.6.2026 to 23.6.2029
55	A/YL-NSW/369	Temporary Eating Place (Restaurant) in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.G ss.9 RP (Part) and 3719 S.G ss.10 (Part) in D.D. 104, Nam Sang Wai, Yuen Long	23.7.2026 to 22.7.2029
58	A/YL-SK/453	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) in “Village Type Development” Zone, Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long	10.6.2026 to 9.6.2029

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

Item No.	Application No.	Renewal Application	Renewal Period
37	A/YL-MP/411	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) in “Open Space” Zone, Lot 20 RP in D.D. 101, Mai Po, Yuen Long	10.7.2026 – 9.7.2031

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Member's Declared Interests	
51	The application was submitted by Pok Oi Hospital. AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant.	- Mr Vincent K.Y. Ho for being a member of the Hospital Safety Committee of Pok Oi Hospital and for having current business dealings with AECOM

As Mr Vincent K.Y. Ho had no involvement in the application under Item 51, the Committee agreed that he could stay in the meeting.

**Minutes of 789th Meeting of the Rural and New Town Planning Committee
(held on 5.6.2026)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 5.6.2029

Item No.	Application No.	Planning Application
8	A/NE-LT/792	Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” Zone, Lot 253 RP in D.D. 19, San Uk Tsai, Lam Tsuen, Tai Po
13	A/NE-FTA/275	Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui
21	A/NE-LK/167	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) and Associated Filling of Land in “Agriculture” Zone, Lots 1895 S.A RP (Part), 1897 (Part) and 1910 (Part) in D.D. 39, Shek Kiu Tau, Sha Tau Kok
26	A/NE-TKL/830	Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land in “Agriculture” Zone, Lot 184 RP (Part) in D.D. 79, Ping Yeung, Ta Kwu Ling
31	A/NE-KTS/574	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 91 and D.D. 100, Lin Tong Mei, Kwu Tung South, Sheung Shui
32	A/YL-PH/1103	Temporary Shop and Services and Associated Filling of Land in “Agriculture” Zone, Lot 395 (Part) in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long
34	A/STT/33	Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Excavation of Land in “Village Type Development” Zone, Lot 139 (Part) in D.D. 96, Poon Uk Tsuen, San Tin, Yuen Long
35	A/STT/34	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Eating Place in “Village Type Development” Zone, Various Lots in D.D. 96 and Lot 305 in D.D. 99, Poon Uk Tsuen, San Tin, Yuen Long
42	A/YL-KTN/1218	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin North, Yuen Long
43	A/YL-KTN/1229	Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land and Pond in “Agriculture” Zone, Lots 376 RP (Part), 380 RP (Part) and 384 RP (Part) in D.D. 110, Kam Tin North, Yuen Long

Item No.	Application No.	Planning Application
45	A/YL-KTN/1231	Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin North, Yuen Long
50	A/YL-KTS/1125	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 113, Kam Tin South, Yuen Long
52	A/YL-KTS/1127	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land in “Agriculture” Zone, Lot 1812 S.I ss.1 S.A ss.1 in D.D. 106, Kam Tin South, Yuen Long
57	A/YL-SK/435	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities and Associated Filling of Land in “Village Type Development” Zone, Lots 377 (Part), 378 (Part), 380 (Part), 387 (Part), 388 (Part) in D.D. 112, Lin Fa Tei, Pat Heung, Yuen Long
62	A/YL-TT/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1937 (Part) and 1938 in D.D. 118, Tai Tong, Yuen Long
63	A/YL-TT/758	Proposed Temporary Warehouse for Storage of Food Provisions and Cleaning Products and Associated Filling of Land in “Agriculture” Zone, Lot 681 RP in D.D. 118, Tai Tong, Yuen Long
64	A/YL-TT/759	Proposed Temporary Warehouse for Storage of Furniture, Electronic Goods and Construction Materials and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 118, Tai Tong, Yuen Long
65	A/YL-TT/767	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 119, Yuen Long
67	A/YL-HTF/1210	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long
68	A/YL-LFS/610	Temporary Warehouse (Excluding Dangerous Goods Godown) in “Recreation” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long
71	A/YL-TYST/1352	Proposed Temporary Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities in “Village Type Development” Zone, Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long
73	A/YL-TYST/1354	Proposed Temporary Shop and Services (Sales of Second-hand Private Car) with Ancillary Office in “Village Type Development” Zone, Lot 320 RP in D.D. 119, Shan Ha Tsuen, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 5.6.2031

Item No.	Application No.	Planning Application
10	A/NE-TK/855	Proposed Temporary Public Vehicle Park (Taxis and Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Solar Panels in “Recreation” Zone, Lots 1611 and 1612 (Part) in D.D. 17, Ting Kok, Tai Po
47	A/YL-KTS/1101	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities in “Residential (Group D)” Zone, Lots 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long
48	A/YL-KTS/1102	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities in “Residential (Group D)” Zone, Lots 681 RP (Part), 682 RP (Part) and 683 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
8	The application site was located in Lam Tsuen.	- Mr Daniel K.S. Lau for his spouse being one of the owners of a property in Lam Tsuen
68	The application site was located in Lau Fau Shan.	- Mr Rocky L.K. Poon for being one of the owners of a property in the vicinity of the application site

As the property of Mr Daniel K.S. Lau’s spouse and the property owned by Mr Rocky L.K. Poon had no direct view of the application sites under Items 8 and 68 respectively, the Committee agreed that they could stay in the meeting.