

TOWN PLANNING BOARD

Minutes of 792nd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 24.7.2026

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Vincent K.Y. Ho

Dr C.M. Cheng

Mr Ryan M.K. Ip

Professor B.S. Tang

Mr Simon Y.S. Wong

Mr Eric C.B. Chan

Dr Kelvin K.Y. Leung

Mr Gary X.Y. Zhang

Chief Traffic Engineer/New Territories West,
Transport Department
Ms Vilian W.L. Sum

Chief Engineer (Works),
Home Affairs Department
Mr Bond C.P. Chow

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

Assistant Director/Regional 1,
Lands Department
Ms Catherine W.S. Pang

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

Secretary

Absent with Apologies

Mr Timothy K.W. Ma

Mr Rocky L.K. Poon

Mr Wilson H.K. Shum

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 Melissa C.H. Kwan

Agenda Item 1

Confirmation of the Draft Minutes of the 791st RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 791st RNTPC meeting held on 10.7.2026 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 36 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for individual cases and the Committee's views on the declared interests were in **Annex 1**.

Deliberation Session

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

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were 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 32 cases selected for streamlining arrangement and the Planning Department (PlanD) had no objection to the applications for temporary uses for the applied/recommended periods. Details of the planning applications, Members' declaration of interests for individual cases and the Committee' views on the declared interests were in **Annex 3**.

8. The Committee noted that Application No. A/YL-TT/786 under Item 84A was approved with conditions by the Committee on 10.7.2026 under streamlining arrangement, however, there were typographical errors in the paper (No. A/YL-TT/786) regarding the applied/recommended approval period (3 years as stated in the paper), while the applied period was for 5 years. The paper (No. A/YL-TT/786A) with rectification on the applied/recommended approval period and corresponding amendments to the specified dates for compliance with the approval conditions, was submitted for reconsideration of the Committee at the meeting under streamlining arrangement.

Deliberation Session

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

of the applications as submitted to the Town Planning Board subject to the approval conditions, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses, if any, as set out in the appendix of the Papers.

Sha Tin, Tai Po and North District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/NE-MKT/2 Application for Amendment to the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7, To rezone the application site from “Agriculture”, “Green Belt” and “Government, Institution or Community” to “Other Specified Uses” annotated “Innovation and Technology Hub” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 82 and 86 and Adjoining Government Land, Man Kam To

(RNTPC Paper No. Y/NE-MKT/2)

Presentation and Question Sessions

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

PlanD

Mr Rico W.K. Tsang	-	District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)
Mr Ryan C.K. Ho	-	Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)
Ms Cheryl T.M. Tsang	-	Town Planner/Shan Tin, Tai Po and North

Applicants’ Representatives

Hong Kong International Innovation and Technology Hub Limited - Applicant

Mr Edmund K.C. Leong

Mr Edgar C.P. Kwan

Professor Witman W.M. Hung

Dr Guan Jiang

Mr Ronald Ng

Arup Hong Kong Limited

Ms Theresa W.S. Yeung

Ms Anna T.Y. Lok

Ms Vienne Y. Lung

Ms Karen K.K. Chan

Mr Tony C.K. Yip

Ms Claudia Y.L. Yu

Ms Jane J.L. Lu

Mr Ivan T.L. Wan

Mr Ricky W.K. Lau

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

12. With the aid of a PowerPoint presentation, Mr Ryan C.K. Ho, STP/STN, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Agriculture", "Green Belt" and "Government, Institution or Community" to "Other Specified Uses" annotated "Innovation and Technology Hub" ("OU(I&T Hub)") to facilitate the development of an international innovation and technology (I&T) hub comprising research and development (R&D) centres, data centres, and other related business and complementary facilities including commercial centre, kindergarten, ancillary dormitory, and private residential uses, comments from relevant government bureaux/departments (B/Ds), and the planning considerations and assessments as detailed in the Paper. While PlanD had no in-principle objection to the application, it was considered more appropriate to review the land use zoning boundary and stipulate appropriate uses under Column 1 and 2 and development restrictions in the Notes of the Outline Zoning Plan (OZP).

13. The Chairperson then invited the applicants' representatives to elaborate on the

application. With the aid of a PowerPoint presentation, Ms Theresa W.S. Yeung, the applicants' representative, made the following main points:

- (a) the proposed I&T hub, namely "THE NEXUS" (the proposed development), was a privately initiated project located in the Northern Metropolis (NM). It served as a demonstration of digital economy and artificial intelligence (AI) with integration of digital and real economy by developing digital finance, digital culture and digital economy. It aimed to provide a platform for application of AI-agent and serve as an AI platform for an international cooperation and innovation union-hub. The proposed development was expected to introduce new quality productive forces and form partnerships with state-owned enterprises, reinforcing Hong Kong's role as "Super Connector" and "Super Value-adder" through collaboration with Shenzhen;
- (b) the proposed development with a gross floor area (GFA) of 365,180m² mainly for R&D centres and data centres would attract more than 250 high-potential enterprises and create about 5,800 job opportunities in the I&T sector, involving an investment of over HK\$10 billion in the next 5 years;
- (c) in response to Members' comments on the previous scheme under application No. Y/NE-MKT/1, the domestic GFA for private residential use in the indicative scheme of the current application had been reduced by 30%, while the domestic GFA for ancillary dormitories and non-domestic GFA for R&D centres, data centres and related uses remained unchanged. Besides, the indicative scheme had been refined to adopt a more pronounced stepped building height (BH) profile than the previous one;
- (d) the land ownership of the private lots within the Development Site (i.e. the Site excluding residual adjacent land parcels not included in plot ratio (PR)/GFA calculation of the proposed development) had increased from 46% in the previous application in 2025 to 76% in the current application. The acquisition of the remaining private land parcels was expected to be

completed by 2027;

- (e) the proposed development was supported by the Command for Luohu Shenzhen-Hong Kong Modern Commerce and Trade Upgrading and Developing through a strategic agreement. The applicants had formed partnerships with Mainland counterparts, including the China Railway Construction Corporation Limited and China Civil Engineering Construction Corporation, to implement the project. In addition to anchor tenants, such as China Electronics Corporation (CEC) and EVOC Group, which had been committed since 2025, several new anchor tenants, such as Research Institute under the China Energy Conservation and Environmental Protection Group and PowerBanc Group Limited, were engaged to establish their headquarters at the Site. Those anchor tenants from Chinese Mainland had formed a mature and integrated industrial chain and ecosystem, aiming to leverage Hong Kong as a platform for commercialisation of scientific research and innovative applications to connect with international markets;
- (f) the proposed development fully echoed the National 15th Five-Year Plan and Hong Kong's 1st Five-Year Plan, which supported Hong Kong in developing into an international I&T centre, accelerating the NM development, and building a more complete I&T industrial chain to attract more enterprises and high-calibre talents. With its strategic location in NM, the proposed development would provide a commercial platform to strengthen the I&T ecosystem and facilitate regional co-operation among the cities of the Greater Bay Area (GBA) by leveraging their complementary advantages and participating in high-quality co-operation under the Belt and Road Initiative;
- (g) the proposed development affirmed the rapid I&T development under Hong Kong's I&T Development Blueprint which outlined four broad development directions, including (i) enhancing the I&T ecosystem and promoting "new industrialisation"; (ii) enlarging the I&T talent pool to create strong impetus for growth; (iii) promoting digital economy

development and developing Hong Kong into a smart city; and (iv) proactively integrating into the overall development of the country and consolidating Hong Kong's role as a bridge connecting Chinese Mainland and the world;

- (h) the Site was located at a prime location in proximity to Lo Wu, Man Kam To (MKT) and Heung Yuen Wai (HYW) Boundary Control Points and the planned data facility in Sandy Ridge. The proposed development could enhance cross-boundary collaboration between I&T industries in Hong Kong and Shenzhen. The proposed development could also create synergies with the data facility in Sandy Ridge, foster a vibrant I&T community and provide opportunities for more scientific research work;
- (i) the proposed development was technically feasible and relevant B/Ds had no objection to or no adverse comment on the application; and
- (j) in conclusion, Members were respectfully requested to give favourable consideration to the application. The rezoning proposal could promote new industries in Hong Kong through driving the upgrading and transformation of traditional industries, promoting economic diversification, and enhancing Hong Kong's overall competitiveness, thereby providing a new impetus for growth. The 15th Five-Year Plan clearly supported the establishment of an international I&T centre in Hong Kong. Given Hong Kong's strong performance in technology, as reflected in the World Digital Competitiveness Ranking 2025 published by the International Institute for Management Development, Hong Kong could serve as an ideal platform to create complementary functions with other cities in GBA, deepen I&T cooperation with Chinese Mainland and expand global I&T collaboration.

