

TOWN PLANNING BOARD

Minutes of 790th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 26.6.2026

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Mr Eric C.B. Chan

Dr Kelvin K.Y. Leung

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

Absent with Apologies

Mr Daniel K.S. Lau

Vice-chairperson

Mr Timothy K.W. Ma

Mr Ryan M.K. Ip

Mr Wilson H.K. Shum

Mr Gary X.Y. Zhang

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Katy C.W. Fung

Town Planner/Town Planning Board
Ms Y.Z. Jia

Agenda Item 1

Confirmation of the Draft Minutes of the 789th RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 789th RNTPC meeting held on 5.6.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 12 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 three 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 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 10 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 3**.

Deliberation Session

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

Sai Kung and Islands District

[Mr Ernest C.M. Fung, District Planning Officer/Sai Kung and Islands (DPO/SKIs), and Mr Dicky Y.F. Chan, Town Planner/Sai Kung and Islands (TP/SKIs), were invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/199 Proposed Education Centre and Associated Excavation and Filling of
Land in “Coastal Protection Area” Zone, Government Land in D.D.
326L, Shui Hau, Lantau Island
(RNTPC Paper No. A/SLC/199A)

Presentation and Question Sessions

9. With the aid of a PowerPoint presentation, Mr Dicky Y.F. Chan, 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 (PlanD) had no objection to the application.

10. Noting that the application site (the Site) was located near a football field with relatively low usage, the Chairperson and two Members raised the following questions:

- (a) whether the football field had been considered for the proposed development and whether the potential of the football field to be used for activities to promote conservation, in synergy with the proposed education centre at the Site, had been explored by the applicant; and
- (b) whether supporting facilities, such as environmentally friendly walkway with green cover and innovative technological devices for harvesting solar energy and generating electricity for gentle breeze, had been considered so as to make better use of the football field, while at the same time

promoting the local natural environment and providing benefits to nearby residents.

11. In response, Mr Ernest C.M. Fung, DPO/SKIs, made the following main points:

- (a) the football field was constructed in the 1980s primarily serving the nearby Shui Hau Tsuen, with a population of around 200. Based on the applicant's submission, including the findings from an approved Environmental Impact Assessment Report for the previously proposed pumping station at the Site and the subsequent verification site surveys, the Site was considered suitable for the proposed development with no species of conservation importance to be affected. The nearby football field was not selected for the proposed development so as not to affect the use by the nearby villagers; and
- (b) the applicant had consulted the local residents and had committed to undertaking local improvement works in the Shui Hau area, including improvement of the public toilet and provision of pedestrian crossing facilities. Members' suggestions on providing environmentally friendly facilities on the football field would be conveyed to the applicant for consideration.

12. Noting that the Site was located close to Shui Hau Wan, a Member enquired whether night-time activities would be held and whether any relevant assessment had been conducted to assess the potential impact of operational lighting on the surrounding environment. Mr Ernest C.M. Fung, DPO/SKIs, responded that during the statutory public inspection period, public comments had been received from green and concern groups raising concerns about the potential impact of operational lighting of the proposed development on the nearby habitats for birds and butterflies. According to the applicant, the proposed education centre would operate from 9:30 a.m. to 4:30 p.m. and the lighting would be downward-facing as appropriate to avoid lighting impact on the surrounding environment. In response to the Member's follow-up enquiry regarding the specific regulations and restrictions governing the lux level of operational lighting, Mr Ernest C.M. Fung said that the applicant was aware of the requirements on lighting provisions and potential impacts from the proposed development, and would liaise with concerned parties at the detailed design

stage.

13. The Chairperson asked whether the proposed education centre would be managed by the Agriculture, Fisheries and Conservation Department (AFCD) in the future. In response, Mr Ernest C.M. Fung, DPO/SKIs, said that the proposed education centre would be constructed and managed by the applicant, i.e. the Civil Engineering and Development Department (CEDD), for the time being. CEDD would liaise with AFCD and explore engaging non-governmental organisations in the future management and operation of the education centre.

14. Noting that some large trees at the Site to be felled and a tree compensation ratio of 1:1.5 was proposed, the Chairperson and a Member enquired about details of the tree compensation proposal and the criteria on the type and size of trees for compensation. Mr Ernest C.M. Fung, DPO/SKIs, with the aid of some PowerPoint slides, responded that the landscape proposal in the submission indicated that among the 53 new compensatory trees to be planted at the Site, 18 would be heavy standard trees (i.e. with a height over 3.5m and a trunk stem diameter over 75mm) and 35 would be whip trees. A mixture of trees of various sizes and species, mostly native species, was proposed to be planted to enhance biodiversity. Should the application be approved by the Committee, the applicant would be required to submit a landscape master plan with details of the layout, type and size of trees to be planted at the Site, to the satisfaction of the Urban Design and Landscape Section of the Planning Department.

