

**Minutes of 1348th Meeting of the
Town Planning Board**

Participants

Permanent Secretary for Development
(Planning and Lands)
Ms Doris P.L. Ho

Chairperson

Mr Stephen L.H. Liu

Vice-chairperson

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Mr Stanley T.S. Choi

Mr K.W. Leung

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Dr C.M. Cheng

Mr Daniel K.W. Chung

Dr Tony C.M. Ip

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Professor Simon K.L. Wong

Mr Simon Y.S. Wong

Mr Derrick S.M. Yip

Principal Assistant Secretary (Transport and Logistics)
Transport and Logistics Bureau
Mr Melvin K.H. Ng

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

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr Gary C.W. Tam

Director of Lands
Mr Maurice K.W. Loo

Director of Planning
Mr C.K. Yip

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

Secretary

1. The 1348th Town Planning Board meeting was conducted by way of circulation of draft minutes, matters arising and paper to all Members.

Agenda Item 1

Confirmation of Minutes of the 1347th Meeting held on 17.10.2025

2. The draft minutes of the 1347th meeting were confirmed without amendment.

Agenda Item 2

Matters Arising

Hearing Arrangement for Consideration of Representations on Draft Outline Zoning Plans

3. The item was to seek Members' agreement on the hearing arrangement for consideration of representations in respect of the draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/28 and the draft Kwun Tong (North) OZP No. S/K14N/16.
4. The draft Yuen Long OZP and the draft Kwun Tong (North) OZP were exhibited for public inspection under section 5 of the Town Planning Ordinance on 11.7.2025 and 8.8.2025 respectively, with 57 and two valid representations received respectively during the 2-month exhibition period. In view of the similar nature of the representations, the hearing of the representations of each of the two OZPs was recommended to be considered by the full Town Planning Board (the full Board) collectively in one group. To ensure efficiency of the hearing, a maximum of 10 minutes presentation time would be allotted to each representer in the respective hearing session. Consideration of the representations for the two OZPs by the full Board was tentatively scheduled for November 2025.
5. The Board agreed to the hearing arrangement in paragraph 4 above.

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

Request for Deferment of Review of Application No. A/YL-PH/1067

Proposed House (New Territories Exempted House – Small House) in “Village Type Development” and “Residential (Group D)” Zones, Lots 3003 S.D and 3005 RP in D.D. 111, Pat Heung, Yuen Long

(TPB Paper No. 11025)

6. The Town Planning Board decided to defer a decision, being the first deferment, on the review application for 2 months as requested by the applicant pending submission of further information, as recommended in the Paper.