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

Long-term Planning of New Territories North (NTN) New Town

15. A Member raised the following questions:

- (a) the development plan for the areas, including the Site, that fell outside the Priority Development Area (PDA) of NTN New Town; and
- (b) the implications and constraints of approving the application for the future planning of the remaining phase of NTN New Town, noting that approving an application within the study area of an on-going Government's planning and engineering study was not common.

16. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of some PowerPoint slides, made the following main points:

- (a) the Broad Land Use Concept Plan under the Preliminary Development Proposal (PDP) for NTN New Town was formulated under the "Remaining Phase Development of the NTN – Planning and Engineering Study for NTN New Town and Man Kam To - Investigation" (the P&E Study) jointly commissioned by the Civil Engineering and Development Department and PlanD and a 2-month public consultation exercise was conducted from January to March 2025. Taking into account the public views received, the relevant land use proposals would be refined and the Recommended Outline Development Plans for NTN New Town would be formulated with relevant technical assessments/engineering design. Given the vast scale of NTN New Town, the PDA covering the HYW Area and the proposed NTN Campus of the NM University Town to its south would be taken forward first. A concrete development programme for the remaining phase of NTN New Town including the Site, which was intended for phased development in the medium to long term, was not yet available; and
- (b) as the Site was located outside the PDA, should the application be agreed, the future planning of the remaining phase of NTN New Town, particularly the long-term development potential of the Lo Shue Ling area, would be reviewed holistically, having regard to all relevant planning factors including the rezoning proposal. Appropriate adjustments to the planning

of the remaining phase of NTN New Town could be considered, where appropriate.

Positioning of the Proposed Development

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

- (a) the rationale for developing the proposed I&T hub at the Site instead of within those planned I&T hubs in the New Development Areas (NDAs) such as San Tin Technopole (STT) and Hung Shui Kiu/Ha Tsuen (HSK/HT), and how the proposed development in terms of planning intention and development direction differed from those of the other planned I&T hubs; and
- (b) whether the proposed development would compete with the planned I&T hub in STT and thereby potentially affect and divert the pool of prospective end-users.

18. In response, Ms Theresa W.S. Yeung and Professor Witman W.M. Hung, the applicants' representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) there were several I&T hubs in Hong Kong, each with distinct characteristics and focuses. The proposed development had established strong partnerships with anchor tenants who had been engaged throughout the planning and design process. Those engaged anchor tenants, comprising both upstream and downstream companies, as well as companies with equity relationships, had formed an integrated ecosystem for the proposed development. While the Site was smaller than other planned I&T hubs such as those in STT and HSK/HT, this customised partnership model was considered not replicable at other planned I&T sites. Establishing I&T businesses in the planned I&T hub in STT would require liaison with the Government to meet the relevant requirements. Given the confidence that the remaining private land parcels could be acquired, and

considering that the Site was of sufficient size to accommodate the targeted industries/enterprises at an ideal scale of operation, it was considered most appropriate to take forward the proposed development at the Site; and

- (b) given the general shortage of land for I&T industries and the anticipated insufficiency of planned data centres in Hong Kong to meet the fast-growing demand for AI, the proposed development, with its unique ecosystem and anchor tenants, was not expected to compete with the planned I&T sites in STT. Instead, it would provide crucial additional capacity for data centres, particularly for the data centre development in Sandy Ridge, and for R&D activities.

19. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of some PowerPoint slides, said that I&T development was one of the Government's top priorities in Hong Kong. The Innovation, Technology and Industry Bureau (ITIB) expressed supportive views on the proposed development as it would contribute to addressing the growing demand for high-tier data centres in Hong Kong, benefit the I&T sector development at large, and align with the Government's aspiration to enhance Hong Kong's I&T ecosystem.

The Indicative Scheme

20. Some Members raised the following questions:

- (a) whether the floor spaces, especially those designated for R&D centres, data centres and commercial facilities, would be for sale or managed by a single operating company;
- (b) noting that the proposed R&D centres would have a floor-to-floor (FTF) height of 6.5m for the first two floors and 5m for the remaining floors, whether the FTF heights could accommodate the operational requirements of the anchor tenants;
- (c) whether the private residential units were intended to be managed as dormitories or would be similar to ordinary flats for sale;

- (d) noting that basement carpark were proposed beneath all the building blocks, whether the proposed BH restrictions could accommodate the relocation of basement carpark to aboveground in light to the latest government policy allowing full GFA exemption for not more than two levels of aboveground carpark; and
- (e) noting that the indicative scheme would involve a reduction of about 30% in domestic GFA and the number of private residential units, with no change in the maximum BH of 120 metres above Principal Datum (mPD) compared with the previous application, whether all the private residential building blocks would be built up to the maximum BH of 120mPD should the application be agreed.

21. In response, Ms Theresa W.S. Yeung and Professor Witman W.M. Hung, the applicants' representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposed I&T hub would be primarily managed by the applicants' operating companies. Subject to further discussions with the key anchor tenants, such as CEC, which had expertise in operating data centres, potential partnerships might be established for operational management. In addition, the applicants would operate a significant portion of the data centres to provide the necessary computing power for I&T companies operated by the applicants;
- (b) the FTF heights of the R&D centres were required to meet the preliminary requirements of the operators, so as to ensure sufficient space for a raised floor system to accommodate the wires and cables. Given the rapidly evolving technologies in the design of R&D centres and data centres, more space-saving and energy-efficient designs would be implemented. The detailed designs of those buildings would be further developed in collaboration with the operators concerned;

- (c) the proposed development would provide two types of housing, namely private residential units and ancillary dormitories. The private residential units, with a domestic GFA of 74,550m², would be similar to other ordinary flats for sale, while the ancillary dormitories, in the form of talent homes with a domestic GFA of 63,900m², would provide accommodation for talents/employees;
- (d) the indicative scheme had not been reviewed in light to the latest government policy allowing full GFA exemption for up to two levels of aboveground carparks, as promulgated in the Policy Address 2025. The feasibility of accommodating aboveground carparks would be explored, and the implications for the BH would be examined at a later stage; and
- (e) with the reduction in domestic GFA, a stepped BH profile ranging from 66.45mPD to 120mPD (16 to 31 storeys) had been adopted in the indicative scheme for the private residential portion to enhance the visual quality and wind permeability. While the maximum BH of 120mPD for private residential use was proposed to remain the same as that in the previous application, it would also allow flexibility to accommodate the aboveground carparks in response to the latest government policy as mentioned above.

