

38. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.2.2029, 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

[Ms Josephine Y.M. Lo, District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Messrs Kimson P.H. Chiu, C.K. Fung and Alexander W.Y. Mak, and Ms Kirstie Y.L. Law, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Ms Jessie S.Y. Lau, Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

Agenda Item 31

[Open Meeting]

Proposed Amendments to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8

(RNTPC Paper No.2/26)

39. The Secretary reported that the proposed amendments were to take forward two agreed section 12A applications in Mai Po. Applications No. Y/YL-MP/9 and 10 were submitted by Profit Point Enterprises Limited and Capital Chance Limited respectively, which were subsidiaries of Henderson Land Development Company Limited (HLD) and Sun Hung Kai Properties Limited (SHK), and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant of Application No. Y/YL-MP/10. The following Members had declared interests on the item:

- | | | |
|--------------------|---|--|
| Mr K.W. Leung | - | for owning a property in Mai Po; |
| Mr Vincent K.Y. Ho | - | for his firm having current business dealings with HLD, SHK and AECOM; and |
| Mr Ryan M.K. Ip | - | for being the vice-president and executive director of Public Policy Institute of Our Hong Kong which had received donations from Henderson Group and SHK. |

40. As the property owned by Mr K.W. Leung had no direct view of the sites, the Committee agreed that he could stay in the meeting. The Committee noted that Messrs Vincent K.Y. Ho and Ryan M.K. Ip had not yet joined the meeting.

Presentation and Question Sessions

41. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the proposed amendments to the approved Mai Po & Fairview Park OZP No. S/YL-MP/8, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly included:

- (a) Item A1 – rezoning of a site at Kam Pok Road from “Residential (Group D)” (“R(D)”) to “Residential (Group C) 1” (“R(C)1”), subject to maximum domestic and non-domestic plot ratios (PRs) of 1.5 and 0.09 respectively, a maximum building height (BH) of 60 metres above Principal Datum (mPD) and provision of an open space with an area of not less than 2,100 square meters (m²) for public use, provision of transport lay-by facilities with gross floor area (GFA) of not less than 2,400m² and provision of government, institution and community (GIC) facility as required by the Government;
- (b) Item A2 – rezoning of sites to the west of Chuk Yuen Tsuen from “R(D)” to “Village Type Development”;

- (c) Item A3 – rezoning of a site at Fung Chuk Road from “R(D)” to “Government, Institution or Community” (“G/IC”);
- (d) Item B1 – stipulating a maximum BH of 42mPD and incorporating a maximum PR of 1.3 for a site zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”);
- (e) Item B2 – rezoning of a site from “OU(CDWRA)” to “G/IC”; and
- (f) Item B3 – rezoning of a site from “OU(CDWRA)” to “R(C)”.

42. There were also amendments to the Notes of the Outline Zoning Plan (OZP) in relation to the above rezoning as well as other amendments including those to align with the latest Master Schedule of Notes to Statutory Plans.

43. As the presentation of the Planning Department’s representative had been completed, the Chairperson invited questions from Members.

44. Members had no question on the proposed amendments to the OZP.

45. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 and that the draft OZP No. S/YL-MP/8A at Attachment II of the Paper (to be renumbered as S/YL-MP/9 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Mai Po & Fairview Park OZP No. S/YL-MP/8A (to be renumbered as S/YL-MP/9 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board)

for various land use zonings on the OZP and the revised ES will be published together with the OZP.”

46. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/565 Proposed Residential Development with Minor Relaxation of Plot Ratio Restriction in “Comprehensive Development Area (3)” Zone, Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land (new Lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, Sheung Shui
(RNTPC Paper No. A/NE-KTS/565A)

47. The Secretary reported that the application was submitted by Hinying Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK), and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Vincent K.Y. Ho	-	for his firm having current business dealings with SHK and AECOM; and
Mr Ryan M.K. Ip	-	for being the vice-president and executive director of Public Policy Institute of Our Hong Kong which had received donations from SHK.
