TOWN PLANNING BOARD

Minutes of 799th Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 6.11.2026

Present

Director of Planning Mr C.K. Yip	Chairperson
Mr Daniel K.S. Lau	Vice-chairperson
Mr Vincent K.Y. Ho	
Mr Timothy K.W. Ma	
Dr C.M. Cheng	
Mr Rocky L.K. Poon	
Professor B.S. Tang	
Mr Simon Y.S. Wong	
Dr Kelvin K.Y. Leung	
Mr Wilson H.K. Shum	
Chief Traffic Engineer/New Territories West, Transport Department Ms Vilian W.L. Sum	
Chief Engineer (Works), Home Affairs Department Mr Bond C.P. Chow	

Principal Environmental Protection Officer (Territory 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 Ryan M.K. Ip

Mr Eric C.B. Chan

Mr Gary X.Y. Zhang

In Attendance

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

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

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

Agenda Item 1

Confirmation of the Draft Minutes of the 798th RNTPC Meeting

[Open Meeting]

1. The draft minutes of the 798th RNTPC meeting held on 23.10.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 29 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 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, Members' declaration of interests for individual cases and the Committee's views on the declared interests 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

[Ms Ivy C.W. Wong and Messrs Louis H.W. Cheung and Kevin K.W. Lau, Senior Town Planners/Sha Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

Agenda Item 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/NE-MUP/240 Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 328 S.A in D.D. 37, Man Uk Pin Village (RNTPC Paper No. A/NE-MUP/240)

Presentation and Question Sessions

9. With the aid of some plans, Ms Ivy C.W. Wong, 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 had no objection to the application.

10. Members had no question on the application.

Deliberation Session

11. 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 6.11.2030, 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 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/NE-TKL/856 Proposed Temporary Private Vehicle Park (Heavy Goods Vehicles) and Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone and area shown as 'Road', Lot 1095 (Part) in D.D. 82, Ping Che
(RNTPC Paper No. A/NE-TKL/856)

Presentation and Question Sessions

12. With the aid of some plans, Mr Louis H.W. Cheung, STP/STN, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

13. Noting that the proposed vehicular ingress/egress to the application site (the Site) would be via Ping Che Road, the Vice-chairperson enquired about the Transport Department (TD)'s views on the arrangement. In response, Mr Louis H.W. Cheung, STP/STN, with the aid of a plan, said that TD had no adverse comment on the vehicular ingress/egress arrangement, taking into account the traffic management measures proposed by the applicant, such as prohibiting heavy vehicles from turning left from the Site onto Ping Che Road, requiring all vehicles visiting the Site to make prior arrangement, and deploying on-site staff to manage the traffic flow within and near the Site. The Chairperson added that should the application be approved, relevant approval conditions requiring the submission and implementation of traffic management measures, as proposed by the applicant, before the commencement of any operation to the satisfaction of TD would be imposed.

Deliberation Session

14. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.11.2029, 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 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/NE-TK/864 Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 321 RP (Part), 322 RP, 324 RP, 325 RP, 326 RP (Part), 327 (Part), 328 (Part), 381 (Part), 382 (Part), 383 (Part) and 384 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
(RNTPC Paper No. A/NE-TK/864A)

Presentation and Question Sessions

15. With the aid of some plans, Mr Kevin K.W. Lau, STP/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.

16. Noting that no showering facilities would be provided at the application site (the Site), a Member asked whether the applicant had suggested any alternatives to meet the needs of visitors in this regard. In response, Mr Kevin K.W. Lau, STP/STN, said that while the applicant had not provided any relevant information, some similar applications had likewise not proposed the provision of showering facilities, as visitors would typically stay for only one night. Alternatives such as using wet wipes or other means of personal hygiene could be adopted by visitors. For the current application, showering facilities would not be provided at the Site in order to preserve the natural environment and avoid potential environmental impacts on the surrounding areas.

Deliberation Session

17. The Chairperson remarked that it was not uncommon for tent camping sites to

operate without showering facilities, as the wastewater arising from such sites would need to be properly handled. As the Site was situated in an area with other recreational facilities, the proposed use was considered not incompatible with the surrounding land uses.

18. Regarding whether overnight camping would be involved at the Site and the proposed location of the camping tents within the Site, the Committee noted that the proposal was for overnight camping and the tent camping area would be located within the picnic area, as shown on the layout plan submitted by the applicant (Drawing A-1 of the Paper).

19. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.11.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

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

Fanling, Sheung Shui and Yuen Long East District

[Mr Alexander W.Y. Mak, Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), and Mr Ajyum D. Chan, Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

Agenda Item 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/YL-NSW/380 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area (1)" Zone, Lots 3722 S.C ss.4 (Part), 3722 S.C ss.5 RP (Part), 3722 S.C RP (Part), 3722 S.E (Part), 3722 S.F (Part), 3722 S.G RP (Part), 3722 S.H RP and 3722 RP (Part) in D.D. 104, Nam Sang Wai, Yuen Long (RNTPC Paper No. A/YL-NSW/380)

Presentation and Question Sessions

20. 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.

[Mr Wilson H.K. Shum joined the meeting during PlanD's presentation.]

21. Noting from the aerial photo taken in June 2025 (Plan A-3 of the Paper) that the application site (the Site) was covered with dense greenery, whereas the situation appeared to have changed as shown in the recent site photos taken in October 2026 (Plan A-4 of the Paper), a Member enquired about the current situation of the Site. In response, Mr Alexander W.Y. Mak, STP/FSYLE, with the aid of some plans, said that the Site was rezoned from "Other Specified Uses" annotated "Comprehensive Development to include Wetland

Restoration Area" ("OU(CDWRA)") to "OU(CDWRA)(1)" on the Nam Sang Wai Outline Zoning Plan (OZP) in 2024 to take forward a section 12A (s.12A) application No. Y/YL-NSW/7 for a proposed comprehensive residential development, which was agreed by the Committee in 2023. According to the recent site inspection conducted by PlanD, the Site was currently vacant and covered by soil and vegetation, with the previously overgrown vegetation having been removed. No land filling had taken place at the Site. Regarding the Chairperson's further enquiry, Mr Mak said that the concerned aerial photo was taken in June 2025 during the summer, when the Site was covered by dense greenery and overgrown vegetation.

22. Noting that the application involved pond filling, yet the concerned pond could hardly be seen in any aerial or site photos of the Paper, a Member asked for details about the proposed pond filling works. In response, Mr Alexander W.Y. Mak, STP/FSYLE, referring to Drawing A-2 of the Paper, said that the area involving regularisation of pond filling was mainly along the embankment of pond, which had been in existence in the 1990s but no longer existed. In response to the Chairperson's further enquiry, Mr Mak clarified that while the pond had already been filled before the pond filling clause was imposed on the Nam Sang Wai OZP, the applicant chose to adopt a more cautious approach and included regularisation of pond filling at the Site under the current application. Moreover, land filling of about 95% of the Site (including the filled pond area) with concrete was proposed in support of the proposed temporary warehouse use at the Site.

23. With reference to paragraph 2(c) of the Paper, which stated that the applicant would reinstate the Site to an amenity area upon expiry of the planning permission, and noting that a section 16 application was required to implement the proposed comprehensive residential development agreed by the Committee under the s.12A application No. Y/YL-NSW/7, a Member enquired whether the applicant intended to use the Site for the proposed temporary use for only 3 years. In response, Mr Alexander W.Y. Mak, STP/FSYLE, confirmed that the current application was for proposed temporary warehouse use for a period of 3 years, which was submitted by an applicant different from that of the agreed s.12A application. Should the current application be approved by the Committee, the applicant would be required to reinstate the Site upon expiry of the planning permission, including the removal of hard paving and fill materials and grassing of the Site, in accordance with the recommended approval condition (l).

Deliberation Session

24. The Chairperson remarked that the Site was originally zoned "Recreation" under the draft Nam Sang Wai OZP No. S/YL-NSW/1 exhibited in June 1994, suggesting that it had a relatively low ecological value at that time. While the Site was later rezoned from "OU(CDWRA)" to "OU(CDWRA)(1)" in 2024 to take forward the agreed s.12A application for a proposed comprehensive residential development with wetland restoration area, no subsequent s.16 application for residential development at the Site had been received so far. The surrounding areas of the Site, in particular to its west and south, mainly comprised warehouses and other similar uses. The proposed use was considered not entirely incompatible with the surrounding areas. Relevant government bureaux/departments had no adverse comment on the application.

25. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.11.2029, 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 37

Section 16 Application

[Open Meeting]

A/YL-SK/471 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Residential (Group C)" and "Village Type Development" Zones, Various Lots in D.D. 112 and Adjoining Government Land, Shek Kong, Yuen Long

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

[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 Mr Eric C.Y. Chiu, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 46

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/HSK/632	Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicle Park with Ancillary Workshop (Including Compacting and Unpacking) for a Period of 3 Years in "Residential (Group A) 2", "Government, Institution or Community" and "Open Space" Zones and area shown as 'Road', Various Lots in D.D. 125, Ha Tsuen, Yuen Long (RNTPC Paper No. A/HSK/632)

Presentation and Question Sessions

27. With the aid of some plans, Ms Carman C.Y. Cheung, STP/TMYLW, 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.

28. Noting that the previously approved application No. A/HSK/540 submitted by the same applicant for the same applied uses at the application site (the Site) was subsequently revoked due to non-compliance with the time-limited approval conditions, including that in relation to fire services installations (FSIs) proposal, a Member asked for the details and the Fire Services Department (FSD)'s views on the application. In response, Ms Carman C.Y. Cheung, STP/TMYLW, said that while an FSIs proposal had been submitted by the applicant

under the previous application No. A/HSK/540 and accepted by FSD, the accepted FSIs proposal had not been implemented within the required time limit and the previous planning approval was therefore revoked. Regarding the Chairperson's further enquiry, Ms Cheung with the aid of a plan, said that as the current application involved a revised layout compared with the previously approved application, the applicant had submitted a new FSIs proposal in support of the current application. In that regard, FSD had no in-principle objection to the current application from fire safety perspective. Relevant approval conditions requiring the applicant to submit and implement a revised FSIs proposal to the satisfaction of FSD were recommended under the current application.

Deliberation Session

29. The Chairperson remarked that the Site was located within the study area of the Lau Fau Shan Development under the "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation" (the Study). In contrast to the Hung Shui Kiu/Ha Tsuen New Development Area, where land resumption/clearance was currently underway, the implementation and land resumption/clearance programmes for the Study were still under review and subject to change. Proposed amendments to the relevant Outline Zoning Plans were also under preparation and would be submitted to the Town Planning Board for consideration in due course. Against this background, the current application for the applied temporary uses at the Site could allow better utilisation of private land resources in the interim period. The applicant would need to liaise with the Lands Department regarding land administration matters should the application be approved by the Committee.

30. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.11.2029, 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 56

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/YL-PN/89 Temporary Field Study, Education and Visitor Centre and Associated Filling of Land for a Period of 3 Years in "Coastal Protection Area" Zone, Various Lots in D.D. 135, Pak Nai, Yuen Long
(RNTPC Paper No. A/YL-PN/89B)

Presentation and Question Sessions

31. 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 (PlanD) had no objection to the application.

32. With reference to the aerial photo taken in June 2013 and the site photos taken in October 2026 (Plans A-3d and A-4c of the Paper), a Member observed that the area to the north of the application site (the Site), which was involved in a previous application No. A/YL-PN/83 covering a larger site area submitted by the same applicant for the same applied use that was rejected by the Committee in 2025, had originally been covered mainly by trees but was covered by some vegetation only in 2026. Noting that the area was subject to planning enforcement action against unauthorized development (UD), the Member enquired whether the concerned area had been reinstated subsequently. In response, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some plans, said that under the previous application No. A/YL-PN/83, the concerned area had been paved and occupied by some temporary structures to support the temporary field study, education and visitor centre use. Subsequent to the planning enforcement action (No. E/YL-PN/71) taken by PlanD against UD involving a field study, education and visitor centre, parking of vehicles and storage uses, the concerned area had already been reinstated and grassed.

33. The Chairperson added that according to Plans A-3d and A-4c of the Paper, some trees within the concerned area had been removed and the area had been occupied by some unauthorsied structures. PlanD had taken enforcement action against the UD, following which the area had been grassed, with the unauthorised structures removed. Instead of

requiring replanting of trees, which was considered difficult to monitor, the reinstatement requirement included grassing of the area, in line with the established practice.

34. A Member enquired whether the existing structure located in the centre of the Site as shown in Plan A-4c of the Paper was the same size as the proposed structure B depicted in Drawing A-1 of the Paper, and whether the existing structure would be demolished or utilised by the applicant for the applied use upon implementation of the proposal. In response, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some plans, said that while the existing structure appeared to be larger than the proposed structure B under the current application, the applicant had committed to demolish any existing structures at the Site that were not covered by the application. Should the Committee decide to approve the application, the applicant would be required to implement the applied use in accordance with the approved scheme. Any development or structures deviating from the approved scheme might be considered as UD and subject to planning enforcement action should there be sufficient evidence. In response to another Member's enquiry regarding the existing structures near the entrance of the Site, the Chairperson reiterated that any development not conforming to the approved scheme might be regarded as UD and subject to planning enforcement action where appropriate.