22. Noting that ‘Flat (not elsewhere specified)’ was a Column 2 use within the “OU(I&T)” zone covering the planned I&T sites in STT, a Member enquired whether incorporating ‘Flat’ as a Column 1 use within the proposed “OU(I&T Hub)” zone under application was appropriate. In response, Ms Theresa W.S. Yeung, the applicants’ representative, said that ‘Flat’ use was proposed to be always permitted within the proposed “OU(I&T Hub)” zone to allow the provision of more housing options for employees. The maximum domestic and non-domestic GFAs could be included in the lease to ensure that the GFAs for domestic and non-domestic uses would be provided in accordance with the indicative scheme. The Chairperson supplemented that the applicants proposed a non-domestic to domestic GFA split of 73:27, and the maximum domestic and non-domestic GFAs were incorporated in the Remarks of the proposed Notes of the “OU(I&T Hub)” zone in Appendix III of the Paper, which could be stipulated in the Notes of the OZP at the

subsequent OZP amendment stage to provide proper planning control.

Land Ownership

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

- (a) whether there was a development plan covering only the land already acquired in the event that the development proposal could not be proceeded in respect of the remaining 24% of the private land within the Development Site;
- (b) how mature the land acquisition process was for the 19% of private lots within the Development Site, which were claimed to be under active negotiation, and whether some of the private lots to be acquired were those required for the proposed access road connecting the proposed development with Lin Ma Hang Road to the north, and if the acquisition could not be completed, whether this would affect the future implementation;
- (c) whether there were difficulties or obstacles encountered for some of the private lots during the acquisition; and
- (d) whether acquisition of any other private lots would be required for the five proposed key road/junction improvement and/or modification schemes outside the Site.

24. In response, Ms Theresa W.S. Yeung and Professor Witman W.M. Hung, the applicants' representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) should the remaining 24% of private land within the Development Site not be acquired, the proposed development could potentially be implemented in phases, with the first phase focused on the 76% of private land that had already been acquired. That said, the applicants were confident of acquiring the rest of the land as the relevant landowners had already been

engaged. While the pace at which the procedural formalities for the land transactions could be completed varied, more time would be required to complete all the necessary procedures. The remaining phase(s) could be implemented after completion of the land acquisition;

- (b) the private lots under active negotiation referred to those for which deposits had been placed. Some of those private lots would also be required for the proposed access road in the northern part of the Site. The procedures for completing the land transactions would take some time;
- (c) the applicants had approached all the landowners within the Development Site and had not encountered any issues relating to inheritance, nor any cases of missing or absentee landowners; and
- (d) the five proposed key road/junction improvement and/or modification schemes outside the Site all fell within government land.

Implementation

25. The Vice-chairperson and two Members raised the following questions:

- (a) the impact on the financial return of the proposed development, noting the reduction in the domestic GFA for private residential use in the indicative scheme compared with the previous application;
- (b) noting a difference of over 1,900 between the anticipated private residential/dormitory population and the working population, the reason for such difference; and
- (c) the basis for the assumption of the anticipated completion year between 2029 and 2032.

26. In response, Ms Theresa W.S. Yeung and Professor Witman W.M. Hung, the applicants' representatives, with the aid of some PowerPoint slides, made the following main

points:

- (a) given the unique work nature and culture of the I&T industries, the provision of private residential units and ancillary dormitories was intended to provide close and convenient accommodation for employees working shifts with long hours. While the proposed private residential use was not the primary consideration for financial return, the reduction of private residential portion would not significantly affect the financial viability of the proposed development;
- (b) based on the feedback and experience of the core partners and anchor tenants regarding the housing arrangements for the I&T hub, the ancillary dormitories in the proposed development would not only provide accommodation for employees but also offer options for employees to reside with family members, including spouses and children, and domestic helpers. This accounted for the discrepancy between the residential population and the working population; and
- (c) the proposed development was targeted for completion in phases, with the first building to be completed around 2029. The Site was expected to be fully completed in phases within a 4-year period by 2032.

Air Ventilation

27. A Member enquired whether improvement could be made to the building separation and orientation of the proposed residential building blocks, which had a BH up to 31 storeys, to allow the penetration of prevailing wind from the east and southeast and reduce the potential wall effect on air ventilation in the downstream area. In response, Ms Theresa W.S. Yeung, the applicants' representative, with the aid of some PowerPoint slides, said that several breezeways and air paths had been incorporated in the indicative scheme to mitigate the potential impact on the surrounding pedestrian wind environment. Two air paths, each 15m wide, running from southeast to northwest among the residential building blocks had been proposed. Notwithstanding that, the building separation and orientation of the proposed residential building blocks could be further reviewed at the detailed design stage to

further enhance ventilation.

Landscape

28. Noting from paragraph 9.1.14(k) of the Paper that 44 trees would be felled and 275 new trees would be planted to compensate for the loss, a Member enquired about the total number of trees on the Site, including those proposed to be retained and felled. In response, Ms Claudia Y.L. Yu, the applicants' representative, said that there was a total of 323 trees within the Site, 44 of which were proposed to be retained and 279 were proposed to be felled.

29. Noting that the Site was largely covered with vegetation, tree clusters and there was a 'Fung Shui Woodland' to the south, a Member enquired whether the tree compensation ratio of 1:1 could be increased, considering the sizable landscape areas proposed within the Site. In response, Ms Theresa W.S. Yeung, the applicants' representative, said that the tree compensation ratio could be further evaluated during the detailed design stage. Nevertheless, it was crucial to balance the number of trees planted with the provision of both active and passive open spaces for leisure purposes. The feasibility of incorporating more trees would be explored while ensuring that adequate space for other leisure activities for residents and tenants would be provided.

Infrastructure Capacities and Supporting Facilities

30. Noting that the Site was located within the remaining phase of NTN New Town planned for medium- and long-term development, a Member enquired whether the technical assessments conducted for the proposed development had taken into account the potential mismatch between its implementation programme and those of the Government, and confirmed that there would be sufficient infrastructure capacities, including water and electricity supplies, to support the proposed development prior to the completion of the Government's infrastructure works. In response, Ms Theresa W.S. Yeung, the applicants' representative, said that the technical assessments conducted for the proposed development were based on the existing infrastructure conditions in the area. The proposed development could be implemented and operated independently with sufficient infrastructure capacities, even in the absence of the Government's infrastructure works for the remaining phase of

NTN New Town.

31. Noting from the Water Supply Impact Assessment (WSIA) submitted by the applicants that the Ping Che Fresh Water Service Reservoir (FWSR) lacked spare capacity to meet the demand from the proposed development, and considering the significant energy consumption of data centres, a Member enquired whether adequate water and electricity supplies would be provided for the proposed development as demonstrated by the relevant technical assessments. In response, Ms Jane J. Lu, the applicants' representative, said that while Ping Che FWSR did not have sufficient capacity to meet the water supply demand of the proposed development, it was recommended to switch the water source to the Table Hill FWSR, which had a storage capacity of 27,450m³, with the Table Hill Reclaimed Water Service Reservoir serving as an interim water source. Consent from the Water Supplies Department had already been obtained for the provision of new fresh and reclaimed water mains connecting from the service reservoirs at Table Hill to the Site. Mr Edgar C.P. Kwan, the applicants' representative, supplemented that the applicants had liaised with CLP Power Hong Kong Limited and confirmed that adequate electricity supply would be provided to support the proposed development.

32. A Member enquired whether the existing primary school, i.e. Ta Ku Ling Ling Ying Public School, encircled by the proposed development, had sufficient school places to meet the anticipated demand from an estimated population of over 8,000, or whether additional school places would be required. In response, Ms Theresa W.S. Yeung, the applicant's representative, said that the demand for primary school places arising from the population of the proposed development had been assessed, and the Education Bureau had been consulted and advised that an additional primary school would not be necessary.

