

TOWN PLANNING BOARD

Minutes of 774th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 10.10.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice- chairperson

Mr K.W. Leung

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor B.S. Tang

Mr Simon Y.S. Wong

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
Ms Clara K.W. U

Assistant Director/Regional 3,
Lands Department
Mr Lawrance S.C. Chan

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

Secretary

Absent with Apologies

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Anny P.K. Tang

Town Planner/Town Planning Board
Ms Helena Y.S. Pang

Agenda Item 1

Confirmation of the Draft Minutes of the 773rd RNTPC Meeting held on 19.9.2025

[Open Meeting]

1. The draft minutes of the 773rd RNTPC meeting held on 19.9.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

Proposed Streamlining Arrangement for Consideration of Applications for New Territories Exempted House/Small House Developments

2. In view of the suggestion recently made by Town Planning Board (TPB/Board) Members to explore streamlining arrangement for consideration of applications for New Territories Exempted House (NTEH)/Small House (SH) developments, Ms Anny P.K. Tang, Chief Town Planner/Town Planning Board, with the aid of some PowerPoint slides, made the following points:

- (a) according to section 2B(1) of the Town Planning Ordinance (the Ordinance), “the Board or any committee appointed under section 2(3) or 2A may transact any of its business by the circulation of papers among its members unless the holding of a meeting for a business for the purpose is required either by any express provision of this Ordinance or by necessary implication from any provision of this Ordinance”. Section 16(3) and 17(2) of the Ordinance stipulated that the Board must hold meetings to consider section 16 and 17 review applications respectively. As such, planning applications should be considered at a meeting of the Board or its Committees; and
- (b) taking into account TPB Members’ views, it was suggested that applications for NTEH/SH development which complied with the ‘Interim

Criteria for Consideration of Application for NTEH/SH in New Territories' (the Interim Criteria) be processed through the streamlining arrangement. Similar to other applications under the streamlining arrangement, selected cases should fulfil all of the following criteria:

- (i) Planning Department (PlanD)'s recommendation: no objection/could be tolerated;
- (ii) zoning: not within conservation-related zones (e.g. "Green Belt" ("GB"), "Conservation Area", "Coastal Protection Area", "Other Specified Uses" for conservation, etc.);
- (iii) departmental comments: no adverse comments or the concerns of bureaux/departments could be addressed through imposition of approval conditions/advisory clauses;
- (iv) previous application: no previous rejected application for same/similar use (excluding those with subsequent approval); and
- (v) public comment: no substantial adverse public comments. It was also suggested to take this opportunity to add "or the concerns raised by the public could be addressed through imposition of approval conditions/advisory clauses and/or relevant bureaux/departments had no adverse comments on the relevant aspects raised by the public", similar to the criterion of departmental comments in paragraph 2(b)(iii) above.

3. For Members' information, about 68 NTEH/SH applications were processed by RNTPC in the past year and about half were approved.

4. The Chairperson supplemented that based on past experience, the majority of the approved applications for NTEH/SH development were cases where the applications were subject to previous approvals and submitted by the same applicants; and that the processing of the SH application with the Lands Department was already at an advanced stage.

5. A Member asked how many of the 68 NTEH/SH applications processed last year could meet the proposed selection criteria. In response, Ms Caroline T.Y. Tang, Assistant Director of Planning/Board (AD/B), said that out of the 68 applications, more than 20 cases could meet all the proposed selection criteria, including the one on applications not involving conservation zone such as “GB”. The Chairperson remarked that following the current practice, a summary table of the streamlined applications together with the papers would be provided to Members before the meeting for Members’ advance information and consideration. Should Members have any questions, the concerned application could be further discussed prior to making a decision.

6. In response to a Member’s enquiry on the revised public comment criterion, Ms Caroline T.Y. Tang, AD/B, clarified that the proposed refinement was merely to formalise the existing practice. The principle was that the streamlined cases should have no substantial adverse public comments or the concerns of the public could be addressed by imposing approval conditions/advisory clauses. This assessment could be made in conjunction with the views of relevant bureaux/departments on whether the issues could be resolved. Such assessment in fact reflected the common practice and hence was proposed to be set out in the selection criteria for the sake of clarity.

