

RESTRICTED

TOWN PLANNING BOARD

**Minutes of 797th Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 9.10.2026**

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

Mr Eric C.B. Chan

Dr Kelvin K.Y. Leung

Mr Wilson H.K. Shum

Mr Gary X.Y. Zhang

Chief Engineer/Traffic Survey & Support,
Transport Department
Mr W.H. Poon

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

Principal Environmental Protection Officer (Territory North),
Environmental Protection Department
Mr Raymond L.Y. Lai

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

Deputy Director of Planning/District
Mr Kepler S.Y. Yuen

Secretary

Absent with Apology

Mr Vincent K.Y. Ho

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
Mr Joseph C.Y. Chan

Agenda Item 1

Confirmation of the Draft Minutes of the 796th RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 796th RNTPC meeting held on 25.9.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 17 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 19 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 were in **Annex 3**.

Deliberation Session

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

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

Sai Kung and Islands District

[Mr Coway K.H. Chan and Ms Tammy S.N. Kong, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), Messrs Dicky Y.F. Chan and Adrian S.N. Chiu, Town Planners/Sai Kung and Islands (TPs/SKIs), and Ms Eliza Q.Y. Li, Town Planning Graduate/Sai Kung and Islands, were invited to the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TOF/9 Proposed Temporary Radar Installation with Ancillary Facilities and Associated Excavation of Land for a Period of 3 Years in “Coastal Protection Area”, “Other Specified Uses” annotated “Sewage Treatment Works” and “Green Belt” Zones, Government Land in D.D. 302L near the Drainage Services Department Tai O Imhoff Tank and Government Land in D.D. 302L near Tai O Public Pier, Tai O, Lantau Island
(RNTPC Paper No. A/I-TOF/9A)

9. The Secretary reported that the application was submitted by the Hong Kong Polytechnic University (PolyU). The following Members had declared interests on the item:

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|----------------------|---|--|
| Professor B.S. Tang | - | for being a former part-time Principal Research Fellow and a former Academic Advisor of College of Professional and Continuing Education, PolyU; |
| Dr Kelvin K.Y. Leung | - | for being a member of PolyU Graduate School Advisory Committee; |
| Mr Simon Y.S. Wong | - | for being a 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 Ryan M.K. Ip	for being a member of an advisory committee of a research institute of PolyU;
Mr Gary X.Y. Zhang	- for being an employee of a company that was currently sponsoring various research and developments programmes and student scholarships of PolyU; and
Mr Vincent K.Y. Ho	for being a member of the Federation of PolyU Alumni Associations; and currently collaborating with the School of Professional Education and Executive Development of PolyU to run a short-term course for which he was the lead instructor.

10. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting and Mr Gary X.Y. Zhang had not yet joined the meeting. As the interest of Dr Kelvin K.Y. Leung in relation to PolyU was considered direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the interest declared by Mr Timothy K.W. Ma was considered indirect, and Professor B.S. Tang, 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.

[Dr Kelvin K.Y. Leung left the meeting temporarily at this point.]

11. The Committee noted that there was a typographical error in paragraph 1.1 of the Paper, where the term “Hight Frequency Radar” should read “High Frequency Radar”.

12. With the aid of a PowerPoint presentation, Mr Coway K.H. Chan, STP/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 had no objection to the application.

13. In response to the Chairperson's enquiry as to whether there were other similar radar installations in the territory, Mr Coway K.H. Chan, STP/SKIs, said that a similar radar installation had been in operation at Cape D'Aguilar since 2021.

Deliberation Session

14. A Member said that the existing radar installation operated by the Hong Kong Observatory at Cape D'Aguilar covered the eastern waters of Hong Kong. The proposed radar installation could enhance sea-surface monitoring coverage in Hong Kong by monitoring surface currents and wave conditions in the western waters.

15. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.10.2029, 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.

