

TOWN PLANNING BOARD

Minutes of 793rd Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 14.8.2026

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Dr Kelvin K.Y. Leung

Mr Wilson H.K. Shum

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 South),
Environmental Protection Department
Ms Marlene Y.H. Ho

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

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

Secretary

Absent with Apologies

Mr Eric C.B. Chan

Mr Gary X.Y. Zhang

In Attendance

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

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

Town Planner/Town Planning Board
Ms Eva K.Y. Tam

Agenda Item 1

Confirmation of the Draft Minutes of the 792nd RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 792nd RNTPC meeting held on 24.7.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

Proposed Amendments to the Approved Pak Shek Kok (East) Outline Zoning Plan No. S/PSK/13

2. The Secretary said that while Mr Simon Y.S. Wong had declared interests in relation to the Hong Kong Science Park (HKSP) and did not participate in the discussion of the proposed amendments to the approved Pak Shek Kok (East) Outline Zoning Plan (OZP) at the last meeting held on 24.7.2026, as the matter to be reported back was not related to HKSP, the interests of Mr Simon Y.S. Wong were considered indirect in this meeting. The Committee noted that Mr Simon Y.S. Wong had not yet joined the meeting.
3. The Secretary reported that at the last meeting held on 24.7.2026, Members agreed to the proposed amendments to the approved Pak Shek Kok (East) OZP, which mainly involved rezoning a site at Science Park Road from “Open Space” to “Other Specified Uses” annotated “Science Park (1)” for provision of talent accommodation for HKSP. Members also noted that as a general practice, the Secretariat of the Town Planning Board (the Board) would undertake detailed checking and refinement of the draft OZP including the Notes and Explanatory Statement, if appropriate, before their publication under the Town Planning Ordinance. Any major revisions would be submitted for the Board’s consideration.
4. During detailed checking of the draft OZP for publication, the Secretariat noted an inconsistency between the English and Chinese texts of the Notes for the “Residential (Group (B) 5” (“R(B)5”) and “R(B)6” zones, in that the English text of Remarks (a) of the

two zones stipulated that “No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of XX and a maximum building height of XX metres above Principal Datum ...”; while the Chinese text read 「任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高住用地積比率超過XX倍，以及最高建築物高度超過主水平基準上XX米...」

5. Noting the context of the sites concerned, it was considered that the wording 「住用」 should be deleted from the Chinese text of the Notes for the “R(B)5” and “R(B)6” zones to align with the English text. In that regard, the following additional amendment item to the Notes of the approved Pak Shek Kok (East) OZP No. S/PSK/13 should be incorporated:

Editorial amendments to the Chinese text of the Remarks of the Notes for “R(B)5” and “R(B)6” zones to align with the English text. 對「住宅(乙類)5」及「住宅(乙類)6」地帶中文文本《註釋》的「備註」作出編輯修訂，以符合英文文本。

6. The Committee agreed to incorporate the additional amendment item stated in paragraph 5 above.

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

7. The Committee noted that there were 18 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

8. 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

9. The Committee noted that there were four 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

10. 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

11. The Committee noted that there were 15 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 3**.

Deliberation Session

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

Sha Tin, Tai Po and North District

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TP/40 Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/32, To rezone the application site from “Comprehensive Development Area (1)” to “Residential (Group B)13”, “Residential (Group B)14” and “Recreation”, and to amend the building height restriction of “Government, Institution or Community” zone from two to eight storeys, Tai Po Town Lot 183 S.A ss.1 (Part), 183 s.A ss.2 (Part), 183 s.A RP (Part), 183 RP (Part), Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po
(RNTPC Paper No. Y/TP/40B)

Presentation and Question Sessions

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

PlanD

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

Applicant’s Representatives

KTA Planning Limited

Ms Pauline Lam

Mr Benjamin Tung

ADI Limited

Ms Elsa Kwong

CTA Consultants Limited

Mr Horace Mak

ERM-Hong Kong Limited

Mr Mike Pang

Greg Wong & Associates Limited

Mr Kelvin Au Yeung

Mott MacDonald Hong Kong Limited

Ms Edith Chow

Ramboll Hong Kong Limited

Mr Mike Kwan

Westwood Hong & Associates Limited

Ms Kit Wong

14. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, it was the general practice to have a time limit of 15 minutes for presentation of the applicant. The applicant's consultant wrote to the Secretariat on 12.8.2026 requesting 20 minutes for presentation due to the complexity of the case background. The Chairperson acceded to the request, taking into account the relevant circumstances of the subject case and the agenda of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

15. With the aid of a PowerPoint presentation, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the proposed rezoning of the

application site (the Site) from “Comprehensive Development Area (1)” (“CDA(1)”) to “Residential (Group B)13” (“R(B)13”), “Residential (Group B)14” (“R(B)14”) and “Recreation” (“REC”), and to amend the building height (BH) restriction of “Government, Institution or Community” (“G/IC”) zone from two storeys to eight storeys, to facilitate the proposed residential and social welfare facility developments; and to reflect the as-built conditions at the Site, departmental comments, 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 zonings, zoning boundaries, schedule of uses, development parameters and requirements for the Site.

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

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

Development History of Fung Yuen Valley

- (a) in 1982, Fung Yuen Valley (the area) was zoned “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) with the intention of phasing out the undesirable open storage yards and car repairing workshops by low-density residential and rural uses. Pursuant to the then “OU(CRA)” zoning, the applicant commenced assembling the private lots and devoted tremendous time and resources to clearing the environmentally undesirable uses. In 1999, the Site was largely rezoned to “CDA(1)” for comprehensive development/ redevelopment. Since then, through years of effort by the applicant, most of the previously inappropriate land uses had been replaced by a new residential development as well as agricultural and recreational uses by 2015;

Liveable Environment under the “CDA(1)” Zoning

- (b) further to the planning approvals granted between 2000 and 2004, Phase 1 development of the “CDA(1)” zone comprising Mont Vert and the

Agriculture (AGR) portion to the east of Fung Yuen Road for recreational use was completed, whilst the Subsequent Phase was reserved for future implementation by the applicant upon the unification of land titles of the remaining private lots within the “CDA(1)” zone;