Connectivity

33. In response to a Member's enquiry about the distance between the Site and the closest station of the proposed Northern Link Eastern Extension, Mr Rico W.K. Tsang, DPO/STN, with the aid of some PowerPoint slides, said that the Site was located in between the preliminary locations of the proposed MKT Station and Hung Lung Hang Station. It was anticipated that the applicants would arrange shuttle bus service to facilitate commuting between the Site and the future railway stations.

Others

34. In response to a Member's concern that the concept of transforming military technologies into civilian applications as a business strategy might give rise to perceptions requiring careful handling, Mr Witman W.M. Hung, the applicants' representative, said that CEC evolved from the former Ministry of Electronics Industry, which had a number of subordinate research institutes that had previously conducted military research. The proposed concept was common in scientific research, and the transformation of military technologies into civilian applications was not uncommon in other countries. The same Member expressed that this business strategy might need to be presented with caution to avoid unnecessary complications or speculation.

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

Deliberation Session

36. The Chairperson remarked that the Site was the subject of a previous section 12A (s.12A) application (No. Y/NE-MKT/1) which was rejected by the Committee in March 2025 mainly on the grounds that the prospect for comprehensive implementation of the proposed development at the Site was uncertain taking into account the current land ownership pattern, and the proposal was considered not acceptable given the disproportionate residential component for I&T hub. Compared with the previous application, the proportion of private land within the Development Site claimed to be acquired by the applicants had been increased from 46% to 76% (including private lots fully/partially owned by the applicants and those under active negotiation) and the private residential GFA had been reduced by 30% in the current application. It could be considered that the key concerns stated in the rejection reason of the previous application had been broadly addressed. The Site was located within the remaining phase of the proposed NTN New Town which was slated for

phased development in the medium to long term without concrete development programme. According to the Broad Land Use Concept Plan under the PDP for NTN New Town, the Site was mainly designated for 'Industries', with a small portion allocated for 'Mixed Use/Residential' uses. The proposed development was not entirely in conflict with the Broad Land Use Concept Plan and it might help unleash the Site's development potential through private initiative. Besides, the I&T proposal would contribute to addressing the growing demand for data centres, benefit the I&T sector development and align with the Government's aspiration to enhance the I&T ecosystem as advised by ITIB. A review of the long-term planning and development potential of the Lo Shue Ling area would be required, taking into account the rezoning proposal, should the application be agreed by the Committee. From implementation perspective, the applicants had secured approximately 76% of the private land with the Development Site, which would help ensure the feasibility of implementation. Relevant B/Ds generally had no objection to or no adverse comment on the proposed development and the technical assessments. Should the Committee agree to the application, PlanD would prepare the proposed amendments to the OZP, including but not limited to reviewing the zoning boundary and stipulating maximum domestic and non-domestic GFAs/PRs and BH restriction(s) for the Site in the Notes of the OZP. The relevant amendments to the OZP would be submitted for the Committee's consideration prior to gazetting under the Town Planning Ordinance. The Chairperson then invited views from Members.

37. Members generally had no objection to/supported the application as the proposed development aligned with the Government's policy and the strategic direction of advancing I&T industries in NM. Some Members expressed appreciation for the applicants' private initiative to develop I&T industry, particularly the provision of data centres, given the shortage of such facilities in the market. Members also noted that the applicants had made efforts to acquire more private land, as compared with the previous application, to facilitate implementation.

38. A Member noted that the rejection reason for the previous application mentioned that the Site fell within the study area of the ongoing P&E Study and approval of the rezoning application would impose constraints on the more comprehensive land use planning of the area as part of an NDA and undermine the efficient use of the surrounding land. As in some other previous cases, planning applications would likely be rejected where they fell within the

study areas of ongoing government studies, so as to avoid pre-empting the findings of the studies. For the current case, there was no major change in planning circumstances, the Site remained covered by the ongoing P&E Study, and the long-term development of the area would need to take into account the proposed development if agreed by the Committee. In that regard, should the application be agreed/partially agreed, a clearer explanation should therefore be provided to establish that the Committee's decision in this case was not in conflict with its decisions on applications with similar circumstances and would not set a precedent for similar applications.

39. The Chairperson said that the previous application was rejected primarily due to uncertainty over the implementation arising from the applicants' low level of land ownership and the disproportionate residential component of the proposed I&T hub and if agreed, the proposed development would impose constraints on the land use planning of the area, which formed part of an NDA. In the current application, the applicants had addressed the two primary concerns for rejecting the previous application, namely that a higher percentage of land was under the ownership of the applicants and the residential portion had been reduced compared with the previous application. The proposed development, which could unleash the Site's development potential and comprised predominantly I&T uses, was in line with Government's aspiration as indicated by ITIB. Hence, approval of the application was not in conflict with the Committee's previous decisions on similar applications. Each application should be considered on its individual merits. While the concrete implementation programme for the remaining phase of NTN New Town was not yet available, there was an opportunity for a holistic review of the long-term land use planning for the surrounding area.

40. A Member considered that the proposed development might have some impact on the Government's long-term planning for the area and there might be competition among I&T hubs in NM as they vied for leading and well-established enterprises, and the applicants were advised to liaise with the Government so that the long-term development of the area would be planned in a coherent manner. The Vice-chairperson expressed that it was uncertain whether the first phase of the proposed development could be completed by 2029 as proposed.

41. A Member was concerned whether incorporating 'Flat' use under Column 1 of

the Notes for the Site was appropriate at the OZP amendment stage, as it might create a perception that the proposed development could possibly be turned into a private residential development. The Vice-chairperson and two Members remarked that there should be appropriate control on the proportion of residential use, while another Member suggested that the allocation of sub-zones for the residential and I&T portions could also be considered. In response to Members' views and suggestions, the Chairperson said that while the proposed development was predominantly for I&T uses, it also included some commercial and residential components. Unlike other I&T sites in STT, where the Government was responsible for land resumption, site formation and infrastructural works, the proposed development at the Site required substantial upfront investment from the developers. Thus, including a certain portion of private residential element to supplement the I&T developments and aid financial viability was not unreasonable. The Chairperson highlighted that the Government had announced three pilot areas of large-scale land disposal in HSK/HT NDA, Fanling North NDA and STT, and those areas involved a package of land parcels designated for private residential, industry and public facilities, which was considered a financially viable approach for development. As Members generally accepted the proposed GFA of private residential use, placing 'Flat' use under Column 2 of the Notes requiring a separate planning permission might prolong the statutory planning process. To ensure planning control, it would be more appropriate to stipulate the maximum domestic and non-domestic GFAs/PRs for the Site in the Notes of the OZP and the lease. Demarcation of sub-zones for different uses on the OZP might limit the flexibility in layout and design at the detailed design stage, and its suitability would need to be further considered.

42. A Member considered that given the large size of the Site, there should be a review of the BH controls, in particular for the residential blocks as the indicative scheme showed that the residential blocks had varied BHs and were not all built to 120mPD. Another Member considered that from urban design and landscaping perspectives, specific design and landscaping requirements, such as provision of sufficient building separations between building blocks, enhancement of landscape treatments with more greening and planting, and provision of a buffer area for the 'Fung Shui Woodland' should be specified. Noting that a planning and design brief was prepared to set out detailed planning and design requirements for the planned I&T sites in STT, a Member enquired whether a planning and design brief or a master layout plan (MLP) for the Site would be required. The Vice-chairperson opined that taking into account the circumstances of the Site and to allow

design flexibility, the requirement for MLP submission was considered not necessary. The Chairperson explained that since the planned I&T sites in STT involved filling of fish ponds and were located near the Mai Po wetland, a planning and design brief was essential to ensure the proposed development would be compatible with the adjacent wildlife and the wetland. Since the Site was not situated close to any ecologically sensitive areas, some flexibility in the planning and design of the Site could be given. Appropriate BH restriction(s) would be considered at the OZP amendment stage, with a balance between statutory control and design flexibility. The various design requirements, such as stepped BH profile, wider building separation/gap for air ventilation, landscape enhancement with more greening and tree planting, and provision of a buffer area for the 'Fung Shui Woodland', could be specified in the Explanatory Statement (ES) of the OZP, as appropriate.