15. In view of the recent influx of visitors camping in Hong Kong's countryside and the expectation that the proposed education centre would attract visitors to the Shui Hau area, a Member enquired whether any measures were proposed to protect the natural environment of the area while allowing visitors to enjoy it in an orderly manner. In response, Mr Ernest C.M. Fung, DPO/SKIs, said that regular patrols and public education activities on a roving basis, particularly during public holidays, had been conducted by AFCD in the Shui Hau area to monitor the sandflat and nearby coastal areas.

16. In response to a Member's enquiry regarding accessibility to the Site, Mr Ernest C.M. Fung, DPO/SKIs, with the aid of a PowerPoint slide, explained that according to the applicant, an access road connecting the Site with the nearby bus stops along South Lantau Road and the Shui Hau sandflat would be carefully designed under the current scheme to

provide an easily accessible route for future visitors and nearby residents.

Deliberation Session

17. The Chairperson remarked that the proposed development was one of the proposals under the principle of “Development in the North, Conservation for the South” as set out in the “Sustainable Lantau Blueprint” in pursuing nature conservation in South Lantau. With the clam digging activities at Shui Hau sandflat, the proposed education centre at the Site would serve as an appropriate venue to enable proactive engagement and education for visitors on nature conservation, thereby supporting sustainable conservation in the Shui Hau area.

18. 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 26.6.2030, 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

[Mr Ryan C.K. Ho, Senior Town Planner/Shan Tin, Tai Po and North (STP/STN), Ms Shirley K.K. Chan and Messrs William S.T. Wong and Timothy W.P. Wu, Town Planners/Shan Tin, Tai Po and North (TPs/STN), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/276 Proposed Temporary Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 317 in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui
(RNTPC Paper No. A/NE-FTA/276)

Presentation and Question Sessions

19. With the aid of some plans, Ms Shirley K.K. Chan, 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.

20. Members had no question on the application.

Deliberation Session

21. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.6.2029, 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 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/278 Proposed Three Houses (New Territories Exempted Houses - Small Houses) in “Agriculture” Zone, Lots 208 S.A, 208 S.B and 208 S.C in D.D. 52, Sheung Shui Wa Shan
(RNTPC Paper No. A/NE-FTA/278)

Presentation and Question Sessions

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

23. Noting that the application site (the Site) was the subject of two previous applications for Small House (SH) development submitted by the same applicants as the current application, which were both rejected by the Board on review, a Member enquired whether the applicants had made any effort to search for land within the “Village Type Development” (“V”) zone for the proposed development. In response, Mr Ryan C.K. Ho, STP/STN, said that while the applicants had claimed under a previously rejected application (No. A/NE-FTA/222) that it was difficult to find suitable land within the “V” zone for the proposed development, no concrete evidence demonstrating the effort made was provided under the current application.

24. With reference to Plan A-2a of the Paper, a Member asked about details of the two houses located to the west and northeast of the Site, as well as the status of two pink-dotted areas as shown on the plan. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of a plan, explained that the structure to the immediate west of the Site on Lot 1729 in D.D. 52 was an existing village house in existence before the date of the first publication in the Gazette of the statutory plan covering the area, i.e. the Fu Tei Au and Sha Ling Interim Development Permission Area Plan, while the structure to the northeast of the Site was another village house covered by a planning application (No. A/NE-FTA/23) for SH development approved by the Committee in 1998. The pink-dotted areas shown on the plan

were sites with SH grant applications submitted to the Lands Department which were currently under processing. The pink-dotted area to the northeast of the Site was covered by a planning application (No. A/NE-FTA/95) for two SHs approved by the Committee, while that to the further north of the Site was not covered by any relevant planning application, in which planning permission would be required for SH development.

