TOWN PLANNING BOARD

Minutes of 798th Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 23.10.2026

Present

Director of Planning Mr C.K. Yip	Chairperson
Mr Vincent K.Y. Ho	
Mr Timothy K.W. Ma	
Mr Rocky L.K. Poon	
Professor B.S. Tang	
Dr Kelvin K.Y. Leung	
Mr Wilson H.K. Shum	
Mr Gary X.Y. Zhang	
Chief Traffic Engineer/New Territories West, Transport Department Ms Vilian W.L. Sum	
Chief Engineer (Works), Home Affairs Department Mr Karl K.L. Kwan	
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 — Secretary
Ms Donna Y.P. Tam

Absent with Apologies

Mr Daniel K.S. Lau (Vice-chairperson)

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Simon Y.S. Wong

Mr Eric C.B. Chan

In Attendance

Assistant Director of Planning/Board
Ms Katy C.W. Fung

Town Planner/Town Planning Board
Mr Jack H. Lau

Agenda Item 1

Confirmation of the Draft Minutes of the 797th RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 797th RNTPC meeting held on 9.10.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 19 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.

[Mr Karl K.L. Kwan joined the meeting at this point.]

Renewal Case

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there was one case for renewal of temporary planning approval and the Planning Department had no objection to the application for the further renewed period. Details of the planning application was in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the application on a temporary basis for the applied renewal period on the terms of the application as submitted to the Town Planning Board 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.

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 18 cases selected for streamlining arrangement and the Planning Department (PlanD) had no objection to the applications for temporary uses for the applied/recommended periods. Details of the planning applications, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 3**.

Deliberation Session

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

Sha Tin, Tai Po and North District

[Mr Timothy W.P. Wu, Town Planner/Sha Tin, Tai Po and North (TP/STN), was invited to the meeting at this point.]

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/NE-TKLN/142 Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years in "Recreation" Zone, Lot 350 RP (Part) in D.D. 78 and Lots 85 RP (Part), 86 RP (Part), 87 RP, 88 RP (Part), 90 (Part), 91 (Part), 92 (Part), 93, 94, 95, 97 RP and 144 RP (Part) in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/142)

Presentation and Question Sessions

9. 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 had no objection to the application.

10. In response to a Member's enquiry on whether the proposed temporary food industrial park was a relocation or new project proposed by the applicant, Mr Timothy W.P. Wu, TP/STN, said that the applicant did not operate any similar facility in Hong Kong.

Deliberation Session

11. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.10.2029, 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 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/NE-TKLN/143 Proposed Temporary Eating Place and Green Fuel Station with Ancillary Facilities for a Period of 3 Years in "Recreation" and "Green Belt" Zones, Lots 75 RP and 78 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/143)

Presentation and Question Sessions

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

13. Members had no question on the application.

Deliberation Session

14. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.10.2029, 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 representative for attending the meeting. He left the meeting at this point.]

Fanling, Sheung Shui and Yuen Long East District

[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 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/YL-KTN/1253 Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone, Lots 1775 RP (Part), 1785 RP, 1786, 1787 S.B, 1787 RP and 1790 RP (Part) in D.D. 107 and Lots 21 (Part), 22 (Part) and 28 (Part) in D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long (RNTPC Paper No. A/YL-KTN/1253A)

Presentation and Question Sessions

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

16. Members had no question on the application.

Deliberation Session

17. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.10.2029, 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 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/STT/37 Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Green Belt" Zone and area shown as 'Road', Various Lots in D.D. 102, Ngau Tam Mei, Yuen Long
(RNTPC Paper No. A/STT/37)

Presentation and Question Sessions

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

19. Members had no question on the application.

Deliberation Session

20. The Chairperson recapitulated that the application site (the Site) mainly fell within an area shown as 'Road' reserved for a planned road in the San Tin Technopole (the Technopole), which would be subject to land resumption in a few years' time. Taking into account relevant planning considerations including the long-term development of the Site, land use compatibility, technical matters and relevant Town Planning Board (TPB) Guidelines, PlanD recommended approval of the application. Apart from the Lands Department (LandsD), which had reservation on the application as there was unauthorised structure(s) on the Site that were already subject to lease enforcement actions, other government departments consulted had no objection to or adverse comment on the application from technical perspectives. Similar to other cases in which LandsD had adverse comments on the planning applications involving breaches of lease conditions, the relevant land administration matters in the subject case would be dealt with separately through the established lease administration/enforcement procedures, should the Committee approve the application.