Difficulties in Implementing the Subsequent Phase of the “CDA(1)” Zone

- (c) for the implementation of the Subsequent Phase of the “CDA(1)” zone as planned in the previous planning approval, the applicant had made continuous efforts in land acquisition since the 1980s. To date, the applicant had only succeeded in acquiring approximately 75% of the land within the “CDA(1)” zone. The possibility of acquiring the remaining land for the Subsequent Phase development was extremely remote due to absentee ownership, Tso/Tong land and land title problems;

The Rezoning Proposal

- (d) the Site comprised four portions, namely the Western, Northern and Eastern Portions covering the “CDA(1)” zone, and the Southern Portion covering the “G/IC” zone;
- (e) the proposed new developments would be located in the Western and Southern Portions. The Western Portion, situated west of Fung Yuen Road, covered the Subsequent Phase and two parcels (i.e. the northern and southern parts) of the AGR portion of the previous planning approval, and was proposed to be rezoned from “CDA(1)” to “R(B)13” for a proposed residential development providing about 1,988 flats to meet acute housing demand while maintaining the development potential originally planned. The Southern Portion, covering the “G/IC” zone, was situated at the southern part of the Site. To respond to the demand for residential care and day care services for the ageing population in Hong Kong, a social welfare facilities (SWF) block providing a 150-place residential care home for the elderly (RCHE) cum 30-place day care unit was proposed in the Southern Portion. The BH restriction of the “G/IC” zone was proposed to

be amended from two to eight storeys to facilitate the development of the SWF block;

- (f) the Northern Portion was proposed to be rezoned from “CDA(1)” to “R(B)14” to reflect the as-built conditions of the residential development, Mont Vert, and existing houses, and to take into account the development potential of third party lots. The Eastern Portion was proposed to be rezoned from “CDA(1)” to “REC” to reflect the as-built conditions of the AGR portion comprising the existing Butterfly Valley and Cinderella Farm, which were used for agricultural and recreational purposes;

Planning Gains

- (g) the Outline Zoning Plan (OZP) amendment proposals would bring multiple benefits to the community, including the provision of a neighbourhood activity node and SWF for Tai Po District, while maintaining a favourable wind environment within the area by reserving air ventilation corridors of 15m to 30m wide and building setbacks of 5m to 10m. The proposal would also provide additional transport facilities, including barrier-free accesses and a bus bay with a bus turning facility for nearby villages, enhance and improve the drainage capacity in the south-western part of the area, and protect the existing watercourse by maintaining a 3m buffer distance from the proposed building blocks. Furthermore, an additional 1 hectare (ha) of agricultural land had been provided at the Eastern Portion through the land acquisition efforts of the applicant; and
- (h) in light of the above, the application was fully justified on the grounds of (i) unleashing the development potential of idle land resources; (ii) being in line with the Government’s policy to increase housing supply across Hong Kong; (iii) creating a more liveable environment to provide SWF, retail facilities and recreational spaces; (iv) upgrading infrastructure, including parking spaces, transport facilities and drainage facilities, in the area; (v) preserving an existing watercourse and fostering agricultural use; (vi) being technically feasible from traffic, environment, ecology, drainage, sewerage,

water supply, landscape, visual and air ventilation aspects; and (vii) the proposed developments being pragmatic and implementable.

[Messrs Wilson H.K. Shum and Ryan M.K. Ip joined the meeting during presentation of the applicant's representative.]

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

Flooding Risk

18. A Member raised the following questions:

- (a) whether the proposed development footprint in the Western Portion of the Site would encroach onto the 'excess flood water' area (i.e. area with flooding risk) as identified in the applicant's submission; and how the proposed drainage facilities would help to alleviate and mitigate the risks of flooding;
- (b) the design protection level for the proposed flood prevention facilities; and
- (c) the site formation level in metres above Principal Datum (mPD) of the Western Portion of the Site, and whether any special design provisions would be adopted at the car park entrance to safeguard the underground car park against potential flooding.

19. In response, Ms Edith Chow, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) the flooding issues in the area primarily stemmed from the existing watercourse within the Western Portion of the Site, which collected surface runoff from the hillsides of Mont Vert and Fung Yuen Lo Tsuen. During heavy rainfall, the volume of runoff could substantially exceed the discharge capacity of the existing channel. As a result, a 10-year return

period rainstorm event could trigger flooding. To mitigate flooding, a new box culvert was proposed to be constructed in the Western Portion to intercept upstream runoff from reaching the watercourse and prevent overbank flooding. Operating in parallel with the existing watercourse and the existing box culvert near Tin Sam Sewage Pumping Station, the new box culvert would provide a flow capacity approximately 30% greater than that of the existing box culvert, in conjunction with a boundary channel of not less than 1m wide to intercept valley waters, thereby significantly enhancing the overall drainage capacity of the Site and its vicinity;

- (b) the proposed drainage facilities were designed to withstand severe rainstorms with a 200-year return period; and
- (c) the site formation levels for the Western Portion proposed for residential development ranged from 7.5mPD in the south to 12mPD in the north, which were higher than the Drainage Services Department's guideline requirements for addressing climate change impacts on rainfall intensity and sea level rise. For the Southern Portion proposed for the SWF block, the site formation level would be about 5mPD, which was higher than the adjoining Ting Kok Road. To mitigate flooding risks in this area, flood walls with a crest level of 7.5mPD surrounding the SWF block would be constructed. In addition, appropriate drainage facilities would be provided at the car park entrance to prevent storm surge flooding and ensure safe access during heavy rainfall.

20. The Member supplemented that historical data recorded a water level of approximately 7mPD at Tai Po, surpassing the proposed 5mPD formation level for the Southern Portion of the Site. While it was noted that flood walls would be provided, the detailed design for the SWF block should be thoroughly reviewed to ensure adequate protection against extreme storm surges. The Chairperson noted and invited the applicant to take into account the Member's comments at the detailed design stage should the application be approved.