Deliberation Session

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

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/90 Proposed Temporary Open Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lots 266 (Part), 268 (Part), 286 (Part), 287 (Part), 288 (Part), 291 (Part) in D.D. 87 and Adjoining Government Land, Hung Lung Hang
(RNTPC Paper No. A/NE-HLH/90)

Presentation and Question Sessions

26. With the aid of some plans, Mr Ryan C.K. Ho, STP/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.

27. Members had no question on the application.

Deliberation Session

28. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.6.2029, 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 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MUP/232 Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 171 RP (Part), 172 (Part) and 174 S.B RP in D.D. 38, Man Uk Pin
(RNTPC Paper No. A/NE-MUP/232)

Presentation and Question Sessions

29. With the aid of some plans, Mr William S.T. Wong, 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.

30. Members had no question on the application.

Deliberation Session

31. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.6.2029, 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 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/128 Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years in “Recreation” Zone, Lots 490 (Part), 491, 572 S.A and 574 in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/128)

Presentation and Question Sessions

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

33. Members had no question on the application.

Deliberation Session

34. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.6.2029, 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 Kimson P.H. Chiu, Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), was invited to the meeting at this point.]

Agenda Item 16

Section 16 Application

[Open Meeting]

A/YL-KTN/1205 Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Comprehensive Development Area (1)”, “Comprehensive Development Area” and “Other Specified Uses” annotated “Railway Reserve” Zones, Lots 1834, 1835, 1836 (Part), 1837 (Part), 1838 (Part) and 1839 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1205)

Deliberation Session

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

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/407 Proposed Public Utility Installation (Solar Photovoltaic System) in “Conservation Area” and “Residential (Group C)” Zones, Lot 3018 S.A in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/407A)

Presentation and Question Sessions

36. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, 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 (PlanD) had no objection to the application.

The Proposed Installation

37. Noting that floating platforms were already in place at the application site (the Site), a Member enquired about when they were placed at the Site and whether they were for the purpose of installation of solar panels. In response, Mr Kimson P.H. Chiu, STP/FSYLE, said that based on record, the floating platforms at the Site had been in place since around 2023, with no solar panels installed at that time. The applicant was aware that any such installation at the Site would require planning permission from the Town Planning Board (TPB/the Board).

38. Noting that the applicant had applied to take part in the ‘Renewable Energy Feed-in Tariff Scheme’ (the FiT Scheme), which was set to expire in the future, a Member enquired whether the proposed installation at the Site was solely for profit making, and if so, any subsequent plans were proposed by the applicant for the solar panels upon expiry of the FiT Scheme. In response, Mr Kimson P.H. Chiu, STP/FSYLE, explained that the FiT Scheme would expire by the end of 2033 and extension beyond 2033 was unlikely as previously indicated by the Secretary for Environment and Ecology (SEE). The applicant would need to consider alternatives thereafter, such as utilising the electricity generated to support pond operations.

Potential Glare Impact

39. Given the close proximity of the proposed installation at the Site to the nearby residences and noting the concerns raised by the nearby residents regarding potential glare impact, some Members raised the following questions:

- (a) whether the nearby residents had been informed about the use of non-reflective solar panels as proposed under the current application;
- (b) the actual glare intensity of the proposed solar panels, given the close

proximity of the proposed installation to rows of houses to the immediate north and south of the Site that involved about 12 to 13 households, particularly affecting residents living on the lower floors;

- (c) the proposed height and angle of the solar panels to be installed, and whether specific requirements or indicators governing these aspects were available; and
- (d) any specific measures to reassure the nearby residents that the proposed installation would not generate adverse glare impacts on the surrounding areas.

40. In response, Mr Kimson P.H. Chiu, STP/FSYLE, with the aid of a plan, made the following main points:

- (a) the proposed adoption of non-reflective solar panels had been included in the Ecological Impact Assessment (EcoIA) conducted for the proposed installation. The EcoIA, together with other submissions from the applicant, were made available for public inspection in accordance with the statutory planning procedures. Such information was also available on TPB's website;
- (b) while the applicant did not provide specific data on the actual glare intensity of the proposed solar panels under the current application, according to the site inspection conducted by PlanD, the proposed solar panels would be installed at the central part of the concerned ponds, with distance of about 10m from the nearby residential developments;
- (c) according to the applicant and as stated in paragraph 1.2 of the Paper, the proposed solar panels would be mounted on floating platforms close to the water surface as shown in Plan A-4 of the Paper, with a thickness of about 0.2m. They were not large in scale and would be tilted upward at an angle of about 1 degree, thereby minimising potential glare impacts on the nearby residents; and

- (d) the proposed installation should comply with the requirements set out in the Guidance Notes on Solar Photovoltaic System Installation issued by the Electrical and Mechanical Services Department in 2024. In addition, a relevant advisory clause advising the applicant to closely liaise with the stakeholders in the surrounding areas (including nearby residents) of the Site was suggested, with a view to minimising any potential nuisance of the proposed installation, and Members' concerns regarding the potential glare impact and installation details of the proposed solar panels would be conveyed to the applicant for consideration and follow-up, as appropriate.