[Dr Kelvin K.Y. Leung rejoined the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-PK/322	Temporary Activity Venue for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 217, Tai Chung Hau Road, Sai Kung
	(RNTPC Paper No. A/SK-PK/322)

Presentation and Question Sessions

16. With the aid of some plans, Mr Adrian S.N. Chiu, TP/SKIs, 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.

17. Members had no question on the application.

Deliberation Session

18. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.10.2029, 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 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-SKT/35 Eating Place in “Village Type Development” Zone, Shop 2, G/F, 41 Sai
Kung Tai Street, Sai Kung
(RNTPC Paper No. A/SK-SKT/35)

Presentation and Question Sessions

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

20. Members had no question on the application.

Deliberation Session

21. The Chairperson remarked that while ‘Eating Place’ was always permitted on the ground floor of a New Territories Exempted House (NTEH) within the “Village Type Development” zone, the subject building in which the applied eating place was situated was

not an NTEH, and hence planning permission was required.

22. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board, and no time clause for the commencement of the ‘Eating Place’ use was proposed as the use was already in operation. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Sha Tin, Tai Po and North District

[Mr Kevin K.W. Lau and Ms Ivy C.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Mr William S.T. Wong, Town Planner/Shan Tin, Tai Po and North (TP/STN), were invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/710	Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Lot 311 S.A in D.D. 14, Tung Tsz, Tai Po (RNTPC Paper No. A/TP/710)
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23. The Secretary reported that the application site (the Site) was located in Tai Po. Mr Frederick K.W. Kong had declared an interest on the item for co-owning with spouse a property in Tai Po. As the property of Mr Frederick K.W. Kong had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

24. With the aid of some plans, Mr Kevin K.W. Lau, STP/STN, briefed Members on

the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

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

- (a) whether any revision to the boundary of the village ‘environs’ (‘VE’) of Tseng Tau, within which the Site fell, was anticipated in the future;
- (b) whether there had been any change in the planning circumstances in the surrounding area of the Site since the consideration of the review of the “Green Belt” (“GB”) zoning for the area west of Tung Tsz Road (the “GB review”) by the Town Planning Board (the Board) in May 2011; and
- (c) whether the triangular-shaped configuration of the Site was deliberately delineated to conform with the ‘VE’ boundary of Tseng Tau.

26. In response, Mr Kevin K.W. Lau, STP/STN, with the aid of some plans, made the following main points:

- (a) it was understood that there was no plan for revising the ‘VE’ boundary of Tseng Tau, which generally referred to the area within a 300-foot radius from the edge of the last village type house built in this recognized village before the introduction of the Small House Policy in 1972;
- (b) eight applications for proposed Small House developments had been approved since the Board’s consideration of the “GB review” in May 2011, which recommended retaining the “GB” zoning for the area to the west of Tung Tsz Road and that Small House developments might be permitted in the concerned “GB” area subject to compliance with the Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) and the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories; and

- (c) the configuration of the Site followed the boundary of the lot owned by the applicant.

Deliberation Session

27. Members generally supported the application. While the Committee noted that the amount of land available within the concerned “Village Type Development” zones of Tseng Tau was sufficient to accommodate the outstanding Small House applications being processed by the Lands Department, sympathetic consideration could be given to the application as the Site, which was carved out from the landscape area of a previously approved application for the development of one Small House that was completed in 2019, was bounded by existing Small Houses to the immediate north and east, the ‘VE’ boundary to the immediate west and slopes and a stream course to the immediate south, and hence the scope for further extension of the village cluster within the same “GB” zone as a result of approval of the application was limited. With regard to a parking area to the west of the Site not covered by any valid planning permission, the Committee noted that as the subject Tai Po Outline Zoning Plan was not previously covered by Development Permission Area Plan, no enforcement action could be taken by PlanD under the Town Planning Ordinance.