21. Some Members raised the following questions:

- (a) noting that the proposed box culvert would serve to divert and channel stormwater away from the Western Portion to prevent flooding within that zone and that such diversion would inevitably accelerate and concentrate the flow downstream into the watercourse in the Southern Portion, whether the Southern Portion would still be at risk of flooding as a result of this accelerated discharge under extreme storm events; and
- (b) whether under heavy rainfall conditions, the upstream section, particularly the area around the indicative Tower 6 of the proposed residential development, would experience reduced discharge capacity, thereby increasing the risk of flooding and ponding.

22. In response, Ms Edith Chow, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) while the proposed box culvert would increase the volume and velocity of downstream flow, as the existing watercourse already drained the same catchment, the increased flow would be conveyed within the designed capacity. Owing to site boundary constraints, diverting the flow to a more remote location was not feasible. The flooding risk in the Southern Portion would be manageable. As the surrounding roads (i.e. Fung Yuen Road and Fung Mei Wai access roads) were higher than the riverbanks, any flooding would largely be contained within the low-lying areas. In addition, flood warning or public announcement systems would be installed along the site boundary to alert the public during heavy rain; and
- (b) the water features near the western and southern sides of Tower 6 were part of the existing natural watercourse. The proposed new box culvert would connect to the existing box culvert along Fung Yuen Road. To preserve the ecological value of the existing watercourse, a small pipeline would be constructed at the southern side of Tower 6 to divert a portion of the flow from the existing box culvert back into the existing watercourse to the south

of Tower 6. On the western side of Tower 6, a small section of the existing watercourse would be filled in to accommodate the new culvert alignment that the water flow from that section would be redirected into the new box culvert to ensure drainage continuity. With these measures, the drainage system was designed to withstand a 200-year return period storm event, thereby minimising flooding risks within the development.

23. A Member raised a concern on how the watercourse would be managed during the period when Phase II of the proposed residential development at the Western Portion remained undeveloped owing to some land yet to be acquired by the applicant. In response, Ms Edith Chow, the applicant's representative, said that the existing watercourse currently experienced flooding even during rainstorms with a 10-year return period. The proposed new box culvert would provide additional discharge capacity and effectively protect the watercourse in both Phase I and Phase II areas, thereby reducing flow volumes and flood risks, even if Phase II remained undeveloped.

Development Layout and Air Ventilation

24. In view of the prevailing east-to-west wind direction, a Member enquired whether the building orientation at the Western Portion could be adjusted from a north-south to a more east-west orientation to enhance wind permeability and overall ventilation. In response, Mr Mike Pang, the applicant's representative, with the aid of some PowerPoint slides, said that the prevailing wind direction across the Site throughout the year, particularly during the summer, was predominantly from the east and southeast. In light of this prevailing wind regime, the development layout of the Western Portion had been designed with building separations, ranging from 15m to 30m, aligned to capture winds from the southeast and east. These designated breezeways would allow easterly and southeasterly winds to flow continuously through the development and into the downstream village areas and surrounding rural open spaces, thereby ensuring adequate ventilation throughout the Site. In addition, a 5m building setback along Fung Yuen Road had been incorporated to facilitate air movement and further enhance the breezeway effect at the site periphery. Overall, the proposed development layout would not have any significant adverse impact on air ventilation.

25. Noting that majority of the proposed residential blocks were aligned in a north-south orientation, the Chairperson enquired whether reorienting the building blocks to an east-west direction would bring a material improvement in building separations and overall ventilation across the Site. In response, Ms Pauline Lam, the applicant's representative, with the aid of a PowerPoint slide, explained that the Site was subject to inherent constraints. A watercourse traversed the Site from north to south, thereby restricting the developable footprint. Given the site constraints, an east-west building orientation would pose considerable practical challenges. Moreover, the layout would need to take into account the minimum requirements for accommodating an emergency vehicular access (EVA). An east-west building orientation would render the EVA alignment less efficient compared with the currently proposed north-south orientation.

26. Noting that the Western Portion was subject to two main constraints, namely a watercourse traversing the Site and its elongated north-south configuration, which made a north-south building orientation more straightforward while an east-west orientation would be more challenging, a Member enquired whether there was scope to improve air ventilation by repositioning Tower 5 further northwest and shifting Tower 3 westwards, subject to due consideration of the EVA requirements. In response, Ms Pauline Lam, the applicant's representative, said that the proposed development layout was indicative, serving to illustrate the feasibility of the proposed residential development. For the northern part of the Western Portion, which was originally agricultural in character, the intention was to retain compatible uses, including an Evergreen Garden, retail facilities, a public car park, and open recreational space for residents and villagers. With regard to Tower 3, its positioning was driven by the need to preserve the visual corridor, with the clubhouse and low-rise structures deliberately placed to protect visual amenity. Nevertheless, the applicant would convey the Member's observations to the design team for due consideration in future design refinements.

Pedestrian Connectivity

27. In response to the Vice-chairperson's enquiry regarding pedestrian connectivity within the Western Portion, Ms Pauline Lam, the applicant's representative, said that the existing pedestrian accesses to the nearby villages were fragmented and piecemeal, with only one through-route available. The route was substandard, with uneven surfaces and inadequate drainage, posing safety and accessibility challenges, especially for the elderly.

Under the proposed development, a new east-west through-route would be provided, equipped with lighting and barrier-free facilities, with a view to improving convenience and safety for the villagers.

Ecological Design and Tree Preservation

28. In response to the Vice-chairperson's concern about the scope for improvement from ecological perspective, Mr Mike Pang, the applicant's representative, with the aid of some PowerPoint slides, said that noting that the watercourse traversing the Western Portion was currently in a semi-natural state, the primary objective of the proposed residential development was to avoid the loss of the riverine habitat. The existing watercourse in the Western Portion would be retained and enhanced, adopting the principle of retention first, followed by enhancement. Specific mitigation and enhancement measures included a 3m building setback from the watercourse to minimise disturbance, and the planting of appropriate tree species to provide shading along the riverbanks and create habitats for birds and other wildlife.

29. Noting that the proposed developments would involve the felling of 614 trees within the Site, with a total of 502 new heavy standard/standard trees and whips to be planted as compensation, a Member asked whether the compensatory tree planting would be located within or outside the Site. In response, Ms Pauline Lam, the applicant's representative, said that the compensatory tree planting would be located within the Site.