Water Quality

41. Noting that the water quality of the concerned ponds was poor and nearly dried out before, a Member enquired whether measures to maintain water quality of the ponds were proposed so as to avoid adverse environmental impacts on the surrounding areas and nearby residents. In response, Mr Kimson P.H. Chiu, STP/FSYLE, with the aid of a plan, explained that the applicant had committed to restoring the ponds by refilling water and removing weedy plants, and to maintaining water quality with measures recommended in the EcoIA. If necessary, the applicant would also liaise with owners of nearby ponds by exchanging water with ponds that had not dried out, thereby maintaining proper circulation and avoiding stagnant water.

"No-Net-Loss in Wetland" Principle

42. Noting from the Paper that the current application with the Site mainly zoned "Conservation Area" ("CA") was considered fulfilling the principle of "no-net-loss in wetland" because the proposed installation would be mounted on floating platforms on the water surface without any pond filling or excavation, and efforts were made by the applicant to restore and manage the concerned ponds that were once nearly dried out by refilling water, a Member enquired about the rationale and whether the current application could serve as a reference case for future similar applications in demonstrating compliance with the "no-net-loss in wetland" principle. In response, Mr Kimson P.H. Chiu, STP/FSYLE, said that each case should be considered based on its individual merits. Under the current application, the Site was located within the wetland buffer area (WBA) of the Deep Bay Area.

According to TPB Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), the WBA was intended to protect the ecological integrity of the fish ponds and wetlands and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds, as well as to restore lost wetlands. Within the WBA, an EcoIA should be submitted alongside the development proposal to demonstrate that potential adverse impacts could be mitigated through appropriate measures, for the consideration of the Board. According to the EcoIA submitted under the current application, the applicant proposed various mitigation measures to minimise potential ecological impacts arising from the proposed installation, including fish stocking in the concerned ponds, removal of invasive plants, if any, and formulation of a Management Protocol specifying the maintenance and management and the long-term ecological monitoring works to maintain the pond habitat and water quality. The Agriculture, Fisheries and Conservation Department (AFCD) would also evaluate each development proposal based on individual merits. For the current application, AFCD had no adverse comment on the submitted EcoIA.

43. The Chairperson added that in assessing whether the “no-net-loss in wetland” principle could be fulfilled under a development proposal, the baseline condition of the concerned pond/wetland and the function of the wetland/fish ponds should also be taken into account. Based on the submitted EcoIA, the concerned ponds were of low ecological value and had been degraded and nearly dried out previously. With the implementation of the proposed measures to restore and enhance the ecological value of those degraded ponds, no adverse impact on the ecological value and function of the ponds was anticipated, and the “no-net-loss in wetland” principle in terms of function was considered to be fulfilled.

Deliberation Session

44. The Chairperson remarked that non-reflective solar panels were proposed under the current applicant to mitigate potential glare impacts on the surrounding areas. Relevant government departments had no objection to or adverse comment on the application. SEE supported the application.

45. Members generally supported the application. A Member shared that based on publicly available information, newly designed non-reflective solar panels was capable of

reducing light reflection compared to conventional solar panels. Regarding a Member's concern about concrete measures to ensure implementation of the proposed mitigation measures, in particular the adoption of non-reflective solar panels and provision of buffer planting, the Committee noted that an approval condition requiring the applicant to implement the mitigation measures identified in the submitted EcoIA, which included the adoption of non-reflective solar panels, to the satisfaction of AFCD or the Board would be imposed should the application be approved by the Committee. The Chairperson supplemented that the applicant would also need to apply to the Lands Department for a Short Term Waiver for the proposed installation, during which PlanD would be consulted as appropriate.

46. As the Site was within the "CA" zone and located close to residential dwellings (i.e. Palm Springs and Royal Palms), a Member opined that the applicant should maintain on-going engagement with nearby residents. With the implementation of mitigation measures as required under the approval condition as mentioned in paragraph 45 above, the application could also serve as a useful exemplar for the restoration of degraded ponds for conservation purpose, while allowing the restored ponds to be put to productive use, i.e. supporting solar energy generation.