43. The Chairperson concluded that Members generally supported the application as the proposed development would contribute to realising the Government's policy for developing I&T industries in NM. Appropriate domestic and non-domestic GFAs/PRs and BH restrictions for the Site would be further reviewed and stipulated in the Notes, while the suggestions on various design requirements as stated in paragraph 42 above could be incorporated into the ES of the OZP, where appropriate, during the OZP amendment stage.

44. After deliberation, the Committee decided to partially agree to the application to rezone the application site to an appropriate zoning with stipulation of appropriate development restrictions and other requirements. The relevant proposed amendments to the Man Kam To Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be worked out in consultation with relevant government departments and submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Sai Kung and Islands District

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

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-HH/85 Proposed Public Utility Installation (Underground Cable, Overhead Cable, Stays and Poles) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 214 near Nam Wai, Sai Kung
(RNTPC Paper No. A/SK-HH/85A)

45. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

46. With the aid of some plans, Ms Sylvia L.Y. Lam, TP/SKIs, 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) did not support the application.

47. Two Members raised the following questions:

- (a) the status of the village house which required electricity supply;

- (b) whether alternative source of electricity supply for the village house, such as the use of solar panels, had been considered; and
- (c) the rationale for the proposed alignment of the public utility installation traversing the “Conservation Area” (“CA”) zone.

48. In response, Ms Tammy S.N. Kong, STP/SKIs, made the following main points:

- (a) the village house was a New Territories Exempted House (Small House) within the “Village Type Development” (“V”) zone;
- (b) the applicant’s submission did not provide information on whether alternative source of electricity supply, e.g. the use of solar panels, had been considered; and
- (c) the applicant had not provided justification for the extent of the proposed installation across the “CA” zone. Besides, the applicant had not assessed the feasibility of alternative alignment within the “V”, notwithstanding that there was vacant land within the “V” zone located between the concerned village house and the nearest existing electricity network in Nam Wai, where an alternative routing for the proposed installation could be explored.

Deliberation Session

49. A Member suggested that PlanD could liaise with the applicant regarding the alternative alignment that would avoid encroachment on the “CA” zone as far as possible before submission of the application to the Committee for consideration. In that regard, the Committee noted that while PlanD had raised with the applicant the possibility of alternative routing within the “V” zone, the applicant intended to pursue the proposed alignment, which was considered more straightforward and would avoid encroaching onto private lots.

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

- “(a) the proposed installation with associated excavation of land is not in line with the planning intention of the “Conservation Area” (“CA”) zone which is primarily to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development within the “CA” zone. The applicant fails to provide strong justification to demonstrate that the proposed installation with excavation of land is an essential infrastructure project with overriding public interest which warrants a departure from the planning intention of the “CA” zone; and
- (b) the applicant fails to demonstrate that the proposed installation with excavation of land would not generate adverse landscape impact on the application sites and the surrounding areas.”

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/87 Proposed Public Utility Installation (Underground Cable) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 216 near Tai Wan, Sai Kung
(RNTPC Paper No. A/SK-TMT/87A)

51. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

52. With the aid of some plans, Ms Sylvia L.Y. Lam, TP/SKIs, 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) did not support the application.

53. In response to a Member's enquiry regarding previous planning enforcement actions in respect of the lot on which the proposed installation was required to provide electricity supply under the current application, Ms Tammy S.N. Kong, STP/SKIs, said that the concerned lot was the subject of a planning enforcement case against unauthorized development involving excavation and filling of land. Subsequent to the Enforcement Notice and Reinstatement Notice issued in February and May 2021 respectively, the unauthorized development had been discontinued and the concerned lot had been reinstated, with Compliance Notices issued in July 2021.

Deliberation Session

54. After deliberation, the Committee decided to reject the application. The reason was:

“the proposed installation with associated excavation of land is not in line with the planning intention of the “Conservation Area” (“CA”) zone which is primarily to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development within the “CA” zone. The applicant fails to provide strong justification to demonstrate that the proposed installation with excavation of land is an essential infrastructure project with overriding public interest which warrants a departure from the planning intention of the “CA” zone.”

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

Sha Tin, Tai Po and North District

Agenda Item 9

[Open Meeting]

Proposed Amendments to the Approved Pak Shek Kok (East) Outline Zoning Plan No.

S/PSK/13

(RNTPC Paper No. 7/26)

55. The Secretary reported that the proposed amendments were to facilitate the proposed InnoCell 2.0 development with talent accommodation for the Hong Kong Science Park (HKSP). Mr Simon Y.S. Wong had declared interests for his working company as the current tenant of HKSP, and for being the Chief Project Development Officer of Hong Kong-Shenzhen Innovation and Technology Park (HSITP) Limited while HKSP's subsidiary had participated in the development of the HSITP.

56. As the interests of Mr Simon Y.S. Wong were considered direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Simon Y.S. Wong left the meeting temporarily at this point.]

Presentation and Question Sessions

57. The following representatives from the Planning Department (PlanD), the Innovation and Technology Commission (ITC), and Hong Kong Science & Technology Parks Corporation (HKSTPC) (including the consultants) were invited to the meeting at this point:

PlanD

Mr Rico W.K. Tsang	-	District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)
Mr Kevin K.W. Lau	-	Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)

Ms Charlotte T.W. Wun	-	Town Planner/Shia Tin, Tai Po and North (TP/STN)
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ITC

Mr Lawrence Ng	-	Senior Manager (Capital Works)
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Ms Emily Shek	-	Manager (Capital Works) ¹
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HKSTPC

Ms Filla Mak

Mr Felix Tang

Ms Elddie Yip

Ms Rebecca Li

Consultants

Leigh and Orange Limited

Ms Ivy Lee

Mr K.K. Shing

KTA Planning Limited

Ms Pauline Lam

MVA Hong Kong Limited

Mr George Lee

Allied Environmental Consultants Limited

Ms Joanne Ng

58. With the aid of a PowerPoint presentation, Mr Kevin K.W. Lau, STP/STN, PlanD briefed Members on the background of the proposed amendments to the approved Pak Shek Kok (East) OZP No. S/PSK/13 (the OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly involved rezoning of a site at Science Park Road (the Site) from “Open Space” to “Other Specified Uses” annotated “Science Park (1)” subject to a maximum gross floor area of 25,600m², a maximum building height of 66 metres above Principal Datum (mPD) and the

requirement for provision of at-grade public open space of not less than 4,200m² (Amendment Item A). The amendment was to facilitate the proposed InnoCell 2.0 development to provide talent accommodation for HKSP. There were also amendments to the Notes of the OZP in relation to the above rezoning 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.

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

60. Noting that the Government had recently announced the proposed Pak Shek Kok Station, a Member enquired about the location of the proposed station and the distance between the Site and the proposed station. In response, Mr Rico W.K Tsang, DPO/STN, PlanD, with the aid of some PowerPoint slides, said that the proposed Pak Shek Kok Station would be located roughly midway between HKSP and the Education University of Hong Kong Sports Centre, and was about 1 km away from the Site. There would be an elevated footbridge spanning across the Tolo Highway to connect the station with HKSP to enhance commuting convenience for the working population at HKSP, including those accommodated in the proposed InnoCell 2.0 development.