AGR Portion of Previous Planning Approval

30. A Member enquired which party (i.e. the developer, the individual flat owners or the incorporated owners of the residential development) would be responsible for the future maintenance and management of the AGR portion of the previous planning approval in the Western Portion of the Site. In response, Ms Pauline Lam, the applicant's representative, with the aid of some PowerPoint slides, made the following main points:

- (a) the northern part of the AGR portion in the Western Portion would be developed into retail facilities, a public car park and an open recreational space. The developer would retain ownership of those facilities and would

engage an operator to manage and maintain the area;

- (b) the southern part of the AGR portion in the Western Portion would be integrated into the future residential development and it would be managed and maintained by the individual flat owners as required under the Deed of Mutual Covenants; and
- (c) the eastern part of the AGR portion (i.e. the Eastern Portion) was predominantly owned and operated by the developer. Currently, an operator had been engaged to manage the Butterfly Valley and Cinderella Farm in the Eastern Portion for agricultural and recreational uses, which had been in continuous operation since 2018. The existing operational model would continue, with the developer retaining ownership and the operator being responsible for the day-to-day operations.

31. Another Member enquired about the rationale for the above agricultural management arrangements. In response, Ms Pauline Lam, the applicant's representative, explained that the northern part of the AGR portion in the Western Portion would, as far as practicable, be retained in its existing use (i.e. 'woodland/meadows/nurseries' as shown on the Detailed Maintenance and Management Plan (DMMP)) or be utilised for community planning gain initiatives. The southern part of the AGR portion in the Western Portion, currently comprising shrubs and trees, would be partly used for residential development. On the other hand, the applicant had acquired approximately 1 ha of additional agricultural land in the Eastern Portion, which exceeded the area of the original southern part of the AGR portion taken for residential development in the Western Portion. On balance, the total agricultural area would be increased. The Subsequent Phase development under the original planning approval had proven impractical, and the current proposal for residential development at the Western Portion offered a pragmatic means to unlock the Site's development potential.

32. The Chairperson further enquired about the public access arrangements for the agricultural areas. In response, Ms Pauline Lam, the applicant's representative, pointed out that under the current land lease requirements, there was no condition mandating the provision of full public access to the AGR portion. Access arrangement was governed by

the relevant DMMP, which stipulated that visits should be arranged by prior appointment. Such arrangement aligned with the commercial operational nature of the facilities, for example, the Butterfly Valley and Cinderella Farm, which were already frequently visited by various organisations, including kindergartens, school groups and non-governmental organisations, through prior appointment for educational and recreational activities. As such, the same operational model would continue for the Eastern Portion.

Operational Details of Proposed SWF

33. A Member welcomed the proposed SWF to be provided at the Southern Portion of the Site and asked the following questions:

- (a) whether the proposed private RCHE would be operated by the applicant or outsourced to an external welfare organisation;
- (b) noting that the BH of the proposed SWF block was 36mPD, while the statutory height requirement for provision of RCHE was not more than 24m above ground floor, what would be the use of the portion of the SWF block above 24m, for example, whether it would be allocated for the day care unit or other ancillary uses; and
- (c) noting that private RCHEs in Hong Kong were facing increasing competition from services in the Greater Bay Area, coupled with a growing local supply in recent years, what distinctive features the proposed RCHE would offer to attract elderly residents, and how the applicant would ensure its financial and operational viability in a competitive market.

34. In response, Ms Pauline Lam, the applicant's representative, with the aid of a PowerPoint slide, made the following main points:

- (a) the proposed private RCHE would be outsourced to a competent operator;
- (b) the site formation level of the Southern Portion would be about 5mPD. The proposed RCHE and day care unit would be located within the

statutory height limit of 24m above ground floor. The upper one to two floors of the SWF block would be reserved for ancillary office use; and

- (c) the applicant had already operated several private RCHEs within its commercial properties, such as those in Tsuen Wan and Sha Tin. The applicant would draw upon the experience gained from these existing operations, while also taking into account the Member's earlier observation regarding competition from the Greater Bay Area, to ensure that the proposed RCHE would be competitive and attractive in the Hong Kong market. Furthermore, the design of the SWF block would be tailored to align with the specific character of the Fung Yuen area.

Land Ownership and Phasing

35. In response to the Vice-chairperson's enquiry on whether the inability to acquire the remaining land parcels would constitute a planning concern when considering the rezoning application, Mr Rico W.K. Tsang, DPO/STN, said that the proposed residential development at the Western Portion comprised a total of seven residential blocks, of which six blocks would be developed in Phase I and the remaining one block would be in Phase II, according to the applicant's proposal. Based on the layout for Phase II, the indicative Tower 7 would be located predominantly on government land (GL) and on land owned by the applicant. The surrounding areas not owned by the applicant were designated primarily for amenity areas and open space. While land ownership would not constitute a material planning consideration, as land acquisition was largely a commercial undertaking, the current land ownership pattern was not a determining factor in considering the subject rezoning application.

36. A Member and the Vice-chairperson raised the following questions:

- (a) whether the proposed residential development was unrealistic due to the foreseeable difficulties in obtaining full ownership of all land parcels within the Western Portion; and
- (b) from Lands Department (LandsD)'s point of view, whether, in the event

that full land acquisition could not be completed, the fragmented land ownership pattern would result in access constraints and flooding risks on the remaining fragmented land parcels.

37. In response, Ms Pauline Lam, the applicant's representative, with the aid of a PowerPoint slide, explained that the applicant had already taken into account the land ownership situation, as detailed in paragraph 1.22 of the Paper. At present, approximately 90% of the land in Phase I of the Western Portion was owned by the applicant and on GL, with the remaining 10% held by other private owners. It was pragmatic to proceed with land exchange application for Phase I. As for Phase II, the remaining land not owned by the applicant comprised GL, Tso/Tong land and land parcels of other landowners. Phase II development would be pursued as land acquisition progressed. The applicant considered that the proposed "R(B)13" rezoning for the Western Portion was practical and viable.