21. Mr Frederick W.F. Kong, Assistant Director/Regional 3, LandsD said that the pre-clearance survey (PCS) for the resumption of land for the Phase 2 development of the Technopole including the Site had been conducted, hence LandsD would not process either regularisation or new application for short term waiver (STW)/short term tenancy (STT) for the subject case even if the Committee approved the application as this might have implications for compensation and clearance. PCS was conducted to record the occupation status of land affected by government projects, and compensation and/or rehousing arrangements would be considered based on the information collected through PCS. Depending on the circumstances of each project, there would normally be time gaps between PCS and the land reversion date (i.e. the date on which the private land was resumed and reverted to the Government) and the departure date. LandsD had reservation on the application since there was unauthorised structure(s) within the Site which was/were already subject to lease enforcement actions according to case priority.

22. The Committee noted the comments from the Civil Engineering and Development Department as stated in paragraph 10.3.1 of the Paper that according to the latest tentative development programme, the estimated departure period of the Site was from Q3 2028 to Q4 2031. In addition, the Site was the subject of a previous application (No. A/YL-NTM/468) for the same temporary use with ancillary facilities and associated filling of land, which was approved with conditions on 1.3.2024. The planning permission was subsequently revoked on 1.9.2024 due to non-compliance with time-limited approval conditions related to the submission of drainage and fire service installations (FSI) proposals. The layout under the current application was largely the same as that under the previously approved application. The animal boarding establishment (ABE) under the current application at the Site was covered by a valid boarding establishment licence issued by the Agriculture, Fisheries and Conservation Department.

23. Some Members had reservation on the application and expressed the following views:

(a) they were doubtful about the implementability of the applied use as LandsD would not process STW/STT application for the Site after completion of PCS;

(b) approval of the application might give the applicant a false expectation that the ABE could be operated within the recommended approval period, and the applicant might not be willing to depart by the departure date. It might be preferable to reject the application, as it would convey a clear message to the applicant that the Site would be subject to land resumption for the development of the Technopole and would allow the applicant to find another site for relocation with the assistance of the parties concerned including relevant government departments, if required;

(c) while PlanD recommended approval of the application, the Committee could take a different view after taking into account other considerations such as the prospect of implementing the applied use. Besides, the Site was partly located on the planned Road D5 connecting the Technopole with the proposed Northern Metropolis (NM) Highway – San Tin Section. Given the importance of NM Highway and the Technopole, the works programmes might be advanced, resulting in a change to the estimated departure period of the Site (currently estimated to be between 2028 and 2031). Due consideration should also be given to the implementation programme for the Technopole; and

(d) while noting that PlanD and LandsD had different considerations in assessing the application, having regard to LandsD's comments that STW/STT application for the Site would not be processed as stated in paragraph 10.2.1(c) of the Paper, it might not be desirable to approve the application in the spirit of "One Government".

24. The Chairperson said that there had been cases in which the TPB and its Planning Committees had taken different views from PlanD's recommendations and made independent decisions when considering planning applications, having regard to relevant planning considerations. When assessing a planning application, PlanD would consider relevant planning considerations as mentioned in paragraph 20 above while LandsD would consider the application from the perspectives of land administration policies and requirements. For section 16 (s.16) application for temporary use, the applied duration was short, being only 3 or 5 years. If there were no compatibility and technical issues and the proposed use was not in conflict with relevant TPB Guidelines, the application would be recommended for

approval, while the applicant would be advised to liaise with LandsD on land administration matters, including rectification of lease breaches. The coverage of PCS was generally large, and there would be time gap between PCS and the departure date. If all application sites subject to land resumption for which PCS had been conducted could not be approved for temporary uses, a large amount of land would be left idle before the respective departure dates. If the application was rejected, the ABE at the Site would need to be relocated; otherwise, it would be subject to planning enforcement action, even though the Site had not yet been resumed by the Government.

25. Some other Members considered that the application could be approved and expressed the following views:

(a) while noting that LandsD would not process STW/STT application for the case, assessment of s.16 application was mainly based on relevant planning considerations including land use compatibility and technical issues. If relevant planning requirements were met and there was no adverse technical impact, such applications could be approved, while the applicants would be advised to follow up with relevant government departments such as LandsD, the Buildings Department, and relevant licensing authorities for the required approvals/licences. A consistent approach should be adopted in considering s.16 applications; otherwise, it would be unfair to the applicants;

(b) should the s.16 application be approved, it should be the applicant's responsibility to obtain the necessary approvals from other government departments, such as application for STW/STT and submission of general building plans, for implementation of the proposed use/development. Approval of a s.16 application would not guarantee the successful implementation of the proposal as the considerations/requirements/ approvals under planning, lands and building regimes were different; and

(c) the application was for regularisation of the existing ABE on the Site, not for a new/proposed use, and a previous approval had been granted. The applied use did not give rise to any land use compatibility and technical

issues, and having regard to the circumstances of the subject case, a temporary use for a period of 3 years at the Site was not unacceptable. If the application was rejected, the ABE at the Site would be subject to planning enforcement action.