28. 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 9.10.2030, 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 11

Section 16 Application

[Open Meeting]

A/NE-FTA/286 Proposed Temporary Open Storage of Containers with Ancillary Facilities and Associated Filling of Land and Pond and Excavation of Land for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui

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

Agenda Item 13A

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-STK/34 Proposed Temporary Private Club for a Period of 5 Years in “Recreation (1)” Zone, Lots 227 RP and 229 S.B ss.1 in D.D. 41, Sha Tau Kok
(RNTPC Paper No. A/NE-STK/34A)

Presentation and Question Sessions

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

31. Members had no question on the application.

Deliberation Session

32. Members generally supported the application. The Committee noted that approval condition (a) prohibiting vehicles to be parked/stored on or enter/exit the application

site at any time was recommended based on the development proposal submitted by the applicant and the comments of the Transport Department.

33. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 9.10.2031, 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.

[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

[Messrs Jeffrey P.K. Wong and Alexander W.Y. Mak, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Ms Karen K.Y. Chan, Town Planner/Fanling, Sheung Shui and Yuen Long East (TP/FSYLE), were invited to the meeting at this point.]

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/STT/41	Temporary Warehouse with Ancillary Open Storage of Cables, Wires, Transformers and Spare Parts and Associated Filling and Excavation of Land for a Period of 3 Years in "Other Specified Uses" annotated "Amenity Area" and "Other Specified Uses" annotated "Mixed Use" Zones and area shown as 'Road', Various Lots in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long (RNTPC Paper No. A/STT/41)
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Presentation and Question Sessions

34. With the aid of some plans, Ms Karen K.Y. Chan, TP/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.

35. Members had no question on the application.

Deliberation Session

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

“the application site falls within Phase 1 development of the San Tin Technopole with imminent land resumption and development programme. Approval of the application would jeopardise the planned developments at the application site under the San Tin Technopole.”

Agenda Item 24

Section 16 Application

[Open Meeting]

A/YL-MP/418	Proposed Utility Installation for Private Project (Electricity Package Substation) and Associated Filling and Excavation of Land in “Village Type Development” and “Residential (Group D)” Zones, Lots 3235 S.B and 3235 RP (Part) in D.D. 104 and Adjoining Government Land, Chuk Yuen Tsuen, Yuen Long
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37. The Secretary reported that consideration of the application had been rescheduled.

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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
(RNTPC Paper No. A/YL-KTN/1254)

Presentation and Question Sessions

38. 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.

39. Members had no question on the application.

Deliberation Session

40. 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 is not in line with the Town Planning Board Guidelines for 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 application site; and there are adverse departmental comments and local objections.”

Agenda Item 32

Section 16 Application

[Open Meeting]

A/YL-KTS/1140 Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Electric Vehicle Charging Facilities and Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 1448 (Part), 1472, 1476, 1477 S.A (Part) and 1478 RP (Part) in D.D. 106, Kam Tin South, Yuen Long

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

Agenda Item 33

Section 16 Application

[Open Meeting]

A/YL-KTS/1149 Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1384 S.A RP (Part) in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Kam Tin South

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

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/371 Proposed Temporary Shop and Services for a Period of 3 Years in
“Other Specified Uses” annotated “Comprehensive Development to
include Wetland Restoration Area” Zone, Lots 3250 S.A RP and 3250
S.B ss.46 (Part) in D.D. 104, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/371A)

Presentation and Question Sessions

43. With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the application, the 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.

44. Members had no question on the application.

Deliberation Session

45. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.10.2029, 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 applicants to note the advisory clauses as set out in the appendix of the Paper.

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

Tuen Mun and Yuen Long West District

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

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/617	Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses) with Minor Relaxation of Building Height Restriction in “Commercial (2)” Zone, Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long (RNTPC Paper No. A/HSK/617)
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46. The Secretary reported that the application was submitted by Beautiglory Investment 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. The following Members had declared interests on the item:

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

47. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting. As Mr Ryan M.K. Ip had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

48. With the aid of a PowerPoint presentation, Ms Carman C.Y. Cheung, 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 (PlanD) had no objection to the application.