38. Mr Frederick W.F. Kong, Assistant Director/Regional 3, LandsD responded that in considering land utilisation and with a view to implementing the planning intention, when a land exchange application was received, LandsD would consult relevant government departments and take into account their comments, such as drainage, traffic and pedestrian access requirements, etc. The Chairperson remarked that fragmented land ownership was a chronic issue in the New Territories. In any event, unlike piecemeal developments by multiple landowners, the current residential development proposal was submitted by a single landowner with an integrated development plan. This would facilitate a more comprehensive and coordinated approach to addressing the development's design and the related drainage and traffic issues.

39. In response to the concerns raised by a Member and the Chairperson regarding the applicant's communication with the nearby villagers and any development difficulties faced by landowners surrounding the Mont Vert development in the Northern Portion, Ms Pauline Lam, the applicant's representative, said that the applicant had already initiated communication with the villagers regarding the current development proposal and no particular concerns had been received so far.

Future Development of Eastern Portion and Planning Control

40. Noting that the applicant held 80% of the land ownership in the Eastern Portion of the Site, the Vice-chairperson enquired whether the applicant had any future development plan for that area, which was proposed to be zoned “REC”. In response, Ms Pauline Lam, the applicant’s representative, said that the applicant had always been committed to the continued improvement and development of the Eastern Portion for agricultural and recreational uses. The applicant had no intention of discontinuing its acquisition of the remaining land parcels in that area, and currently had no plan to pursue residential development in the Eastern Portion.

41. The Vice-chairperson further raised the following questions:

- (a) if the rezoning proposals of the application were approved, whether the development control pertaining to the original “CDA(1)” zone would remain binding on the Site; and
- (b) with ‘Flat’ and ‘House’ uses put under Column 2 of the proposed “REC” zone for the Eastern Portion, whether the landowners would be allowed to pursue residential development in the “REC” zone on application to the Town Planning Board (the Board).

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

- (a) under the current “CDA(1)” zone, virtually all types of development required prior planning approval from the Board and fulfilment of the relevant requirements, including submission of relevant technical assessments, for comprehensive development of the Site. If the rezoning proposals of the application were agreed by the Committee and the OZP was amended accordingly, the planning control for the Site would follow that of the prevailing zonings in which Column 1 uses would be always permitted without planning permission; and
- (b) the applicant’s proposed drafting for the Notes of the “REC” zone was

referenced to the schedule of uses under the Master Schedule of Notes (MSN), where both 'Flat' and 'House' uses were under Column 2. A maximum gross floor area (GFA) of 600m² was proposed for the "REC" zone to reflect the current management office and covered walkway within the Eastern Portion. Subject to the Committee's agreement to the application, the detailed zonings, schedules of uses, development parameters and requirements for the Site would be further reviewed and refined prior to submission of the amended OZP to the Committee for consideration.

43. Noting that the Western Portion of the Site comprised a number of private land parcels not yet acquired by the applicant, the proposed maximum domestic plot ratio for the Western Portion under the "R(B)13" zoning would be 3.44, and a preliminary sensitivity test had been conducted to confirm the technical feasibility of the rezoning proposal for the "R(B)14" zoning, a Member asked whether individual landowners could proceed to develop their own land by following the development restrictions of the "R(B)13" zone without the need to submit a planning application to the Board. In response, Mr Rico W.K. Tsang, DPO/STN, confirmed that this was the case. The Chairperson remarked that fairness should be the guiding principle in pursuing the rezoning proposal for the development zone, such that individual landowners would not be deprived of their development rights.

44. In response to a Member's enquiry regarding the adoption of a 250m² land area assumption for the development of one New Territories Exempted House (NTEH)/Small House (SH) in the sensitivity test for the third party land in the Northern Portion, Ms Pauline Lam, the applicant's representative, said that such a land area assumption was adopted with reference to PlanD's practice in estimating land availability for the development of NTEHs/SHs in "Village Type Development" zones. The Chairperson supplemented that it was generally assumed by PlanD that approximately 40 NTEHs/SHs could be accommodated per ha of land, taking into account the provision of access roads and other amenity facilities in the "V" zone, which was equivalent to 250m² of land per NTEH/SH.

Car Park Design

45. In light of the recent policy change to allow GFA exemption for the provision of

aboveground car parks, a Member enquired whether the applicant would still proceed with the provision of an underground car park in the proposed residential development in the Western Portion, which would necessitate excavation of three levels of basement. In response, Ms Pauline Lam, the applicant's representative, said that the applicant currently had no plan to construct an aboveground car park for the proposed residential development in order to maintain the design merits incorporated into the current proposal, including a podium-free design, which would contribute to better visual permeability, open space integration and overall design quality. Accordingly, the proposed basement car park arrangement would be retained, and no relaxation of BH restriction would be sought in relation to car park provision.

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

[Messrs Timothy K.W. Ma and Ryan M.K. Ip left the meeting during the question and answer session.]

Deliberation Session

47. The Chairperson remarked that the Site had a long development history. While Phase 1 development (i.e. Mont Vert) of the previous planning approval had been completed, the land designated under the AGR portion was not mandated for public access or active agricultural use under the land lease. The proposed development intensity for the residential development in the Western Portion of the Site would be higher than that of Mont Vert, but it was not incompatible with that of the recent residential developments or development proposals in the surrounding areas. Parts of the AGR portion to the west of Fung Yuen Road, which involved idle agricultural land, were proposed for residential development under the "R(B)13" zoning. The applicant had since acquired additional land in the Eastern Portion for agricultural and recreational uses. Phase I of the proposed residential development in the Western Portion was considered implementable as it covered land

predominantly owned by the applicant and GL, while the implementation of Phase II would depend on the applicant's land acquisition progress. A phased development approach was not uncommon in "CDA" cases, particularly in the New Territories, where land assembly was often a challenge as it involved a mix of private lots and Tso/Tong land that was difficult to acquire. Regarding Members' concerns on drainage and other aspects, the applicant's representatives had provided detailed responses.

48. A Member noted that the area to the south of Mont Vert had long been earmarked for development, and welcomed any improvements to the area's drainage infrastructure. Nevertheless, as the Western Portion was situated in a low-lying area below the adjacent road level of Fung Yuen Road, concerns about potential flood risks could not be ruled out. While the design details for the drainage enhancement works could be refined at a later stage, the applicant should give due consideration to the future management and maintenance of the existing watercourse to avoid creating long-term maintenance burdens for individual flat owners.