26. The Secretary said that in similar s.16 applications for temporary uses, they were processed in accordance with the Town Planning Ordinance and PlanD's recommendations were mainly based on planning considerations, while the applicants had to follow up with LandsD on the land administration matters. For example, an application (No. A/STT/41) was rejected by the Committee on 9.10.2026 for the reason that the concerned site fell within Phase 1 development of the Technopole with imminent land resumption (majority of the application site had already been reverted to the Government when the application was considered by the Committee) and development programme scheduled for Q1 2027. In that case, approval of the application would jeopardise the planned developments at the concerned site. On the other hand, from the land administration perspective, LandsD might not support an application in accordance with its prevailing policies and guidelines. For instance, in cases involving illegal occupation of government land and/or unauthorised structures, LandsD would normally raise objection to the applications unless the lease breaches/illegal occupation were rectified or regularised. Likewise, where an application site covered only part of a lot, LandsD would request the applicant to include the whole lot in the application. It should be noted that it was the applicant's responsibility to comply with LandsD's requirements after planning approval. If an applicant failed to comply with LandsD's requirements such as rectifying lease breaches and/or obtaining STW/STT for regularisation/proposed use, the applicant might not be able to comply with certain approval conditions such as implementation of the FSI proposal, and the planning permission would be revoked due to non-compliance with the relevant approval condition. The industry was well aware of such arrangement and mechanism, which had been well established and consistently followed.

27. The Chairperson noted the different views expressed by Members as stated in paragraphs 23 and 25 above and the concerns of some Members about the implementability of the ABE at the Site which was subject to land resumption procedures for the Technopole development. As stated in paragraphs 20 and 26 above, the assessment of s.16 application should focus on planning considerations. If LandsD's comments, which were provided

from land administration perspective, were relied upon as the basis for rejecting the application, there would be implications for similar applications involving similar circumstances, where a PCS had been conducted but the departure date was still some years away. For instance, whether a s.16 application for temporary open storage use with policy support and complied with relevant TPB Guidelines should be rejected due to LandsD's objection from land administration perspective. For the subject application, there was a considerable time gap between PCS and departure date of the Site, and previous approval had been granted to the existing licensed ABE at the Site. Relevant advisory clauses regarding the termination of the applied use at any time during the planning approval period for the implementation of government projects, the estimated departure date of the Site, and LandsD's comments had been included in Appendix V of the Paper. According to the applicant's submission, the applicant was aware of the land resumption programme and would maintain close liaison with relevant government departments.

28. After some discussion, the Committee considered that the application could be approved. In response to a Member's suggestion that a consistent approach should be formulated for future cases involving similar circumstances, where a PCS had been conducted but the departure date was still some years away, the Chairperson remarked that PlanD could liaise with LandsD on the matter.

29. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.10.2029, 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.]

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

Tuen Mun and Yuen Long West District

[Mr Raymond H.F. Au, District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), and Ms Carman C.Y. Cheung, Messrs Eric C.Y. Chiu, Kanic C.K. Kwok and Dino W.L. Tang, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Messrs Max W.L. Wong and Chris K.C. Ma, Town Planners/Tuen Mun and Yuen Long West (TPs/TMYLW), were invited to the meeting at this point.]

Agenda Items 37 and 38

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

A/HSK/619	Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses) in "Commercial (1)" Zone, Various Lots in D.D. 124 and adjoining Government Land, Planning Area 32B of Hung Shui Kiu/Ha Tsuen New Development Area, Yuen Long (RNTPC Paper No. A/HSK/619A)
A/HSK/620	Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses) in "Commercial (2)" Zone and area shown as 'Road', Various Lots in D.D. 124 and adjoining Government Land, Planning Area 32C (Southern and Lower Central Sites) of Hung Shui Kiu/Ha Tsuen New Development Area, Yuen Long (RNTPC Paper No. A/HSK/620A)

30. The Committee agreed that as the two applications each for a proposed mixed-use development (proposed flat with permitted commercial uses) were similar in nature, and the application sites were located in close proximity to each other and zoned "Commercial (1)" ("C(1)") and "Commercial (2)" ("C(2)"), they could be considered together.