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

Transport Facilities and Pedestrian Connectivity

49. The Chairperson, the Vice-chairperson and two Members raised the following questions:

- (a) the implementation programme for the adjoining “Commercial (2)” (“C(2)”) site to the west of the application site (the Site), and the applicant’s proposal to reserve openings for potential future connections to the adjoining “C(2)” site and Tin Shing Court across Ping Ha Road;
- (b) having regard to the densely vegetated area along the nullah to the immediate north of the Site, the need for and feasibility of the proposed decking-over of the nullah area for landscaping;
- (c) the party responsible for the maintenance and management (M&M) of the 24-hour public pedestrian linkages within the podium of the proposed development and the 24-hour accessible lift and staircases connecting the pedestrian links on 1/F and G/F as proposed by the applicant;
- (d) any traffic management scheme or other appropriate traffic measures to avoid potential adverse traffic impacts on the local road network caused by vehicles queuing to enter the car park of the shopping mall within the Site; and
- (e) whether the parking spaces were provided in accordance with the high-end

provision standard under the Hong Kong Planning Standards and Guidelines (HKPSG).

50. In response, Ms Carman C.Y. Cheung, STP/TMYLW, with the aid of some PowerPoint slides, made the following main points:

- (a) the adjoining “C(2)” site was a piece of government land for which there was no known development proposal or implementation programme. While no specific urban design measures were required for the Site under the urban design study conducted for the town centre and the District Commercial Node of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), the applicant had duly observed the recommendations of the urban design study in relation to measures to integrate the sites with the surroundings by creating a pleasant walking environment, and proposed to reserve openings at 1/F for future connections to Tin Shing Court to the north across Ping Ha Road and to the adjoining “C(2)” site to the west, with a view to enhancing pedestrian walkability and connectivity;
- (b) the applicant intended to provide a potential decking-over of the nullah area for landscaping purposes, with a view to enhancing at-grade accessibility across the existing nullah along the northern boundary of the Site;
- (c) the applicant proposed to undertake the aforementioned walkability enhancement works at its own cost. The proposed works were indicative at this stage and would be subject to detailed technical assessments, feasibility studies and agreement with relevant government bureaux and departments, at its own cost. The applicant would also be responsible for the M&M of the proposed 24-hour public pedestrian linkages within the podium of the proposed development and the proposed 24-hour accessible lift and staircases;
- (d) the two ingress/egress points proposed at the northeastern part of the Site connecting to Kiu Cheong Road and at the southern part of the Site connecting to the future Road L9 respectively would help divert vehicular flow and prevent traffic concentration. The design and implementation of the proposed vehicular access points and the associated access road could be

further reviewed by the Transport Department and the Highways Department as required under the approval condition, should the application be approved; and

- (e) a low to middle-end parking provision standard under the HKPSG was adopted, given that the Site was well served by public transport, with Tuen Ma Line (TML) Tin Shui Wai (TSW) Station located in close proximity.

51. The Chairperson remarked that the proposed connection arrangements and pedestrian accesses could be incorporated into the lease conditions of both the Site and the adjoining “C(2)” site under the land administration regime in the future.

Non-domestic Gross Floor Area (GFA) Provision and Design Layout

52. The Vice-chairperson and a Member raised the following questions:

- (a) the extent of the reduction in non-domestic GFA under the current scheme as compared with the previously approved scheme (under application No. A/YL-PS/520), and in particular, whether there was any reduction in the GFA of the proposed shopping mall; and
- (b) the applicant’s response to the Architectural Services Department’s comment that the building design appeared to be long and monotonous.