49. Mr Frederick W.F. Kong, Assistant Director/Regional 3, LandsD said that a significant portion of land in the Western Portion of the Site was GL, particularly the land adjoining Fung Yuen Road, which might reasonably be capable of being separately alienated for development. As set out in the Paper, LandsD's position was that the Government reserved all rights to dispose of the GL within the Site, and should not in any way be bound by the indicative development proposal. The relevant matters would be addressed during the land administration stage.

50. Some Members were concerned that if the eventual development layout of the Western Portion significantly differed from the indicative scheme of the application due to land exchange uncertainties, the earlier discussions on layout design and drainage aspects might become irrelevant. The Chairperson remarked that if GL was not granted to the applicant in the land exchange as it expected, the applicant would need to adjust its development layout accordingly. As long as the revised scheme complied with the development control and restrictions of the OZP, further planning application would not be required.

51. A Member supported the application as it would allow greater development

flexibility for both private land and GL, notwithstanding the applicant's indicative scheme. While it was difficult for the private sector to acquire Tso/Tong land, there was precedent case for the Government to resume Tso/Tong land a few years ago for public housing development. In that regard, there was possibility that the land not owned by the applicant within the Site could be put to development or better utilised, rather than being left idle.

52. A Member opined that the detailed design of the SWF block in the Southern Portion should take into account the risks posed by extreme storm events, having regard to the low-lying topography of the area. Another Member noted that the areas proposed for drainage improvement works were largely GL. If the applicant failed to obtain the GL in the land exchange, it might impede the implementation of the proposed drainage works. The Chairperson said that relevant development requirements on drainage, traffic and other technical aspects could be incorporated into the lease conditions as far as possible, regardless of the ultimate scale of the development.

53. The Vice-chairperson expressed support for the application, noting that the completed development of Mont Vert within the Site had genuinely improved and enhanced the overall local environment. While the population in the area had increased substantially over the years, the proposed development intensity for the Western Portion was comparable to those of other recently completed or approved developments in the vicinity, such as Fu Tip Estate uphill to the west. The overall context and setting were considered acceptable. With regard to the proposed Phase II development, it was noted that approximately half of the land comprised Tso/Tong land and other private lots, which would take time to acquire. That said, it was not uncommon for land acquisition to be expedited once the Phase I development commenced.

54. The Chairperson concluded that Members generally supported the application, as the proposed intensity of the residential development at the Western Portion was not out of context with the surrounding areas. The concerns raised by Members regarding the watercourse and flooding risks, as well as building separations, should, as far as possible, be addressed at the land administration stage. The appropriate schedules of uses and development control and restrictions for the rezonings would be further reviewed and stipulated in the Notes of the OZP, while the suggestions on various design requirements could be incorporated into the Explanatory Statement of the OZP, where appropriate, for

reference.

[Mr Vincent K.Y. Ho left the meeting during deliberation.]

55. After deliberation, the Committee decided to partially agree to the application to rezone the “Comprehensive Development Area (1)” part of the application site to appropriate zonings with stipulation of appropriate development restrictions, other requirements and schedules of uses in the Notes, and to amend the building height restriction of the “Government, Institution or Community” zone, taking into account Members’ views on the application. The relevant proposed amendments to the Tai Po 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.

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

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MKT/60	Temporary Open Storage of Metal Scaffolding with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Lot 751 S.B RP in D.D. 82, Ta Kwu Ling (RNTPC Paper No. A/NE-MKT/60A)
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Presentation and Question Sessions

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

57. Members had no question on the application.

Deliberation Session

58. 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 “Recreation” zone, which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. 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 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 approval has been granted to the application site and there are adverse departmental comments. The applicant fails to demonstrate that the applied use would have no adverse geotechnical impact on the surrounding areas.”

Agenda Item 11

Section 16A Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/112-2 Proposed Class B Amendments to the Approved Application for Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years in “Recreation” Zone, Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/112-2)

Presentation and Question Sessions

59. With the aid of some plans, Ms Ivy C.W. Wong, STP/STN, briefed Members on the background of the application, the proposed Class B amendments, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

60. Members had no question on the application.

Deliberation Session

61. The Committee noted that the current proposal under Class B amendments mainly involved the addition of 30 parking spaces for private cars, and the Food and Environmental Hygiene Department (FEHD) raised concern about the application, beyond the land reversion and site clearance date for site formation/construction works for the planned Food Control Facilities at Heung Yuen Wai. Similar comments had been raised by FEHD during the section 16 application stage.

62. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The permission should be valid until 9.1.2031, which was the same as the validity period granted under application No. A/NE-TKLN/112. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 11A

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/124	Proposed Temporary Green Fuel Station for Electric Private Vehicles with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 1343 RP (Part) and 1356 RP in D.D. 78 and Adjoining Government Land, Lin Chuk Road, Ta Kwu Ling North (RNTPC Paper No. A/NE-TKLN/124B)
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Presentation and Question Sessions

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

64. Noting that the application site (the Site) was covered with vegetation, a Member enquired whether approval conditions requiring submission and implementation of landscape proposal should be imposed. In response, Ms Ivy C.W. Wong, STP/STN, said that according to the applicant, some of the existing trees at the Site were young trees, and there were no Old and Valuable Trees and no distinctive landscape resources of notable conservation or amenity value within the Site. Taking into account the above and noting that as the Site fell within the “Recreation” zone, the Chief Town Planner/Urban Design and Landscape of PlanD had no adverse comment on the application from landscape perspective.

65. The Committee also noted that the Site fell within the proposed boundary of the Priority Development Area in the New Territories North New Town.