31. The Secretary reported that the applications were submitted by Wealth Star Limited (No. A/HSK/619) and Honour Jet Development Limited (No. A/HSK/620), which were subsidiaries of Sun Hung Kai Properties Limited (SHK) and Henderson Land

Development Company Limited (HLD) respectively. AECOM Asia Company Limited (AECOM) was one of the consultants of the applicants. Some of the consultants of the applicants might also be eligible voters/nominators of candidates in the Architectural, Surveying, Planning and Landscape Subsector of the 2026 Electoral Committee Subsector Ordinary Elections (the Election). The following Members had declared interests on the items:

Mr Vincent K.Y. Ho	-	for having current business dealings with SHK, HLD and AECOM, and having been nominated as a candidate in the Election;
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 and HLD; and
Mr Wilson H.K. Shum	-	for being the president of Yuen Long Youth of Basketball Association which had received donations from Towngas, which was a subsidiary of HLD.

32. The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting and Mr Vincent K.Y. Ho had left the meeting. As the interest declared by Mr Wilson H.K. Shum for Item 38 in relation to the donations made by Towngas to a non-governmental organisation promoting sports activities under his presidency was considered indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

33. With the aid of a PowerPoint presentation, Ms Carman C.Y. Cheung, STP/TMYLW, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department (PlanD) had no objection

to the applications.

Commercial and Residential Portions

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

(a) noting the development schemes for Site B of both Planning Areas 32B and 32C (Southern and Lower Central Sites) sites (32B and 32C Sites) under the respective applications No. A/HSK/619 and 620 were indicative only as the proposed commercial uses were permitted under the Notes for the "Commercial" ("C") zone of the Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP), which parts of the proposed developments would be the subject of planning approval; and

(b) noting that the commercial portion at Site B of 32C Site was located to the east of Kong Sham Western Highway and could function as a noise buffer for the residential portion in Site A, whether the locations of Sites A and B would be the subject of planning approval or there would be other mechanism to ensure that the locations of Sites A and B would be implemented as shown in the drawings submitted by the applicant.

35. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, made the following main points:

(a) the uses and layouts of the proposed commercial development at Site B of both applications No. A/HSK/619 and 620 were indicative only and solely for technical assessment purpose. Should the Committee approve the applications, the approval would cover only the proposed scheme of residential development at Site A (for both applications No. A/HSK/619 and 620) and the gross floor area (GFA) distribution for the entire Site (i.e. for application No. A/HSK/619, a maximum total GFA of 61,444m^2 comprising a maximum domestic GFA of 58,144m^2 for Site A and a maximum non-domestic GFA of 67,766m^2 for Site B; and for application No. A/HSK/620, a maximum total GFA of 140,024m^2 comprising a maximum

domestic GFA of 28,005m^2 for Site A and a maximum non-domestic GFA of 112,019m^2 for Site B). Besides, Site B of both applications, if each considered separately based on the area of Site B only, would have a plot ratio (PR) of 14.62 and 10.76 respectively, thereby exceeding the respective PR restriction of 9.5 and 8 for the "C(1)" and "C(2)" zones on the OZP. To avoid administrative predicament, it was recommended that the land exchange documents for Site A and Site B under both applications be processed and executed simultaneously as a package to reflect the development parameters stipulated under the planning applications, while amendments to the zonings and/or development restrictions for 32B and 32C might be considered at a later stage to provide appropriate planning control on the maximum domestic and non-domestic GFAs; and

(b) the proposed mixed-use developments in both 32B and 32C Sites under planning applications No. A/HSK/619 and 620 should be considered as a whole covering both Site A and Site B. While the layout of Site B was indicative, the proposed development in Site A was the subject of planning approval. As mentioned in paragraph 35(a) above, it was recommended that the land exchange documents for Site A and Site B (for both 32B and 32C Sites) be processed and executed simultaneously. In addition, the lot owners would be required to complete the whole development comprising Site A and Site B of each application site in accordance with the building covenant period specified in the conditions of the lease. A requirement for noise impact assessment might also be imposed by the Environmental Protection Department during the land exchange process as appropriate.

Pedestrian Connectivity

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

(a) whether there were any requirements for the provision of pedestrian connections for application sites in 32B and 32C Sites with Tuen Ma Line (TML) Hung Shui Kiu (HSK) station (the planned HSK station) via the campus area; and

(b) the responsible parties for the construction and maintenance of the proposed footbridge connections in 32B and 32C Sites.

37. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, made the following main points:

(a) as the 32B Site was located adjacent to the planned HSK station, the applicant had proposed a footbridge connection to the station. The 32C Site could connect to the planned HSK station via public roads. While details on the pedestrian connectivity network for the campus area of the HSK University Town were not yet available, the applicant of the 32C Site would reserve openings for footbridge connections to the adjoining Planning Areas 32A, 32C, 32D and 31B. According to the Education Bureau's 'Guidance Notes for Application for HSK University Town Campus Area Sites' (the Guidance Notes), developments within the campus area should adopt an integrated design to facilitate the comprehensive planning of the HSK University Town, with appropriate pedestrian linkages and transport facilities for enhancing connectivity between the campus area and its surrounding areas; and

(b) the applicants would construct the proposed footbridges connecting Sites A and B within each application site. Openings would be reserved for future off-site footbridge connections to the adjoining campus area of the HSK University Town, with the connections subject to detailed design and further liaison with relevant government bureaux/departments and the future operator(s) of the HSK University Town. Approval conditions relating to the design and implementation of proposed pedestrian connections would be imposed for both applications, should they be approved.

38. In response to the Chairperson's follow-up question, Mr Raymond H.F. Au, DPO/TMYLW, clarified that while a footbridge network had been planned to connect HSK station to the campus area in Planning Area 32A (located to the south of the 32B Site), the applicant of application No. A/HSK/619 had further proposed to construct a footbridge that directly linked 32B Site with the planned HSK station.

39. At the invitation of the Chairperson, Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, Transport Department supplemented that there had been discussions with the Northern Metropolis Co-ordination Office, Development Bureau regarding the connectivity of 32C Site, which was located farther away from the planned HSK station. While certain facilities within the campus area might not be open for public entry, pedestrian connections would be provided to facilitate access for both the public and students to various parts of the campus area and 32C Site to/from the planned HSK station.

40. In response to a Member's enquiry on whether the campus areas in the HSK University Town would be open to the public, Mr Raymond H.F. Au, DPO/TMYLW, said that while detailed arrangements for pedestrian connections within the campus areas and between the campus areas of the HSK University Town and their surrounding areas would be subject to the future operator(s) of the HSK University Town, it was mindful that the campus areas would become an integral part of the town centre of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). It was also noted from the Education Bureau's Guidance Notes that campus development should adopt an integrated design with appropriate pedestrian linkages and transport facilities to enhance connectivity among the different sites within the campus areas, as well as between campus areas and their surroundings, thereby promoting the comprehensive planning of the HSK University Town. Strengthening connectivity in the area would facilitate the sharing of facilities amongst universities and encourage collaboration between the future universities and the industry sector in the HSK/HT NDA.

Provision of Commercial Uses in the HSK/HT NDA

41. Noting the change in the planned positioning of the HSK/HT NDA from a 'Regional Economic and Civic Hub', featuring predominantly commercial developments and serving as an employment node, to a 'High-end Professional Services and Logistics Hub' under Northern Metropolis (NM) Action Agenda, and taking into account the latest planning for the HSK University Town in the town centre of the NDA, some Members raised the following questions:

(a) whether there would be sufficient eating and retail facilities to serve the future residents, students and staff of the HSK University Town;

(b) whether the positioning of the HSK/HT NDA as a high-end professional services hub would still be maintained;

(c) given the large number of existing and planned private and public housing developments in the HSK/HT NDA, whether there would be an oversupply of residential developments in the NDA, having regard to the predominantly residential developments and relatively small scale of commercial developments in Tin Shui Wai;

(d) whether there was a possibility for developers to operate student hostels within the non-domestic portions of the application sites, and whether planning permission would be required;

(e) apart from the application sites, whether there were other mixed-use developments in the area; and

(f) whether the non-domestic portion of the future mixed-use developments in the "Other Specified Uses" annotated "Mixed Use" ("OU(MU)") zone could accommodate high-end professional services.

42. In response, Mr Raymond H.F. Au, DPO/TMYLW, with the aid of some PowerPoint slides, made the following main points:

(a) taking into account the sites designated for the HSK University Town and the conversion of some commercial GFA to residential use in 32B and 32C Sites under the current applications, about 347,000m^2 of commercial GFA would still be provided in the town centre near the planned HSK station. This figure included around 164,000m^2 commercial GFA to be provided in two sites zoned "OU(MU)" to the east of the planned HSK station. Besides, about 646,400m^2 commercial GFA had been planned in the 'District Commercial Node' near the TML Tin Shui Wai Station. As a result, there

would be ample commercial floor space for the provision of different commercial uses, including restaurants and retail shops, to meet the needs of future residents, students and staff of the HSK University Town;