53. In response, Ms Carman C.Y. Cheung, STP/TMYLW, with the aid of some PowerPoint slides, made the following main points:

- (a) the total PR of the current scheme remained unchanged at 8 which was the same as that under the previously approved scheme, while the total non-domestic GFA was reduced by 51,697m² (equivalent to a PR of 5.2), representing the GFA proposed to be reallocated from non-domestic to residential use. The GFA of the proposed shopping mall was reduced from 46,500m² under the approved scheme to 9,290m² under the current scheme; and

- (b) the Site was subject to various site constraints, including the adjacent TML alignment and a major view corridor (i.e. 'fung shui lane') extending from Ping Shan into the northeastern part of the Site. The proposed development had been designed to avoid locating high-rise towers within the view corridor, while the residential towers were proposed to be located further away from TML to minimise noise impact.

54. The Chairperson supplemented that the applicant could be reminded to avoid screen wall design and to comply with the Sustainable Building Design Guidelines promulgated under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152.

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

Deliberation Session

55. The Chairperson recapitulated that the key planning considerations for the application included the proposed reallocation of a portion of the total GFA from non-domestic to residential use and the minor relaxation of the building height (BH) restriction from 135mPD to 160mPD. Noting the shift in demand for commercial properties, the proposed GFA reallocation generally aligned with the Government's objectives and initiatives for better land utilisation. The proposed BH of 160mPD was considered compatible with the surrounding context of planned high-rise and high-density commercial and residential developments around the existing TML TSW Station.

56. While not objecting to the application, some Members were concerned that the Air Ventilation Assessment might not fully reflect the cumulative microclimatic impact within the assessment area. Besides, the proposed reallocation of a portion of the total GFA from non-domestic to residential use might compromise local employment opportunities, resulting in local residents having to travel to other districts for work.

57. The Committee noted that the proposed development had incorporated design measures to maintain the major breezeway and potential air path along the southern/southeastern site boundary of the Site in accordance with recommendations of the

Air Ventilation Assessment-Expert Evaluation under the current application. Compared with the baseline condition, significant adverse air ventilation impact arising from the proposed development on the surrounding areas was not anticipated. The Committee considered that for similar applications for minor relaxation of BH restriction in the future, the applicant should, where appropriate, be requested to provide more comprehensive air ventilation data and details on specific measures to enhance air ventilation. The Chairperson supplemented that one of the development targets of the Northern Metropolis was to achieve “industry-driven planning” and better “home-job balance”. It was estimated that around 500,000 new jobs would be created upon completion of the whole Northern Metropolis, which included the HSK/HT NDA, envisaged as a high-end professional services and logistics hub. This would help reduce the need for residents to commute across districts for work.

58. 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 9.10.2030, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 42

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/628	Proposed Temporary Centralised Quarters for Imported Labour in Construction Sector for a Period of 3 Years in “Industrial” Zone and area shown as ‘Road’, Government Land at Planning Area 36 of Hung Shui Kiu/Ha Tsuen New Development Area, Yuen Long (RNTPC Paper No. A/HSK/628)
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Presentation and Question Sessions

59. With the aid of a PowerPoint presentation, Ms Vanessa W.Y. Chung, 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.

60. Noting that the application site (the Site) would undergo site formation works by the Civil Engineering and Development Department for the development of the Hung Shui Kiu/Ha Tsuen New Development Area targeted to be carried out in Q4 2026, where supporting facilities would be set up for workers therein, a Member enquired about the necessity of the section 16 application for the proposed centralised quarters for imported labour, which mainly involved the use of temporary container-like structures. In response, Ms Carman C.Y. Cheung, STP/TMYLW, said that the current proposal involved the use of temporary structures for providing living accommodation for imported labour at a site predominantly zoned “Industrial” on the Outline Zoning Plan, where planning permission for such temporary use was required. The Chairperson supplemented that the proposed use was intended to provide centralised accommodation for imported labour in the construction sector who worked at construction sites across the territory rather than at the Site. As such, the proposed temporary quarters would not be regarded as ancillary supporting facilities for the construction works at the Site, and planning permission would be required.

61. A Member also shared some information regarding the accommodation arrangements for imported labour as required by the Government under the Labour Importation Scheme for the Construction Sector as well as the Construction Industry Council’s operational arrangements at the designated quarters in Tam Mi, Yuen Long.