Deliberation Session

35. The Chairperson recapitulated that the Site fell within an area zoned "Coastal Protection Area" on the Outline Zoning Plan, which involved a previously rejected application No. A/YL-PN/83 covering a much larger site area for the same applied use as the current application. Compared with the previously rejected application, the current proposal involved a substantial reduction in development scale, including a decrease in site area of more than 80%. The applicant had also submitted additional information, including more support letters from various organisations/institutions, to demonstrate that the applied field study, education and visitor centre would support nature conservation in the Deep Bay area.

36. The Committee noted that the Director of Agriculture, Fisheries and Conservation had no adverse comment on both the previous and the current applications from nature conservation perspective. On the other hand, while the Chief Town Planning/Urban Design and Landscape of PlanD had reservation on the previous application No. A/YL-PN/83

as that proposal was considered incompatible with the surrounding landscape resources and landscape character, she had no adverse comment on the current application with a reduced development scale with proposed landscape mitigation measures. Other government bureaux/departments consulted had made similar comments on both cases.

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.11.2029, 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 59

Any Other Business

[Open Meeting]

38. There being no other business, the meeting was closed at 3:25 p.m.

Annex 1

Minutes of 799th Meeting of the Rural and New Town Planning Committee (held on 6.11.2026)

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/YL-TT/4	1st
4	Y/TM/32	1st
7	A/SK-TMT/88	2nd^
8	A/MOS/133	1st
9	A/NE-SSH/168	1st
10	A/NE-HLH/94	1st
12	A/NE-KLH/664	2nd^
12A	A/NE-LYT/879	2nd^
19	A/NE-TKL/857	1st
22	A/NE-TK/873	1st
23	A/TP/709	2nd^
24	A/YL-KTN/1259	2nd^
25	A/YL-KTN/1264	2nd^
26	A/YL-KTN/1284	1st
28	A/YL-KTN/1286	1st
29	A/YL-KTN/1287	1st
31	A/YL-KTS/1135	2nd^
32	A/YL-KTS/1139	2nd^
33	A/YL-KTS/1149	1st
34	A/YL-NSW/378	1st
36	A/YL-SK/470	1st
40	A/YL-PH/1121	2nd^
41	A/YL-PH/1124	2nd^
43	A/HSK/629	1st
48	A/HSK/634	1st
50	A/TM-LTYY/521	1st
52	A/YL-TT/812	1st
55	A/YL-LFS/631	1st
58	A/YL-TYST/1376	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	
3	The application was submitted by Kwan Ti Culture Charity Foundation Limited.	- Mr Wilson H.K. Shum for being a personal friend of the director/principal officer of Kwan Ti Culture Charity Foundation Limited
4	The application site was located in Tuen Mun.	- Mr Frederick W.F. Kong for his spouse owning a property in Tuen Mun

Item No.	Members' Declared Interests	
8	The application was submitted by Yorky 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. 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 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 - Mr Vincent K.Y. Ho for having current business dealings with SHK and AECOM, and having been nominated as a candidate in the Election
12A	The application site was located in Fanling.	- Mr Timothy K.W. Ma for living in Fanling
23	The application site was located in Tai Po.	- Mr Daniel K.S. Lau for co-owning with spouse a property in Tai Po
40	AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant.	- Mr Vincent K.Y. Ho for having current business dealings with AECOM
55	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
58	The application was submitted by Mr Tsui Yat Wah.	- Mr Wilson H.K. Shum for having current business dealings with the applicant

The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting and Mr Wilson H.K. Shum had not yet joined the meeting. For Items 4, 12A, 23 and 55, as the properties owned by Mr Frederick W.F. Kong's spouse, Messrs Daniel K.S. Lau and Rocky L.K. Poon, and the residence of Mr Timothy K.W. Ma had no direct view of the respective application sites, the Committee agreed that they could stay in the meeting. For Item 40, as Mr Vincent K.Y. Ho had no involvement in the application, the Committee agreed that he could stay in the meeting. For Item 8, as the interests of Mr Vincent K.Y. Ho were considered direct, 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/799_rnt_agenda.html for details of the planning applications.*

Annex 2

Minutes of 799th Meeting of the Rural and New Town Planning Committee (held on 6.11.2026)

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
27	A/YL-KTN/1285	Temporary Open Storage of Vehicles and Vehicle Parts for Export and Associated Filling of Land in "Agriculture" Zone, Lots 422 S.C RP (Part) and 422 RP (Part) in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long	23.12.2026 to 22.12.2029
45	A/HSK/631	Temporary Shop and Services (Vehicle Decoration and Maintenance Materials) in "Open Space" Zone and area shown as 'Road', Lot 1169 RP in D.D. 124, Ha Tsuen, Yuen Long	21.11.2026 to 20.11.2029
47	A/HSK/633	Temporary Logistics Centre in "Residential (Group A) 3" Zone and area shown as 'Road', Various Lots in D.D. 125, Ha Tsuen, Yuen Long	9.12.2026 to 8.12.2029