(b) the positioning of the 'High-end Professional Services and Logistics Hub' in NM remained unchanged, as it covered a broader area beyond the HSK/HT NDA, including Lau Fau Shan (designated as a Digital Technology Hub) and Yuen Long (which housed the InnoPark and the Hong Kong Microelectronics Research and Development Institute). Unlike the traditional commercial district for accommodating office towers, the 'High-end Professional Services and Logistics Hub' encompassed a wider range of economic activities including industry park and logistics facilities in addition to professional services. As announced in the Chief Executive's 2026 Policy Address and the First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region (2026-2030), the planning of NM University Town included the HSK University Town. The university towns were planned around the "One Town, Five Elements" concept of education, technology, industry, talent and urban development. The university town development could also be regarded as an industry contributing to economic development;

(c) the HSK/HT NDA was not planned to be primarily for housing development, and the planned total residential units in the HSK/HT NDA would be around 70,000, which was relatively low compared with other traditional new towns. There would be numerous industry-related uses in the HSK/HT NDA including the HSK Industry Park, the Modern Logistics Cluster and the HSK University Town. These developments would generate demand for housing as well as employment opportunities, helping to alleviate the need for cross-district commuting and achieve a better home-job balance in the area;

(d) from planning perspective, with the amendment of the Definition of Term (DoT) on 'Hotel', which was agreed by the Town Planning Board on 27.6.2025, 'Hotel' use (which included student hostels supported by Government's policy) was always permitted within the "C(1)" and "C(2)"

zones. As such, there was a possibility that the commercial portions under both applications would be developed as student hostels under the 'Hostels in the City Scheme' launched by the Government;

(e) with reference to Drawing No. A-17 of RNTPC Paper No. A/HSK/619A, in the areas to the west of the planned HSK station, apart from the proposed mixed-use developments under the current applications submitted by private developers, the areas zoned "C(1)" and "C(2)" would form part of the future campus area of HSK University Town, for which application for campus development had been invited from eligible post-secondary institutions. The areas to the east of the planned HSK station were two sites zoned "OU(MU)" intended for high-density mixed commercial and residential developments. An application (No. A/HSK/573) submitted by MTR Corporation Limited (MTRCL) for minor relaxation of domestic PR restriction for mixed-use development (with domestic PR of 5 and non-domestic PR of 2) at those two sites zoned "OU(MU)" was approved in 2025; and

(f) approximately 164,000m² of commercial GFA would be provided at the two "OU(MU)" sites. While the detailed design of those two sites were not available as MTRCL had not yet tendered out the sites, high-end professional service uses were always permitted in non-residential building or non-residential portion of a building within the "OU(MU)" zone.

43. The Chairperson remarked that despite the change from commercial developments originally planned for the HSK town centre to the current mixed-use developments under the applications adjoining the campus area of the HSK University Town, there was still a considerable amount of commercial GFA in the HSK/HT NDA for the provision of different commercial uses. A variety of uses were permitted under the "C(1)" and "C(2)" zones, allowing project proponents to decide on the commercial uses to be provided having regard to market demand. While a certain number of student hostels would be provided within the campus area of the HSK University Town, the provision of student hostels under the 'Hostels in the City Scheme' launched by the Government was permitted at the "C" sites according to the DoT, and would complement the university town development.

Deliberation Session

44. The Chairperson recapitulated that the PR and building height of the proposed developments under applications No. A/HSK/619 and 620 complied with the OZP restrictions. The applicants primarily sought planning permissions for 'Flat' use by converting about 45% and 20% of the permitted non-domestic PR/GFA for domestic use in 32B and 32C Sites respectively. According the PlanD's assessment, despite the reduction in non-domestic GFA in these two sites, there would be other commercial floor space and planned economic activities in the HSK/HT NDA and the broader area. Relevant government departments had no adverse comment on the applications including from the technical perspective. The applicants had also introduced measures to enhance connectivity between the application sites and the planned HSK station and the surrounding areas.

45. Members generally supported the applications. A Member opined that the future HSK University Town would be similar to the campuses of the City University of Hong Kong and the Hong Kong Baptist University in Kowloon Tong and the Hong Kong Polytechnic University in Hung Hom, which were located in close proximity within established mixed-use communities comprising commercial, residential, educational and community uses, with supporting amenities and convenient access to MTR stations. Such a mixed-use environment would be beneficial to both students and the community. For instance, the commercial developments would provide retail shops and restaurants for students and staff of the university town, which would in turn generate job opportunities for the community. The same Member also remarked that the pedestrian connections should adopt an age-friendly design, as teaching staff and their family members living in the community might include seniors. In addition, the commercial podium of the future mixed-use development in the "OU(MU)" zone to the east of the HSK station could flexibly accommodate university-affiliated learning centres, which might be regarded as a form of high-end professional service.

46. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. The permission for each application should be valid until 23.10.2030, 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 permissions were subject to the approval conditions stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/YL-HTF/1213 Temporary Vehicle Repair Workshop with Ancillary Open Storage of Vehicles and Vehicle Parts and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 331 RP in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1213)

Presentation and Question Sessions

47. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, 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.

48. Members had no question on the application.

Deliberation Session

49. At the invitation of the Chairperson, Mr Frederick W.F. Kong, Assistant Director/Regional 3, Lands Department (LandsD) said that the pre-clearance survey (PCS) for the resumption of land for the upgrading of Deep Bay Road project had been conducted for the application site, LandsD would not process either regularisation or new application for short term waiver (STW)/short term tenancy (STT) in this case.

50. The Chairperson remarked that as discussed under Item 35 (Application No. A/STT/37), while some Members expressed concern on the implementability of the applied use as LandsD would not process STW/STT application after the PCS was conducted, the

assessment of planning applications should focus on relevant planning considerations including land use compatibility and technical issues. To rely solely on LandsD's comments, which were provided from land administration perspective, to reject the application would have implications for similar applications, particularly where there was time gap between the conduct of the PCS and the departure date, during which the application site might otherwise remain vacant for a certain period of time if the application was rejected. It was also the applicant's responsibility to obtain the necessary approvals from relevant government departments after planning approval had been granted. For this application, advisory clauses addressing LandsD's comments were included in Appendix III of the Paper. Members generally had no objection to approving the application.

51. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 29.10.2029, 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 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/YL-HTF/1214 Proposed Temporary Rebar Workshop and Warehouse for Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land and Pond and Excavation of Land for a Period of 3 Years in "Green Belt" Zone, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
(RNTPC Paper No. A/YL-HTF/1214)

52. The Secretary reported that some of the consultants of the applicant might be eligible voters/nominators of candidates in the Architectural, Surveying, Planning and Landscape Subsector of the 2026 Electoral Committee Subsector Ordinary Elections (the Election). Mr Vincent K.Y. Ho had declared interest on the item for having been nominated as a candidate in the Election. The Committee noted that Mr Vincent K.Y. Ho had left the meeting.

Presentation and Question Sessions

53. 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 had no objection to the application.

54. Members had no question on the application.

Deliberation Session

55. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.10.2029, 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 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/YL-TT/794 Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/794A)

Presentation and Question Sessions

56. With the aid of some plans, Mr Kanic C.K. Kwok, 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 had no objection to the application.

57. Members had no question on the application.

Deliberation Session

58. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 23.10.2029, 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.

[Messrs Wilson H.K. Shum and Karl K.L. Kwan left the meeting at this point.]

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/YL/332	Proposed Flat with Permitted Shop and Services, Eating Place and Social Welfare Facility and Minor Relaxation of Plot Ratio and Building Height Restrictions in "Residential (Group E)2" Zone, 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot No. 362) (RNTPC Paper No. A/YL/332A)

59. The Secretary reported that the application site was located in Yuen Long. The application was submitted by Star Success International Limited, which was partly associated with Lai Sun Group. Some of the consultants of the applicants might also be eligible voters/nominators of candidates in the Architectural, Surveying, Planning and Landscape Subsector of the 2026 Electoral Committee Subsector Ordinary Elections (the Election). The following Members had declared interests on the item:

Mr Vincent K.Y. Ho	-	for having been nominated as a candidate in the Election;
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 Lai Sun Group; and
Mr Wilson H.K. Shum	-	for owning a property and living in Yuen Long.

60. The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting, and Messrs Vincent K.Y. Ho and Wilson H.K. Shum had left the meeting.

Presentation and Question Sessions

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

62. Members had no question on the application.

Deliberation Session

63. 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 23.10.2030, 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.

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

Agenda Item 51

Any Other Business

[Open Meeting]

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

Annex 1

Minutes of 798th Meeting of the Rural and New Town Planning Committee (held on 23.10.2026)

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/MOS/8	1st
4	A/I-MWF/35	1st
5	A/TP/711	1st
7	A/NE-FTA/282	2nd^
8	A/NE-MKT/70	1st
10	A/NE-TKL/844	2nd^
14	A/NE-TKL/855	1st
15	A/NE-TKLN/137	2nd^
18	A/FSS/307	1st
26	A/YL-KTS/1129	2nd^
27	A/YL-KTS/1132	2nd^
28	A/YL-KTS/1150	1st
29	A/YL-PH/1118	2nd^
30	A/YL-PH/1135	1st
31	A/YL-PH/1136	1st
42	A/YL-LFS/630	1st
43	A/YL-PN/91	2nd^
44	A/YL-TT/788	2nd^
46	A/YL-TT/810	1st