Deliberation Session

62. Members generally supported the application. As regards whether the proposed use would obstruct access to the existing graves located to the north, west and south of the Site, the Committee noted that the applicant would provide alternative footpaths to maintain access to the graves.

63. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.10.2029, 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 43

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1212 Proposed Temporary Place of Recreation, Sports or Culture (Prawning Ground) and Permitted Agricultural Use (Shrimp Larvae Hatchery) with Ancillary Education Centre and Facilities and Associated Filling of Land for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 593 S.A RP and 593 RP in D.D. 128, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1212)

Presentation and Question Sessions

64. With the aid of some plans, Mr Eric C.Y. Chiu, 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 did not support the application.

65. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed uses with associated filling of land are not in line with the planning intention of the “Coastal Protection Area” zone, which is intended to conserve, protect and retain the natural coastlines and the sensitive coastal

natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and

- (b) the applicants fail to demonstrate that the proposed uses with associated filling of land would not have adverse landscape and ecological impacts on the surrounding areas.”

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/794	Proposed Temporary Shop and Services (Motor-vehicle Showroom), Motor-vehicle Testing Centre and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group B) 1” and “Village Type Development” Zones, Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long (RNTPC Paper No. A/YL-PS/794)
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Presentation and Question Sessions

67. 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.

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 9.10.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Agenda Item 57

Any Other Business

[Open Meeting]

70. There being no other business, the meeting was closed at 4:25 p.m.

**Minutes of 797th Meeting of the Rural and New Town Planning Committee
(held on 9.10.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
4	A/SK-HC/379	1 st
5	A/SK-PL/4	1 st
12	A/NE-HT/28	1 st
19	A/NE-TKLN/129	2 nd [^]
21	A/NE-TKLN/141	1 st
22	A/NE-KTS/581	1 st
25	A/YL-MP/419	1 st
26	A/FSS/306	2 nd [^]
30	A/YL-KTN/1275	1 st
37	A/YL-PH/1132	1 st
38	A/YL-PH/1133	1 st
44	A/YL-LFS/629	1 st
50	A/YL-TT/787	2 nd [^]
51	A/YL-TT/803	1 st
53	A/YL-TT/806	1 st
55	A/YL-TT/808	1 st
56	A/YL-TT/809	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	
26	The application site was located in Fanling.	- Mr Timothy K.W. Ma for living in Fanling
30	The application was submitted by Mr Tsoi Tak Lee.	- Mr Wilson H.K. Shum for having current business dealings with the applicant
44	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 residence of Mr Timothy K.W. Ma and the property of Mr Rocky L.K. Poon had no direct view of the application sites under Items 26 and 44 respectively, the Committee agreed that they could stay in the meeting and could participate in the discussion. As the interest of Mr Wilson H.K. Shum was considered direct under Item 30, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion on the item.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/797_rnt_agenda.html for details of the planning applications.*

**Minutes of 797th Meeting of the Rural and New Town Planning Committee
(held on 9.10.2026)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
10	A/NE-TK/871	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) in “Village Type Development” Zone, Government Land adjoining Lot 882 in D.D. 28, Tai Mei Tuk, Tai Po	14.10.2026 to 13.10.2029
36	A/YL-PH/1131	Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land in “Agriculture” Zone, Lot 303 (Part) in D.D. 110, Pat Heung, Yuen Long	11.11.2026 to 10.11.2029
39	A/YL-PH/1134	Temporary Open Storage of Construction Materials and Vehicles for Sale with Ancillary Facilities in “Residential (Group D)” Zone, Lots 100 RP, 101 S.A & B RP and 101 S.C RP in D.D. 111, A Kung Tin, Pat Heung, Yuen Long	15.11.2026 to 14.11.2029

**Minutes of 797th Meeting of the Rural and New Town Planning Committee
(held on 9.10.2026)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 9.10.2029