47. The Chairperson proposed and the Committee agreed that the Committee's views encouraging continued liaison with the nearby residents and implementation of the proposed mitigation measures would be conveyed to the applicant by PlanD for the applicant's follow-up as appropriate.

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 26.6.2030, 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 representative for attending the meeting. He left the meeting at this point.]

Tuen Mun and Yuen Long West District

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

S/TM/41 Proposed Amendments to the Approved Tuen Mun Outline Zoning
Plan No. S/TM/41
(RNTPC Paper No. 6/26)

49. The Secretary reported that the proposed amendments included, among others, rezoning of sites in Tuen Mun Area 16 for a proposed sports ground with open space and public vehicle park (PVP) development (Amendment Items B1 & B2), and the Architectural Services Department (ArchSD) was the project proponent of the proposed development. Mr Vincent K.Y. Ho had declared an interest on the item for his firm having current business dealings with ArchSD.

50. As the interest of Mr Vincent K.Y. Ho was direct, he should be invited to leave the meeting temporarily for the item.

[Messrs Vincent K.Y. Ho, Simon Y.S. Wong and Bond C.P. Chow left the meeting at this point.]

Presentation and Question Sessions

51. The following government representatives (including the consultants) were invited to the meeting at this point:

Planning Department (PlanD)

Mr Raymond H.F. Au - District Planning Officer/Tuen Mun and Yuen
Long West (DPO/TMYLW)

Mr Brian C.L. Chau - Senior Town Planner/Tuen Mun and Yuen Long
West (STP/TMYLW)

Mr Chris S.M. Leung - Town Planner/Tuen Mun and Yuen Long West

Education Bureau

Mr Pelon P.L. Cheng - Senior Executive Officer (Higher Education)

University Grants Committee (UGC) Secretariat

Mr Tommy Tsang - Senior Project Officer (Capital)

ArchSD

Mr Keith K.P. Tam - Senior Project Manager

Ms Janis Y.K. Law - Project Manager

Leisure and Cultural Services Department

Mr Jimmy W.K. Lau - Deputy District Leisure Manger (Tuen Mun)

Mr Benson S.L. Chan - Senior Executive Officer (Planning)

Lingnan University (LU)

Mr Ernest Chan

Mr Dennis Wong

Ms Karen Kiang

Consultants

KTA Planning Limited

Ms Pauline Lam

Allied Sustainability and Environmental Consultants Group Limited

Ms Cathy Man

Ozzo Technology (HK) Limited

Mr Dickson Poon

URBIS Limited

Mr David Morkel

Ms Vinci Tam

52. With the aid of a PowerPoint presentation, Mr Brian C.L. Chau, STP/TMYLW, briefed Members on the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/41, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly included:

LU's Campus Expansion Plan

- (a) Amendment Item A1 - revision to the building height (BH) restriction (BHR) from 1/4/10 storey(s) to 120 metres above Principal Datum (mPD) for the concerned "Government, Institution or Community" ("G/IC") zones;
- (b) Amendment Item A2 - rezoning of a strip of land being part of the Main Campus of LU from "Residential (Group B)16" ("R(B)16") to "G/IC" with corresponding adjustment in BHR;
- (c) Amendment Item A3 - rezoning of a strip of land being part of a residential development to the north of the Main Campus of LU from "G/IC" to "R(B)16" with corresponding adjustment in BHR;
- (d) Amendment Item A4 - rezoning of a strip of land to the northwest of the North Campus of LU from "Residential (Group C)" to "G/IC" with corresponding adjustment in BHR;
- (e) Amendment Item A5 - revision to the BHR from 1 storey to 2 storeys for a strip of land to the east of Lam Tei Raw Water Pumping Station Staff Quarters in the "G/IC" zone;
- (f) Amendment Item A6 - revision to the BHR from 4 storeys to 10 storeys for a site to the north of Fu Tei Road in the "G/IC" zone;

Proposed Sports Ground with Open Space and PVP (Proposed Sports Ground)

- (g) Amendment Item B1 - rezoning of a strip of land to the east of Tuen Mun River Channel in Tuen Mun Area 16 from “Open Space” to “G/IC”;
- (h) Amendment Item B2 - deletion of the BHR for the southern portion of “G/IC” zone to the west of Hoi Wong Road in Tuen Mun Area 16;