61. Noting that the Site was situated at the waterfront with potential flood risk caused by storm surge and the historical data (not measured by equipment) of the Hong Kong Observatory indicated that the sea water level near Tai Po Kau could reach 7m, a Member enquired about the site formation level of the proposed development and the existing site formation level of HKSP. In response, Ms Pauline Lam, the HKSTPC's consultant, with the aid of a PowerPoint slide, said that the site formation level of the proposed development facing the waterfront would be at 7.55mPD, while that facing Science Park Road would be at 7.25mPD. According to the preliminary Drainage Impact Assessment conducted, the proposed site formation level at 7.55mPD had taken into account the conservative climate change parameters based on the end-of-21st-century projections from the nearest reference station in Tai Po Kau, which was at a flood level of 5.42mPD. As the proposed site formation level at 7.55mPD would be higher than the anticipated flood level at the end of the century, flood risk to the proposed development was considered minimal. The existing site formation level of HKSP was comparable to that of the proposed development.

Conclusion

62. The Chairperson concluded that Members supported the proposed amendments, which were mainly to facilitate the proposed InnoCell 2.0 development to address an imminent need for more talent accommodation in HKSP. The proposal also included the provision of public open space and re-provisioning of a public toilet. The technical assessments submitted in support of the proposed development demonstrated that there were no insurmountable problems, and relevant government bureaux/departments had no objection to or no adverse comment on the proposed development. 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 Town Planning Board for consideration.

63. After deliberation, the Committee decided to:

- “(a) agree the proposed amendments to the approved Pak Shek Kok (East) Outline Zoning Plan (OZP) No. S/PSK/13 and that the draft OZP No. S/PSK/13A at Attachment II of the Paper (to be renumbered as S/PSK/14 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 Pak Shek Kok (East) OZP No. S/PSK/13A (to be renumbered to S/PSK/14 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.”

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

[The Chairperson thanked the government representatives and the representatives from HKSTPC (including the consultants) for attending the meeting. Except Mr Kevin K.W. Lau, STP/STN, and Ms Charlotte T.W. Wun, TP/STN, all other attendees left the meeting at this point.]

[Mr Ryan C.K. Ho, STP/STN, and Ms Shirley K.K. Chan and Ms Theodora P.S. Chan, TPs/STN, were invited to the meeting at this point.]

[Mr Simon Y.S. Wong rejoined the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/859 Temporary Eating Place and Barbecue Site with Ancillary Facilities
and Car Park for a Period of 3 Years in “Agriculture” Zone, Various
Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/859A)

Presentation and Question Sessions

65. With the aid of some plans, Ms Charlotte T.W. Wun, TP/STN, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

66. Members had no question on the application.

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

Deliberation Session

67. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.7.2029, on the terms of the application as

submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-HLH/91	Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 87, Hung Lung Hang (RNTPC Paper No. A/NE-HLH/91)
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Presentation and Question Sessions

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

69. Members had no question on the application.

Deliberation Session

70. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.7.2029, 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-HT/27 Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Various Lots in D.D. 76, Hok Tau Wai, Fanling
(RNTPC Paper No. A/NE-HT/27)

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

Agenda Item 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-PK/233 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 1594 S.A & 1595 S.E in D.D. 91, Kai Leng, Sheung Shui
(RNTPC Paper No. A/NE-PK/233)

Presentation and Question Sessions

72. With the aid of some plans, Ms Theodora P.S. Chan, 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 (PlanD) had no objection to the application.

73. Members had no question on the application.

Deliberation Session

74. 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 24.7.2030, 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 24

Section 16 Application

[Open Meeting]

A/NE-TKL/826 Proposed Temporary Private Vehicle Park (Private Cars and Van-Type Light Goods Vehicles Only) for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 79, Ping Yeung, Ta Kwu Ling

(RNTPC Paper No. A/NE-TKL/826)

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

[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 Jeffrey P.K. Wong, Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), was invited to the meeting at this point.]

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1207 Proposed Houses in “Residential (Group D)” Zone, Lot 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

(RNTPC Paper No. A/YL-KTN/1207A)

Presentation and Question Sessions

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

77. Members had no question on the application.

Deliberation Session

78. 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 24.7.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 44

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1234 Temporary Open Storage of Private Cars for a Period of 1 Year in
“Residential (Group C) 2” Zone, Lots 81 S.A RP, 81 S.B and 82 in
D.D. 110, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/1234)

Presentation and Question Sessions

79. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The

Planning Department did not support the application.

80. Members had no question on the application.

Deliberation Session

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

- “(a) the applied use is not in line with the planning intention of the “Residential (Group C) 2” zone, which is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applied use is not in line with the Town Planning Board Guidelines on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that there is no previous approval granted at the site; there are adverse departmental comments on the application; and the applicant fails to demonstrate that the applied use would not have adverse traffic impact on the surrounding areas.”

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1238 Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1160 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP (Part) in D.D. 109, Kam Tin North, Yuen Long (RNTPC Paper No. A/YL-KTN/1238)

Presentation and Question Sessions

82. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

83. Members had no question on the application.

Deliberation Session

84. The Chairperson remarked that PlanD did not support the application. The application site (the Site) fell within Category 3 areas under the Town Planning Board Guidelines on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No.13G), under which applications would normally not be favourably considered unless they were on sites with previous planning approvals and policy support had been obtained from the Development Bureau. The application was not in line with TPB PG-No. 13G in that the Site had no previous approval for the applied use on the Site and there were adverse departmental and public comments. Furthermore, the applied use was considered incompatible with the surrounding areas which were rural in character with clusters of active farmland. The Committee noted that the Site was subject to planning enforcement action against unauthorized development involving storage use and parking of vehicles, with Enforcement Notice issued in May 2026.

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

- “(a) the applied use with associated filling of land 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, even on a temporary basis;

- (b) the applied use with associated filling of land is not compatible with the surrounding land uses; and
- (c) the applied use with associated filling of land does not comply with the Town Planning Board Guidelines on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that no previous planning approval has been granted to the site and there are adverse departmental comment and public objections.”

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1240 Temporary Place of Recreation, Sports or Culture for a Period of 5 Years in “Village Type Development” Zone, Lot 1634 RP (Part) in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/1240)

Presentation and Question Sessions

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

87. In response to a Member’s enquiry regarding the government land (GL) within the application site (the Site), Mr Jeffrey P.K. Wong said that the concerned GL with an area of about 2m² (about 0.5% of the Site) was located at the northwestern corner of the Site.

Deliberation Session

88. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.7.2031, on the terms of the application as

submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1243 Temporary Vehicle Repair Workshop and Rural Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1373 (Part), 1376 S.C (Part) and 1376 S.D in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long
(RNTPC Paper No. A/YL-KTN/1243)

Presentation and Question Sessions

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

90. Members had no question on the application.

Deliberation Session

91. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.7.2029, 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.]

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

Tuen Mun and Yuen Long West District

[Messrs Kanic C.K. Kwok, Brian C.L. Chau and Dino W.L. Tang, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Wilfred K.H. Chu, Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

Agenda Item 69

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM-LTTY/502 Proposed Residential Development (Flat) with Shop and Services Use and Minor Relaxation of Plot Ratio and Building Height Restrictions in “Commercial” Zone and areas shown as ‘Road’ and ‘River Channel’, Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun
(RNTPC Paper No. A/TM-LTTY/502B)

Presentation and Question Sessions

92. With the aid of a PowerPoint presentation, Mr Kanic C.K. Kwok, 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.