Item No.	Application No.	Planning Application
9	A/NE-TK/869	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone and area shown as ‘Road’, Lot 304 in D.D. 26, Shuen Wan Chim Uk, Ting Kok, Tai Po
13	A/NE-MKT/71	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities in “Recreation” Zone, Lots 181 RP (Part), 184 S.A RP, 185, 186, 188 RP, 191 RP, 192 S.A RP, 193 RP, 194 RP and 195 S.A RP in D.D. 82, Ta Kwu Ling
14	A/NE-MUP/238	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) in “Residential (Group D)” Zone, Lots 147 S.A, 175 RP (Part) and 176 S.B ss. 2 in D.D. 38, Sha Tau Kok
15	A/NE-TKL/843	Temporary Warehouse for Storage of Metal and Associated Filling of Land in “Agriculture” and “Industrial (Group D)” Zones, Lot 554 S.A ss.2 (Part) in D.D. 77, Ta Kwu Ling
16	A/NE-TKL/849	Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lots 1497 S.B ss.4 and 1497 S.B RP in D.D. 76, Hung Leng, Fanling
17	A/NE-TKL/850	Proposed Temporary Warehouse for Storage of Construction Materials/Tools and Equipment with Ancillary Office/Workshop and Associated Filling of Land in “Agriculture” and “Industrial (Group D)” Zones, Lots 752 RP and 761 RP (Part) in D.D. 77, Ping Che
18	A/NE-TKL/851	Temporary Public Vehicle Park (Private Cars Only) in “Village Type Development” and “Agriculture” Zones, Lots 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (Part) in D.D. 76, Leng Tsai Village, Fanling
20	A/NE-TKLN/132	Proposed Temporary Public Vehicle Park (Private Cars Only) in “Recreation” Zone, Lot 387 S.B RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
29	A/YL-KTN/1273	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land in “Agriculture” Zone, Lot 944 RP (Part) in D.D. 109, and Lots 50 RP (Part) and 51 RP (Part) in D.D. 110, Tai Kong Po, Pat Heung, Yuen Long
35	A/YL-SK/466	Proposed Temporary Shop and Services and Associated Filling of Land in “Agriculture” Zone, Lots 1326 S.A, 1326 S.B, 1326 S.C, 1326 S.D, 1326 S.E (Part), 1326 RP, 1327 S.D, 1327 S.E (Part), 1327 S.F (Part), 1327 S.G (Part) and 1327 RP (Part) in D.D. 114, Shek Kong, Yuen Long

Item No.	Application No.	Planning Application
41	A/HSK/627	Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Site Office in “Village Type Development” Zone, Various Lots in D.D. 124, Ha Tsuen, Yuen Long
45	A/YL-PS/793	Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles in “Comprehensive Development Area” Zone, Various Lots in D.D. 122, Ping Shan, Yuen Long
47	A/YL-TYST/1372	Proposed Temporary Shop and Services in “Residential (Group D)” and “Residential (Group B) 1” Zones, Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long
48	A/YL-TYST/1373	Proposed Temporary Shop and Services with Ancillary Facilities in “Government, Institution or Community” and “Residential (Group B) 1” Zones, Lot 2524 (Part) in D.D. 124, Yuen Long
49	A/YL-TT/772	Temporary Warehouse for Storage of Metal and Timber with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 118, Yuen Long
52	A/YL-TT/805	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities in “Open Storage” and “Recreation” Zones, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
54	A/YL-TT/807	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in “Agriculture” Zone, Lot 1940 (Part) in D.D. 118, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 9.10.2031

Item No.	Application No.	Planning Application
28	A/YL-KTN/1257	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1065 RP (Part), 1079 (Part), 1080 RP (Part) and 1082 (Part) in D.D. 109, Kam Tin North, Yuen Long
31	A/YL-KTN/1279	Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1022 RP (Part) in D.D. 109, Kam Tin North, Yuen Long