Reflecting As-built Conditions of Completed Roads and Developments

- (i) Amendment Item C - rezoning of a strip of land to the east of Lam Tei Interchange from area shown as ‘Road’ to “Village Type Development”;
- (j) Amendment Item D1 - rezoning of a site in Tuen Mun Area 55 from “Comprehensive Development Area” (“CDA”) to “Residential (Group B)” (“R(B)”) with stipulation of BHR of 78mPD;
- (k) Amendment Item D2 - rezoning of some strips of land in Tuen Mun Area 55 from “CDA” to “R(B)” with stipulation of BHR of 10 storeys;
- (l) Amendment Item D3 - rezoning of a site in Tuen Mun Area 55 from “CDA” to “G/IC”; and
- (m) Amendment Item D4 - rezoning of two strips of land currently occupied by Castle Peak Road – Tai Lam from “CDA” and “R(B)” to areas shown as ‘Road’.

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

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

Amendment Item A1

Pedestrian Connectivity and Accessibility

55. In view of the anticipated growing student population under the proposed campus expansion and instead of relying solely on buses and green minibuses, a Member enquired whether consideration had been given to establishing a well-designed pedestrian connection, with environmentally friendly and innovative technological features, between MTR Siu Hong Station and the North Campus, and further extension to the Main Campus, so as to provide safe, accessible and convenient pedestrian access for students and staff travelling around LU.

56. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of a PowerPoint slide, said that there was currently a pedestrian footbridge network linking the North Campus and the Main Campus. Under the proposed campus expansion, extension of the footbridge was proposed to connect a new building in the North Campus with the existing footbridge network, thereby ensuring a convenient and seamless connection. MTR Siu Hong Station would also be easily accessible from the footbridge network via the at-grade pedestrian walkway along Tuen Fu Road. Connections between buildings within the Main Campus were well established and most were covered walkways, thus providing staff and students with pleasant and convenient access.

57. Mr Dennis Wong, LU's representative, with the aid of a PowerPoint slide, supplemented the following main points:

- (a) both the North Campus and the Main Campus were located in close proximity to MTR Siu Hong Station, with walking distances of about 5 minutes from the North Campus and about 8 minutes from the Main Campus. For the existing covered pedestrian footbridge, four barrier-free lifts were currently under construction to improve the connectivity and accessibility. Together with the proposed footbridge extension as mentioned in paragraph 56 above, the connectivity between the two campus sites would be further strengthened; and
- (b) the Member's suggestion was noted and would be explored further as

appropriate with relevant government bureaux and departments (B/Ds) at a later stage.

Air Ventilation

58. In view of the proposed increase in BHR for the Item A1 Site and noting that several new building blocks were proposed at the Main Campus, a Member enquired about the findings of the Air Ventilation Assessment – Expert Evaluation (AVA-EE) conducted and the potential air ventilation impact on the surrounding areas.

59. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of a PowerPoint slide, made the following main points:

- (a) as both the North Campus and the Main Campus were not situated along the major north-south air flow path in the area (i.e. along Castle Peak Road – Lingnan), the new building blocks under the proposed campus expansion would not adversely affect the air ventilation in the area;
- (b) building setbacks of approximately 15m to 17m and 26m at the Main Campus and North Campus respectively from the road kerb along Castle Peak Road – Lingnan were proposed to facilitate air ventilation along the major air flow path in the area; and
- (c) according to the AVA-EE conducted, the proposed campus expansion could maintain the current penetration of prevailing annual and summer wind flows through implementation of mitigation measures, including provision of building setbacks and separations, careful building orientation, stepped BH profile transitioning from east to west, and retention of open space, i.e. Wing On Plaza and the low-rise buildings located at the central part of the Main Campus. Given that the major air flow path and existing airflow regime would be retained upon completion of the proposed campus expansion, no significant deterioration in pedestrian-level wind environment was anticipated.

Tree Preservation

60. In response to a Member's enquiry on the number of trees to be felled and details of the tree compensation proposal, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of a PowerPoint slide, explained that about 200 existing trees would be affected, with no Old and Valuable Tree identified. Among those 200 trees, two trees of particular interest (i.e. *Ficus microcarpa* (細葉榕)) within the Main Campus would be retained and would not be affected by the proposed campus expansion. The proposed campus expansion should comply with relevant government requirements and regulations at the implementation stage. Relevant clauses on tree preservation and compensation would also be included in the land lease as appropriate.