93. Members had no question on the application.

Deliberation Session

94. 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 24.7.2030, 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.

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

Agenda Item 70

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/604	Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use in “Residential (Group A) 29” Zone, Tuen Mun Town Lot 569, Hoi Chu Road, Area 16, Tuen Mun (RNTPC Paper No. A/TM/604A)
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95. The Secretary reported that the application was submitted by Sky Honest Limited, which was a subsidiary of Sino Land Company Limited. Mr Vincent K.Y. Ho had declared an interest on the item for his firm having current business dealings with Sino Group.

96. As the interest of Mr Vincent K.Y. Ho was considered direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. The Committee noted that Mr Vincent K.Y. Ho had left the meeting.

Presentation and Question Sessions

97. With the aid of a PowerPoint presentation, Mr Brian C.L. Chau, 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.

98. Members had no question on the application.

Deliberation Session

99. 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 24.7.2030, 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.

100. The Chairperson proposed and the Committee agreed that future applications solely for minor relaxation of building height restriction to accommodate aboveground carpark, which was in line with the Government's policy and complied with the relevant requirements set out in the Buildings Department's updated Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-2, with no adverse departmental comments and no substantial public comments or such concerns addressed through imposition of approval conditions/advisory clauses, and other criteria for streamlining arrangement met, could be processed under the streamlining arrangement.

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

Agenda Item 72

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/604	Proposed Temporary Baseball Training Centre for a Period of 3 Years in "Green Belt" Zone, Government Land in D.D. 129, Lau Fau Shan, Yuen Long (RNTPC Paper No. A/YL-LFS/604A)
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101. The Secretary reported that the application site was located in Lau Fau Shan. Mr Rocky L.K. Poon had declared an interest on the item for being one of the owners of a property in Lau Fau Shan. The Committee noted that Mr Rocky L.K Poon had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

102. With the aid of some plans, Mr Wilfred K.H. Chu, TP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

103. Members had no question on the application.

Deliberation Session

104. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.7.2029, 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 74

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/618 Proposed Temporary Recyclable Collection Centre and Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lots 603 RP (Part), 614 (Part), 615 (Part), 616 (Part), 617 (Part) and 618 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/618)

105. The Secretary reported that the application site was located in Lau Fau Shan. Mr Rocky L.K. Poon had declared an interest on the item for being one of the owners of a property in Lau Fau Shan. The Committee noted that Mr Rocky L.K Poon had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

106. With the aid of some plans, Mr Wilfred K.H Chu, TP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

107. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed use with associated filling of land is not in line with the planning intention of the “Green Belt” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines on ‘Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed development would not have adverse landscape and environmental impacts on the surrounding areas; and
- (c) the applicant fails to demonstrate that the proposed use would not have adverse traffic impact on the surrounding areas.”

Agenda Item 82

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1361 Proposed Temporary Vehicle Repair Workshop and Open Storage of Vehicles with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)” Zone, Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1361)

Presentation and Question Sessions

109. With the aid of some plans, Mr Dino W.L. Tang, STP/TMYLW, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

110. Members had no question on the application.

Deliberation Session

111. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.7.2029, 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.

112. As a general observation, the Chairperson said that the presentation for simple applications (e.g. those which were clearly in line with or clearly not in line with the relevant Town Planning Board Guidelines/Interim Criteria) could be more concise, focusing on the key issues/considerations affecting the decisions on the applications. Members shared the observation.

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

Agenda Item 92

Any Other Business

[Open Meeting]

113. There being no other business, the meeting was closed at 6:20 p.m.

**Minutes of 792nd Meeting of the Rural and New Town Planning Committee
(held on 24.7.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
4	Y/TP/42	1 st
5	A/I-TOF/9	1 st
8	A/SK-TMT/88	1 st
10	A/NE-LT/793	1 st
13	A/NE-FTA/282	1 st
14	A/NE-FTA/283	1 st
19	A/NE-MKT/65	1 st
21	A/NE-MUP/234	1 st
22	A/NE-MUP/235	1 st
23	A/NE-STK/34	1 st
25	A/NE-TKL/832	2 nd [^]
26	A/NE-TKL/841	1 st
28	A/NE-TKLN/121	2 nd [^]
29	A/NE-TKLN/124	2 nd [^]
30	A/NE-TKLN/131	1 st
31	A/NE-TKLN/132	1 st
32	A/NE-TKLN/133	1 st
35	A/ST/1051	1 st
36	A/KTN/111	1 st
39	A/YL-MP/414	1 st
42	A/YL-KTN/1213	2 nd [^]
46	A/YL-KTN/1239	1 st
55	A/YL-KTS/1135	1 st
58	A/YL-KTS/1139	1 st
59	A/YL-KTS/1140	1 st
60	A/YL-NSW/371	1 st
61	A/YL-SK/445	2 nd [^]
62	A/YL-SK/454	1 st
67	A/HSK/615	1 st
71	A/YL-HTF/1207	2 nd [^]
75	A/YL-PS/774	2 nd [^]
85	A/YL-TT/787	1 st
86	A/YL-TT/788	1 st
88	A/YL-TT/790	1 st
90	A/YL-TT/792	1 st
91	A/YL/333	1 st

Note:

[^] The 2nd Deferment as requested by the applicant(s) was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
4	The application site was located in Tai Po.	- Mr Daniel K.S. Lau for co-owning with spouse a property in Tai Po
5	The application was submitted by The Hong Kong Polytechnic University (PolyU).	- Professor B.S. Tang for being the part-time Principal Research Fellow and Academic Advisor of College of Professional and Continuing Education, PolyU - Mr Simon Y.S. Wong for being the former Vice President of PolyU - Mr Timothy K.W. Ma for being a member of the Alumni of Applied Public Social Studies Department of PolyU - Mr Vincent K.Y. Ho for being a member of the Federation of PolyU Alumni Associations, and was currently collaborating with the School of Professional Education and Executive Development of PolyU to run a short-term course which he was the lead instructor - Mr Ryan M.K. Ip for being a member of an advisory committee of a research institute of PolyU - Dr Kelvin K.Y. Leung for being a member of PolyU Graduate School Advisory Committee and a board member of the Outstanding PolyU Alumni Association
10	The application site was located in Lam Tsuen.	- Mr Daniel K.S. Lau's spouse for being one of the owners of a property in the vicinity of the application site in Lam Tsuen
36	The application was submitted by the Civil Engineering and Development Department (CEDD), with AECOM Asia Company Limited (AECOM) as one of the consultants of the applicant.	- Ms Vilian W.L. Sum for her spouse being an employee of CEDD - Mr Vincent K.Y. Ho for having current business dealings with AECOM

91	The application site was located in Yuen Long; and the application was submitted by City Success Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK) with AECOM Asia Company Limited (AECOM) as one of the consultants of the applicant.	- Mr Wilson H.K. Shum for owning a property in Yuen Long - Mr Vincent K.Y. Ho for having current business dealings with SHK and AECOM - Mr Ryan M.K. Ip for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation, which had received donations from SHK
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The Committee noted that Messrs Timothy K.W. Ma and Wilson H.K. Shum had tendered apologies for being unable to attend the meeting. As the property co-owned by Mr Daniel K.S. Lau with spouse and the property owned by his spouse had no direct view of the application sites under Items 4 and 10 respectively, the Committee agreed that he could stay in the meeting. For Item 5, as Messrs Simon Y.S. Wong and Ryan M.K. Ip had no involvement in the application, the Committee agreed that they could stay in the meeting. As the interests of Professor B.S. Tang, Mr Vincent K.Y. Ho and Dr Kelvin K.Y. Leung in relation of PolyU were considered direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion for Item 5. For Item 36, as the interest of Ms Vilian W.L. Sum was considered indirect and Mr Vincent K.Y. Ho had no involvement in the application, the Committee agreed that they could stay in the meeting. For Item 91, as Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of SHK in relation to the Item, the Committee agreed that he could stay in the meeting. As the interest of Mr Vincent K.Y. Ho was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating the discussion for Item 91.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/792_rnt_agenda.html for details of the planning applications.