Deliberation Session

66. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.8.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/134 Temporary Warehouse and Associated Open Storage for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/134)

Presentation and Question Sessions

67. With the aid of some plans, Mr Timothy W.P. Wu, TP/STN, 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.

68. Members had no question on the application.

Deliberation Session

69. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.8.2029, 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 13

Section 16 Application

[Open Meeting]

A/NE-TKLN/135 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Various Lots in D.D. 78, Ta Kwu Ling North

70. 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

[Ms Kirstie Y.L. Law, Messrs Jeffrey P.K. Wong and Kimson P.H. Chiu, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/578 Proposed Temporary Government Use (Laboratory) and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” and “Agriculture” Zones, Government Land in D.D. 94, Hang Tau Tai Po, Kwu Tung South
(RNTPC Paper No. A/NE-KTS/578)

71. The Secretary reported that the application was submitted by the Civil Engineering and Development Department (CEDD). Ms Vilian W.L. Sum had declared an interest on the item for her spouse being an employee of CEDD. As Ms Vilian W.L. Sum’s

spouse had no involvement in the application, the Committee agreed she could stay in the meeting.

Presentation and Question Sessions

72. With the aid of some plans, Ms Kirstie Y.L. Law, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

73. Members had no question on the application.

Deliberation Session

74. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 14.8.2029, 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 Items 23, 24 and 25

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1250 Proposed Temporary Shop and Services (Metal Scaffolds) with Ancillary Office for a Period of 3 Years in “Village Type Development” Zone, Lot 1198 S.A RP (Part) in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/1250)

- A/YL-KTN/1251 Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/1251)
- A/YL-KTN/1252 Temporary Open Storage of Metal Scaffolds with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lots 1198 S.A ss.1, 1198 S.A ss.2 and 1198 S.A RP (Part) in D.D. 109, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/1252)
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75. The Committee agreed that as the three applications were submitted by the same applicant and were similar in nature and the applications sites (the Sites) were located in close proximity to one another within the same “Village Type Development” zone, they could be considered together.

Presentation and Question Session

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

77. Members had no question on the applications.

Deliberation Session

78. After deliberation, the Committee decided to reject the applications. The reasons were:

For Application No. A/YL-KTN/1250

- “(a) the proposed use of open storage in nature is not in line with the planning intention of the “Village Type Development” zone, which is to reflect existing

recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects, and land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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 is not compatible with the surrounding land uses; and
- (c) the proposed 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 for open storage use at the site and there are local objections.”

For Applications No. A/YL-KTN/1251 and 1252

- “(a) the applied use is not in line with the planning intention of the “Village Type Development” zone, which is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects, and land within this zone is primarily intended for development of Small Houses by indigenous villagers. 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 is not compatible with the surrounding land uses; and
- (c) 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 for open storage use at the site and there are local objections.”

Agenda Item 27

Section 16 Application

[Open Meeting]

A/YL-KTN/1254 Temporary Open Storage for Second-hand Private Cars and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1047 S.A and 1049 S.B RP (Part) in D.D. 109, Kam Tin North, Yuen Long

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

Agenda Item 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-MP/410 Proposed Temporary Education Centre and Animal Boarding Establishment with Ancillary Facilities and Associated Filling and Excavation of Land for a Period of 3 Years in “Other Specified Uses” annotated “Wetland Conservation Park” and “Recreation” Zones, Government Land in D.D. 104, Mai Po, Yuen Long
(RNTPC Paper No. A/YL-MP/410A)

Presentation and Question Sessions

80. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, 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 did not support the application.

81. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed uses with associated filling and excavation of land are not in line with the planning intention of the “Other Specified Uses” annotated “Wetland Conservation Park” and “Recreation” zones, which are primarily for the development of a Wetland Conservation Park by the Government to conserve the wetlands with ecological/conservation values and safeguard the integrity of the wetland system; compensate for the impact on ecological and fisheries resources arising from the development of the San Tin/Lok Ma Chau area of the San Tin Technopole, thereby achieving ‘co-existence of development and conservation’; provide eco-education and eco-recreation facilities for the public; and promote scientific research on aquaculture and develop modernized aquaculture industry; and primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis; and
- (b) the proposed uses with associated filling and excavation of land do not comply with the Town Planning Board Guidelines on Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) in that the applicant fails to demonstrate that the proposed uses are required to support the conservation of the ecological value of the area or are essential infrastructural projects with overriding public interest; and that would not result in a net loss in wetland function and negative disturbance impact.”

Agenda Item 31

Section 16 Application

[Open Meeting]

A/YL-MP/415 Temporary Shop and Services for a Period of 3 Years in “Residential (Group C)” Zone, Lots 3250 S.B ss.48 and 3250 S.B ss.49 (Part) in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long

83. The Secretary reported that the application was withdrawn by the applicants.

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-PH/1125 Proposed Temporary Open Storage of Second-hand Vehicles and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 56 (Part), 61 (Part) and 62 (Part) in D.D. 114, Pat Heung, Yuen Long

84. 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.]

Agenda Item 53

Any Other Business

[Open Meeting]

85. Noting that application No. A/NE-TKLN/134 for temporary warehouse and associated open storage in “Recreation” zone under Agenda Item 12 was relatively straightforward, a Member suggested that consideration of similar cases could be selected for streamlining arrangement.

86. In response, the Secretary said that with reference to application No. A/NE-TKLN/134, which involved warehouse and open storage uses, under the current practice, applications for temporary warehouse were normally eligible for streamlined consideration. As regards applications for temporary open storage and other port back-up uses, however, the arrangement would be subject to the site categorisation 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). For sites falling within Category 1 or 2 areas under TPB PG-No. 13G, or existing sites with previous planning approval(s) and/or permitted under the previous Outline Zoning Plan within New Development Area, the consideration of the applications could generally be streamlined. However, for sites falling within Category 3 or 4 areas, which were more environmentally sensitive and where specific considerations were often necessary, such cases were not included in the streamlining arrangement under the current practice.

87. The Chairperson proposed and Members agreed that the Town Planning Board Secretariat would review the Member's suggestion and revert to the Committee with its findings and recommendation in due course.