Local Consultation

61. Noting that consultations with the Tuen Mun District Council and Tuen Mun Rural Committee had been conducted, a Member enquired whether consultation with local community had also been arranged. In response, Mr Ernest Chan, LU's representative, explained that LU had actively engaged the local community, including organising an exhibition on the proposed campus expansion at the LU History Exhibition Hall, which was centrally located and easily reachable and open to the public. In addition, LU had publicised the exhibition to the local community and members of the public to encourage them to visit and provide comments and feedbacks on the campus expansion project.

District Cooling System (DCS)

62. In view of the scale of the proposed campus expansion and the anticipated increase in energy demand, two Members enquired whether DCS, which could reduce energy consumption by 30 to 40% compared with a traditional air-cooled system, had been considered. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD said that no DCS was currently planned for the Tuen Mun area, noting that DCSs in Hong Kong were mainly planned/implemented in new development areas. Mr Dennis Wong, LU's representative, added that while DCS had not been explored under the proposed campus expansion, a range of green and environmentally friendly measures was proposed for the planned Science Building currently under construction, including solar panels, air conditioning and rainwater

harvesting system. Members' suggestion on DCS was noted and would be explored with relevant professionals at a later stage. The Chairperson remarked that while DCS was planned to provide cooling services to the Northern Metropolis University Town, its scale was considerably larger than that of LU's proposed campus expansion.

Implementation

63. In response to the Chairperson's question, Mr Raymond H.F. Au, DPO/TMYLW, PlanD said that controls under various regimes would be in place to ensure the implementation of the proposed urban design and air ventilation measures under the proposed campus expansion. For example, paragraph 9.9.7 was proposed to be added to the Explanatory Statement of the OZP to specify the urban design principles and considerations to be adopted for the proposed campus expansion, such as stepped BH profiles, maintaining the low-rise urban fabric of the campus central core, careful building orientation, and provision of open space and building setbacks. Relevant requirements, including building setbacks, would be proposed for incorporation into the land lease as appropriate. The proposed campus expansion would also be subject to scrutiny by relevant B/Ds prior to its implementation in accordance to the established mechanism in the UGC Capital Programme. LU would be required to submit a proposal to UGC to ensure that the proposed campus expansion would align with the roles, missions and future development plan of LU. With ArchSD acting as a technical adviser, UGC would evaluate the expansion proposal and provide comments on feasibility, design, cost, implementation and other relevant aspects. PlanD would provide comments from planning perspective, where necessary.

Others

64. The Chairperson enquired about the historical significance of Wing On Plaza and the nearby LU Main Building at the Main Campus. In response, Mr Dennis Wong, LU's representative, with the aid of some PowerPoint slides, said that LU was founded in Guangzhou in 1888 and was later re-established in Hong Kong, with the architectural style and historical value of Lingnan embodied in Wing On Plaza and the LU Main Building. Both of them would be retained under LU's proposed campus expansion.

Amendment Item B2

65. Noting that Tuen Mun River (TMR) was located to the west of the site for the proposed sports ground (the Item B2 Site), a Member enquired whether the design of the proposed sports ground could be better integrated, both physically and visually, with TMR, for example by orienting the spectator stand to face the river and by providing direct connections to facilitate convenient access between the proposed sports ground and TMR.

66. In response, Mr Raymond H.F. Au, DPO/TMYLW, PlanD, with the aid of a PowerPoint slide, made the following main points:

- (a) based on the current design of the proposed sports ground, the spectator stand would face the main sports pitch rather than TMR. Nevertheless, a staircase was proposed to the west of the two sports pitches to connect the proposed sports ground with the riverside promenade and cycle track along TMR, and further northwards to the proposed railway station along the Tuen Mun South Extension in Tuen Mun Area 16;
- (b) according to the submitted landscape layout plan, public open space of about 5,620m² would be provided within the proposed sports ground for better integration with the surrounding areas; and
- (c) the strip of land between TMR and the Item B2 Site, for which no implementation programme of the planned open space had been confirmed, was proposed to be rezoned from “O” to “G/IC” (i.e. Amendment Item B1) and integrated with the proposed sports ground at the Item B2 Site, thereby ensuring that the original planning intention for open space would be implemented in a timely and integrated manner alongside the development of the proposed sports ground for public use.