Annex 3

Minutes of 799th Meeting of the Rural and New Town Planning Committee (held on 6.11.2026)

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 6.11.2029

Item No.	Application No.	Planning Application
5	A/I-TCV/31	Proposed Temporary Shop and Services in "Village Type Development" Zone, Lot 1359 RP in D.D. 1 TC, Tung Chung, Lantau Island
6	A/SK-HC/378	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) in "Comprehensive Development Area" and "Village Type Development" Zones and area shown as 'Road', Various Lots in D.D. 244, Ho Chung, Sai Kung
11	A/NE-HLH/95	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities in "Agriculture" Zone, Lot 396 in D.D. 87, Hung Lung Hang
13	A/NE-LYT/881	Temporary Private Vehicle Park (Private Cars Only) in "Residential (Group C)" zone, Lots 807 S.E, 827 RP (Part) and 828 RP in D.D. 83, Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling
14	A/NE-LYT/882	Proposed Temporary Public Vehicle Park (Taxis Only) and Associated Filling of Land in "Agriculture" Zone, Lots 1488 (Part) and 1489 (Part) in D.D. 83, Lung Yeuk Tau, Fanling
15	A/NE-PK/234	Temporary Private Vehicle Park (Private Cars Only) in "Village Type Development" Zone, Various Lots in D.D. 91, Kai Leng, Sheung Shui
16	A/NE-MUP/236	Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land in "Agriculture" Zone, Lots 176 S.B RP (Part), 177 S.B RP (Part) and 178 S.B ss.1 (Part) in D.D. 38, Man Uk Pin
21	A/NE-TK/870	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Barbecue Site and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po
39	A/YL-MP/420	Temporary Shop and Services (Real Estate Agency) in "Open Space" Zone, Lot 2873 in D.D. 104, Mai Po, Yuen Long
42	A/YL-PH/1137	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in "Agriculture" and "Residential (Group D)" Zones, Lots 2897 (Part) and 2898 (Part) in D.D. 111, Pat Heung, Yuen Long
44	A/HSK/630	Temporary Logistics Centre in "Government, Institution or Community", "Residential (Group A) 4" and "Open Space" Zones and area shown as 'Road', Various Lots in D.D. 125, Ha Tsuen, Yuen Long

Item No.	Application No.	Planning Application
51	A/YL-TT/768	Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Cars Only) in "Village Type Development" Zone, Various Lots in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long
53	A/YL-TT/813	Temporary Shop and Services in "Village Type Development" Zone, Lot 3578 S.D in D.D. 116 and Lots 1029 S.A and 2378 S.F in D.D. 118, Tong Tau Po Tsuen, Yuen Long
54	A/YL-TT/814	Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 119, Yuen Long
57	A/YL-PS/792	Proposed Temporary Warehouse in "Comprehensive Development Area" Zone, Various Lots in D.D. 122, Ping Shan, Yuen Long

(b) Application on a temporary basis for 5 years but approved on a temporary basis for a period of 3 years until 6.11.2029

30	A/YL-KTN/1290	Proposed Temporary Eating Place with Ancillary Facilities in "Village Type Development" Zone, Lot 589 (Part) in D.D. 109, Kam Tin North, Yuen Long

(c) Application approved on a temporary basis for a period of 5 years until 6.11.2031

Item No.	Application No.	Planning Application
38	A/YL-SK/472	Proposed Temporary Shop and Services and Associated Filling of Land in "Village Type Development" Zone, Lot 95 S.C ss.3 in D.D. 112, Shek Kong, Yuen Long

(d) Application approved on a temporary basis for a period of 6 years until 6.11.2032

Item No.	Application No.	Planning Application
49	A/TM/605	Proposed Temporary Shop and Services in "Village Type Development" Zone, Lot 619 RP in D.D. 132, Tuen Mun

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
6	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 Vincent K.Y. Ho for having been nominated as a candidate in the Election
13 & 14	The application sites were located in Fanling.	- Mr Timothy K.W. Ma for living in Fanling
49	The application site was located in Tuen Mun.	- Mr Frederick W.F. Kong for his spouse owning a property in Tuen Mun

For Items 13, 14 and 49, as the residence of Mr Timothy K.W. Ma and the property owned by Mr Frederick W.F. Kong's spouse had no direct view of the respective application sites, the Committee agreed that they could stay in the meeting. For Item 6, 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 on the item.