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	
18	The application site was located in Fanling, and some of the consultants of the applicants might be eligible voters/ nominators of candidates in the Architectural, Surveying, Planning and Landscape Subsector of the 2026 Electoral Committee Subsector Ordinary Elections (the Election).	- Mr Timothy K.W. Ma for living in Fanling - Mr Vincent K.Y. Ho for having been nominated as a candidate in the Election
42	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 had no direct view of the application site under Item 18, the Committee agreed that he could stay in the meeting. For Item 18, as the interest of Mr Vincent K.Y. Ho was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion for the item. As the property of Mr Rocky L.K. Poon had direct view of the application site under Item 42, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion for the item.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/798_rnt_agenda.html for details of the planning applications.*

Annex 2

Minutes of 798th Meeting of the Rural and New Town Planning Committee (held on 23.10.2026)

Renewal Case

Application for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
33	A/YL-MP/422	Temporary Eating Place (Restaurant) in "Open Space" Zone, Various Lots in D.D. 101, Mai Po, Yuen Long	8.11.2026 to 7.11.2029

Annex 3

Minutes of 798th Meeting of the Rural and New Town Planning Committee (held on 23.10.2026)

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 23.10.2029

Item No.	Application No.	Planning Application
6	A/NE-FTA/280	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To
9	A/NE-MUP/235	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in "Agriculture" Zone, Lot 207 in D.D. 38, Man Uk Pin
11	A/NE-TKL/852	Temporary Warehouse for Storage of Construction Materials and Electronic Products and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 84, Ping Che
12	A/NE-TKL/853	Proposed Temporary Private Vehicle Park (Private Cars and Van-Type Light Goods Vehicles Only) in "Village Type Development" Zone, Various Lots in D.D. 79, Ping Yeung, Ta Kwu Ling
13	A/NE-TKL/854	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land in "Agriculture" Zone, Lots 1355 (Part) and 1357 (Part) in D.D. 82 and Adjoining Government Land, Ping Che, Ta Kwu Ling
19	A/YL-KTN/1246	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land in "Agriculture" Zone, Lot 1292 in D.D. 107, Kam Tin North, Yuen Long
22	A/YL-KTN/1274	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only) and Associated Filling of Land in "Agriculture" Zone, Lots 178 (Part) and 179 RP (Part) in D.D. 110, Kam Tin North, Yuen Long
23	A/YL-KTN/1277	Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in "Agriculture" Zone, Lot 1020 (Part) in D.D. 109, Kam Tin, Yuen Long
24	A/YL-KTN/1280	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin North, Yuen Long
25	A/YL-KTN/1283	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land in "Agriculture" Zone, Lots 956 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
32	A/YL-MP/421	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Storage Use in "Village Type Development" Zone, Government Land in D.D. 105, Mai Po Tsuen, Mai Po, Yuen Long

Item No.	Application No.	Planning Application
39	A/HSK/622	Temporary Logistics Centre with Ancillary Site Office in "Residential (Group B) 2", "Open Space" and "Residential (Group B) 1" Zones and area shown as 'Road', Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long
47	A/YL-TT/811	Temporary Open Storage and Warehouse for Storage of Vehicles and Vehicle Parts in "Other Specified Uses" annotated "Rural Use" Zone, Various Lots in D.D. 118, Yuen Long
48	A/YL-TYST/1371	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities in "Village Type Development" Zone, Various Lots in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long
49	A/YL-TYST/1375	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles with Ancillary Electric Vehicle Charging Facilities in "Residential (Group D)" and "Village Type Development" Zones, Lots 867 S.A RP (Part) and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 23.10.2031

Item No.	Application No.	Planning Application
21	A/YL-KTN/1255	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles in "Comprehensive Development Area" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long
34	A/YL-MP/423	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land and Pond in "Open Space" Zone, Lots 15 (Part) and 16 in D.D. 101, Mai Po, Yuen Long

(c) Application on a temporary basis for 5 years but approved on a temporary basis for a period of 3 years until 23.10.2029

Item No.	Application No.	Planning Application
36	A/STT/42	Proposed Temporary Eating Place in "Village Type Development" Zone, Lot 269 (Part) in D.D. 96, Chau Tau, San Tin, 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 Ha Tsuen.	- Mr Rocky L.K. Poon for being one of the owners of a property in Lau Fau Shan, which was near Ha Tsuen

As the property of 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.