Conclusion

67. As Members had no further questions to raise, the Chairperson concluded that Members supported the proposed amendments, which were mainly to facilitate two proposals,

i.e. the LU campus expansion and the proposed sports ground. Both proposals were supported by the government's policies and would bring benefits to the local community and society. Technical assessments submitted in support of the proposals demonstrated that there were no insurmountable problems. Appropriate monitoring mechanisms would be in place to ensure effective implementation of the proposed planning and design features under the proposals. Other amendments were technical in nature, mainly to reflect the as-built conditions and completed development, and to rationalise the zoning boundaries. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

68. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/41 and that the draft OZP No. S/TM/41A at Attachment II of the Paper (to be renumbered to S/TM/42 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Tuen Mun OZP No. S/TM/41A (to be renumbered to S/TM/42 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

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

[The Chairperson thanked the government representatives (including the consultants) for attending the meeting. They left the meeting at this point.]

Agenda Item 37

Any Other Business

[Open Meeting]

70. There being no other business, the meeting was closed at 4:40 p.m.

**Minutes of 790th Meeting of the Rural and New Town Planning Committee
(held on 26.6.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/YL-NTM/5	2 nd [^]
11	A/NE-MKT/64	1 st
15	A/NE-TKLN/129	1 st
18	A/YL-KTN/1233	1 st
19	A/YL-KTS/1108	2 nd [^]
20	A/YL-KTS/1129	1 st
21	A/YL-KTS/1130	1 st
24	A/YL-PH/1118	1 st
25	A/YL-PH/1119	1 st
32	A/YL-LFS/595	2 nd [^]
35	A/YL-TT/785	1 st
36	A/YL-TYST/1355	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	
32	The application site was located in Lau Fau Shan (LFS).	- Mr Rocky L.K. Poon for being one of the owners of a property in LFS

As the property owned by Mr Rocky L.K. Poon had no direct view of the application site under Item 32, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/790_rnt_agenda.html for details of the planning applications.

**Minutes of 790th Meeting of the Rural and New Town Planning Committee
(held on 26.6.2026)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
26	A/YL-PH/1120	Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land in “Residential (Group D)” Zone, Lots 135 RP (Part), 136 (Part), 138 S.B RP (Part) and 139 RP (Part) in D.D. 108, Pat Heung, Yuen Long	29.7.2026 to 28.7.2029
28	A/HSK/610	Temporary Public Vehicle Park (Private Car) in “Village Type Development” Zone, Lot 1159 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long	27.6.2026 to 26.6.2029
30	A/TM-LTTY/515	Temporary Training Ground (Hong Kong Institute of Construction) in Area shown as ‘Road’, Government Land under Kong Sham Western Highway (next to Wong Kong Wai Road near Fuk Hang Tsuen), Lam Tei, Tuen Mun	27.6.2026 to 26.6.2029

**Minutes of 790th Meeting of the Rural and New Town Planning Committee
(held on 26.6.2026)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 26.6.2029

Item No.	Application No.	Planning Application
4	A/SK-PK/310	Proposed Temporary Public Vehicle Park (Private Cars Only) and Eating Place with Ancillary Electric Vehicle Charging Facilities and Solar Panels in “Recreation” Zone, Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung
7	A/NE-FTA/277	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lots 201 S.A, 201 RP and 202 RP (Part) in D.D. 52, Sheung Shui Wa Shan North Section
10	A/NE-MKT/57	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lots 588, 589 and 590 RP in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling
13	A/NE-MUP/233	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 28 in D.D. 38, Man Uk Pin
17	A/YL-KTN/1216	Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land in “Agriculture” Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D. 107, Fung Kat Heung, Kam Tin North, Yuen Long
22	A/YL-KTS/1131	Temporary Shop and Services (Real Estate Agency) and Associated Filling of Land in “Agriculture” Zone, Lot 1568 (Part) in D.D. 106 and Adjoining Government Land, Yuen Kong, Kam Tin South, Yuen Long
29	A/HSK/611	Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Electric Vehicle Charging Facilities in “Village Type Development” Zone, Lot 919 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
31	A/YL-LFS/573	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Electric Vehicle Charging Facilities and Associated Filling of Land in “Residential (Group D)” Zone, Lot 588 in D.D. 128, Lau Fau Shan, Yuen Long
33	A/YL-TT/773	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

(b) Application approved on a temporary basis for a period of 5 years until 26.6.2031

Item No.	Application No.	Planning Application
34	A/YL-TT/784	Temporary Public Vehicle Park (Excluding Container Vehicle) in “Village Type Development” Zone, Various Lots in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long

Declaration of Interest

The Committee noted the following declaration of interest:

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

As the property owned by Mr Rocky L.K. Poon had no direct view of the application site under Item 31, the Committee agreed that he could stay in the meeting.