88. There being no other business, the meeting was closed at 5:15 p.m.

**Minutes of 793rd Meeting of the Rural and New Town Planning Committee
(held on 14.8.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/ST/62	1 st
5	A/I-TCV/31	1 st
6	A/SK-HC/376	1 st
9	A/NE-TKL/843	1 st
10	A/NE-TKL/844	1 st
16	A/FSS/306	1 st
18	A/YL-KTN/1245	1 st
19	A/YL-KTN/1246	1 st
21	A/YL-KTN/1248	1 st
26	A/YL-KTN/1253	1 st
29	A/YL-SK/456	1 st
33	A/YL-PH/1126	1 st
34	A/HSK/617	1 st
35	A/HSK/619	1 st
36	A/HSK/620	1 st
38	A/TM-LTY/518	1 st
48	A/YL-TT/772	2 nd [^]
50	A/YL-TT/794	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	
3	The application was submitted by Unijet Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant.	- 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
16	The application site was located in Fanling.	- Mr Timothy K.W. Ma for living in Fanling
34	The application was submitted by Beautiglory Investment Limited, which was a subsidiary of SHK. AECOM was one of the consultants of the applicant.	- 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

Item No.	Members' Declared Interests	
		Institute of Our Hong Kong Foundation, which had received donations from SHK
35 and 36	AECOM was one of the consultants of the applicants.	- Mr Vincent K.Y. Ho for having current business dealing with AECOM

The Committee noted that Mr Ryan M.K. Ip had not yet joined the meeting. As the residence of Mr Timothy K.W. Ma had no direct view of the application site under Item 16, the Committee agreed that he could stay in the meeting. While Mr Vincent K.Y. Ho had no involvement in the applications under Items 3 and 34 to 36, his interest declared in relation to SHK under Items 3 and 34 was considered direct. The Committee agreed that Mr Vincent K.Y. Ho could stay in the meeting but should refrain from participating in the discussion for Items 3 and 34.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/793_rnt_agenda.html for details of the planning applications.

**Minutes of 793rd Meeting of the Rural and New Town Planning Committee
(held on 14.8.2026)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
15	A/NE-KTS/579	Temporary Godown with Ancillary Office and Staff Quarters Use in “Recreation” Zone, Various Lots in D.D. 100 and Adjoining Government Land, Ying Pun, Kwu Tung South	26.8.2026 to 25.8.2029
22	A/YL-KTN/1249	Temporary Place of Recreation, Sports or Culture (Hobby Farm) in “Agriculture” Zone, Lots 3 S.D and 8 S.K in D.D. 110, Tai Kong Po, Pat Heung, Kam Tin, Yuen Long	9.9.2026 to 8.9.2029
49	A/YL-TT/793	Temporary Forklift Training Centre with Ancillary Facilities in “Agriculture” Zone, Various Lots in D.D. 118 and Adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long	2.9.2026 to 1.9.2029
52	A/YL-TT/796	Temporary Canteen in “Village Type Development” Zone, Various Lots in D.D. 117 and Adjoining Government Land, Shap Pat Heung, Yuen Long	2.9.2026 to 1.9.2029

**Minutes of 793rd Meeting of the Rural and New Town Planning Committee
(held on 14.8.2026)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 14.8.2029

Item No.	Application No.	Planning Application
8	A/NE-TK/863	Temporary Eating Place (Extension of a Restaurant) in “Village Type Development” Zone, Lots 210 (Part), 211 (Part) and 213 RP (Part) in D.D. 28, Lung Mei, Tai Po
17	A/YL-KTN/1222	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Open Storage of Construction Materials and Facilities in “Other Specified Uses” annotated “Railway Reserve” Zone, Lot 4115 (Part) in D.D. 104, Kam Tin North, Yuen Long
20	A/YL-KTN/1247	Temporary Shop and Services and Eating Place with Ancillary Facilities in “Other Specified Uses” annotated “Railway Reserve” Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long
37	A/HSK/621	Proposed Temporary Public Vehicle Park (Private Cars) in “Residential (Group B) 3” Zone, Lot 1898 RP in D.D. 124, Hung Shui Kiu, Yuen Long
39	A/YL-LFS/620	Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) with Ancillary Facilities in “Residential (Group E)” Zone, Lot 1699 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
40	A/YL-PS/775	Temporary Private Vehicle Park (Private Cars) in “Village Type Development” Zone, Various Lots in D.D. 122 and Adjoining Government Land, Sheung Cheung Wai, Ping Shan, Yuen Long
41	A/YL-PS/776	Temporary Public Vehicle Park (Private Cars) in “Village Type Development” Zone, Various Lots in D.D. 122, Sheung Cheung Wai, Ping Shan, Yuen Long
42	A/YL-PS/785	Temporary Shop and Services in “Residential (Group E) 2” and “Village Type Development” Zones, Lot 618 (Part) in D.D. 122, Ping Shan, Yuen Long
43	A/YL-PS/786	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles in “Village Type Development”, “Residential (Group E) 2”, “Residential (Group B) 1” and “Residential (Group B) 2” Zones, Various Lots in D.D. 122 and Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long
44	A/YL-PS/787	Temporary Shop and Services and Wholesale of Construction Materials in “Government, Institution or Community” Zone, Lots 256 (Part) and 259 in D.D. 122, Ping Shan, Yuen Long
45	A/YL-TYST/1364	Temporary Warehouse for Storage of Construction Materials in “Residential (Group C)” Zone, Lots 1311 S.B ss.2 (Part) and 1311 S.B RP (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
46	A/YL-TYST/1365	Temporary Warehouse for Storage of Exhibition Materials, Vehicle Parts and Food Provision in “Undetermined” Zone, Various Lots in D.D. 119, Pak Sha Tsuen, Yuen Long
47	A/YL-TT/753	Temporary Office and Private Vehicle Park (Taxis and Minibuses Only) with Ancillary Storage and Associated Filling of Land in “Agriculture” Zone, Lot 972 (Part) in D.D. 116, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 14.8.2031

Item No.	Application No.	Planning Application
28	A/YL-KTS/1141	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long
51	A/YL-TT/795	Proposed Temporary Recyclable Collection Centre (Waste Paper, Metalware and Cloth) in “Residential (Group D)” Zone, Lots 5160 (Part) and 5161 (Part) in D.D. 116, Yuen Long

Declaration of Interest

The Committee noted the following declaration of interest:

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

As the property owned by Mr Rocky L.K. Poon had no direct view of the application site under Item 39, the Committee agreed that he could stay in the meeting.