**Minutes of 792nd Meeting of the Rural and New Town Planning Committee
(held on 24.7.2026)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
27	A/NE-TKL/842	Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office in “Agriculture” Zone, Various Lots in D.D. 82, and Adjoining Government Land, Ping Che, Ta Kwu Ling	12.8.2026 to 11.8.2029
38	A/STT/35	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) in “Village Type Development” Zone, Government Land in D.D. 99, San Tin, Yuen Long	29.7.2026 to 28.7.2029
78	A/YL-TYST/1357	Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) in “Village Type Development” Zone, Various Lots in D.D. 121, Shan Ha Tsuen, Yuen Long	23.9.2026 to 22.9.2029

**Minutes of 792nd Meeting of the Rural and New Town Planning Committee
(held on 24.7.2026)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 24.7.2029

Item No.	Application No.	Planning Application
12	A/NE-FTA/281	Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87 and Adjoining Government Land, Ta Kwu Ling, Sheung Shui
16	A/NE-HLH/92	Temporary Warehouse and Open Storage of Construction Materials and Scrap Metal with Ancillary Facilities in “Agriculture” Zone, Lot 442 (Part) in D.D. 87 and Adjoining Government Land, Hung Lung Hang
20	A/NE-MKT/66	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land in “Agriculture” Zone, Lots 479 and 480 in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling
33	A/NE-SSH/167	Temporary Private Car Park (Private Cars and Light Goods Vehicles only) in “Village Type Development” Zone, Lot No. 887 RP in D.D. 218, Che Ha, Shap Sz Heung, Tai Po
37	A/NE-KTS/570	Temporary Warehouse (Electronic Parts and Construction Materials) with Ancillary Office in “Recreation” Zone, Various Lots in D.D. 100 and Adjoining Government Land, Kwu Tung South
49	A/YL-KTN/1242	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 109 and Adjoining Government Land, Kam Tin North, Yuen Long
51	A/YL-KTN/1244	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 109, Kam Tin North, Yuen Long
52	A/YL-KTS/1121	Temporary Open Storage and Warehouse (Construction Materials and Machinery) and Associated Filling of Land in “Agriculture” Zone, Lots 355 RP (Part), 356 S.B (Part), 356 RP, 359 RP (Part), 360 RP (Part), 361, 362 (Part), 363, 364 (Part) and 435 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin South, Yuen Long
53	A/YL-KTS/1122	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 512 (A-B) and 512 (C-E) in D.D. 113, Kam Tin South, Yuen Long
54	A/YL-KTS/1134	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) with Ancillary Facilities in “Village Type Development” Zone, Various Lots in DD. 113, Ma On Kong, Kam Tin South, Yuen Long
56	A/YL-KTS/1137	Proposed Temporary Shop and Services in “Village Type Development” Zone, Lot 1872 S.A RP in D.D. 106, Kam Sheung Road, Kam Tin South, Yuen Long
63	A/YL-SK/457	Proposed Temporary Shop and Services and Associated Filling of Land in “Agriculture” Zone, Lot 439 RP (Part) in D.D. 112, Shek Kong, Yuen Long

Item No.	Application No.	Planning Application
64	A/YL-PH/1104	Proposed Temporary Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land in “Agriculture” zone, Lots 469 S.A RP (Part) and 469 S.B RP (Part) in D.D. 110 and Adjoining Government Land, Pat Heung
65	A/HSK/604	Proposed Temporary Recyclable Collection Centre (Electronic Parts) in “Government, Institution or Community” Zone and area shown as ‘Road’, Lot 47 (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long
66	A/HSK/614	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities in “Government, Institution or Community” and “Open Space” Zones, Various Lots in D.D. 128 and D.D. 129, Ha Tsuen, Yuen Long
68	A/HSK/616	Temporary Open Storage of Construction Machinery and Construction Materials in “Residential (Group A) 3” Zone, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
73	A/YL-LFS/607	Temporary Open Storage of Construction Materials in “Recreation” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
76	A/YL-PS/783	Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land in “Recreation” and “Residential (Group A) 6” Zones, Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long
77	A/YL-PS/784	Temporary Shop and Services (Retail Shop for Selling Construction Material and Private Cars) and Wholesale of Construction Material in “Government, Institution or Community” Zone, Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long
81	A/YL-TYST/1360	Temporary Warehouse for Storage of Exhibition Materials, Vehicle Parts and Food Provision in “Undetermined” Zone, Lots 997 (Part) and 998 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
83	A/YL-TYST/1362	Temporary Shop and Services (Real Estate Agency) and Associated Excavation of Land in “Village Type Development” Zone, Lot 1586 in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long
84	A/YL-TYST/1363	Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities in “Undetermined” Zone, Various Lots in D.D. 119, Tong Yan San Tsuen, Yuen Long
87	A/YL-TT/789	Temporary Shop and Services (Retail Shop for Hardware Accessories) in “Village Type Development” Zone, Lots 1202 S.C (Part) and 1202 S.D (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
89	A/YL-TT/791	Proposed Temporary Shop and Services and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Various Lots in D.D. 119, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 24.7.2031

Item No.	Application No.	Planning Application
40	A/YL-KTN/1177	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1493 (Part) and 1500 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
43	A/YL-KTN/1215	Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities in “Residential (Group C) 2” Zone, Lots 129 RP and 134 (Part) in D.D.110, Kam Tin North, Yuen Long
48	A/YL-KTN/1241	Temporary Public Vehicle Park (Excluding Container Vehicle) in “Village Type Development” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Kam Tin, Yuen Long
57	A/YL-KTS/1138	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) in “Village Type Development” Zone, Various Lots in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long
79	A/YL-TYST/1358	Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) in “Residential (Group A)” Zone, Government Land in front of Shop No. 9, G/F, Lai Hung Garden, 1 Tan Kwai Tsuen Road, Hung Shui Kiu, Yuen Long
80	A/YL-TYST/1359	Temporary Eating Place (Outside Seating Accommodation of a Licensed Restaurant) in “Residential (Group A)” Zone, Government Land in front of Shops 9, 10 and 11, G/F, Blocks 1-9, Treasure Court, 8 Ying Fuk Street, Yuen Long
84A	A/YL-TT/786	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 2095 RP in D.D. 119, Tai Tong, Yuen Long

(c) Application on a permanent basis but approved on a temporary basis for a period of 5 years until 24.7.2031

Item No.	Application No.	Planning Application
34	A/ST/1050	Shop and Services (Money Exchange) in “Industrial” Zone, Unit 4F (Portion), G/F, Fo Tan Industrial Centre, 26-28 Au Pui Wan Street, Fo Tan, Sha Tin

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
34	The application premises were located in Fo Tan.	- Mr Vincent K.Y. Ho for co-owning with spouse a property in Fo Tan - Ms Vilian W.L. Sum for her spouse owning a property in Fo Tan

73	The application site was located in Lau Fau Shan.	- Mr Rocky L.K. Poon for being one of the owners of a property in Lau Fau Shan
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The Committee noted that Mr Rocky L.K Poon had tendered an apology for being unable to attend the meeting. As the interests of Mr Vincent K.Y. Ho and Ms Vilian W.L. Sum were considered indirect under Item 34, the Committee agreed that they could stay in the meeting.