7. The Committee generally agreed to the selection criteria and that the applications for NTEH/SH development could be processed through streamlining arrangement starting from the next meeting. When necessary, the selection criteria could be refined in future.

Deferral Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

8. The Committee noted that there were 21 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Member's declaration of interest for a case and the Committee's views on the declared interest were in **Annex 1**.

Deliberation Session

9. 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.

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

10. The Committee noted that there were 10 cases selected for streamlining arrangement and the Planning Department had no objection to the applications for temporary uses for the applied periods. Details of the planning applications were in **Annex 2**.

Deliberation Session

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

Sai Kung and Islands District

[Mr Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Mr Coway K.H. Chan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), Ms Vivian W.Y. Wan, Town Planner/Sai Kung and Islands (TP/SKIs), and Mr Dicky Y.F. Chan, Assistant Town Planner/Sai Kung and Islands were invited to the meeting at this point.]

Agenda Item 3

[Open Meeting]

Proposed Amendments to the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2

(RNTPC Paper No. 12/25)

12. The Secretary reported that the proposed amendments were to take forward a section 12A (s.12A) application (No. Y/I-TCV/1) partially agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). The application site (the Site) was located in Tung Chung and the application was submitted by Coral Ching Limited, which was in affiliation with Sun Hung Kai (SHK) Real Estate Agency Limited, with AECOM Asia Company Limited (AECOM) as one of the consultants of the applicant. Mr Vincent K.Y. Ho had declared an interest on the item for his firm having current business dealings with SHK and AECOM. The Committee noted that Mr Vincent K.Y. Ho had tendered an apology for being unable to attend the meeting.

13. Mr Ryan M.K. Ip declared an interest for owning properties in Tung Chung and

being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from SHK. As the properties owned by Mr Ip had no direct view of the Site and he had no involvement in the project(s) under the sponsorship of SHK in relation to the concerned s.12A application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

14. With the aid of a PowerPoint presentation, Ms Vivian W.Y. Wan, TP/SKIs, briefed Members on the proposed amendments to the approved Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/2, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Item A was to take forward a s.12A application No. Y/I-TCV/1 partially agreed by the Committee on 2.5.2025. The proposed amendments mainly included:

- (a) Item A – rezoning of a site near Chung Man Road and Yu Tung Road from “Residential (Group C) 2” (“R(C)2”) to “Residential (Group B)” (“R(B)”) subject to maximum domestic and non-domestic plot ratios of 2.1 and 0.22 respectively and maximum building heights (BHs) of 50mPD, 80mPD and 100mPD from northwest to southeast; and
- (b) Item B - rezoning of six strips of land near Hau Wong Temple, Ngau Au and Shek Mun Kap from areas shown as ‘Road’ to “Commercial (2)”, “Open Space” (“O”), “Government, Institution and Community” (“G/IC”), “Village Type Development”, “Green Belt”, “Other Specified Uses” annotated “Polder” and “Conservation Area”; rezoning of two small pieces of land near Hau Wong Temple from “G/IC” to “O”; and revision of the BH restriction of a small piece of land near Hau Wong Temple zoned “G/IC” from 4 storeys to 1 storey.

15. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedule of Notes to Statutory Plans.

[Mr Rocky L.K. Poon joined the meeting during the Planning Department (PlanD)’s

presentation.]

16. As the presentation of PlanD's representative had been completed, the Chairperson invited questions from Members

Applicant's Views on Committee's Recommendations

17. Noting that on 2.5.2025, the Committee partially agreed to the s.12A application No. Y/I-TCV/1 and requested PlanD, in liaison with the applicant, to review the overall BH profile within the Site, in particular the BH of Towers 5 and 6, in order to further alleviate potential visual impact, a Member enquired about the applicant's stance in respect of the Committee's suggestions on the s.12A application. Mr Walter W.N. Kwong, DPO/SKIs, said that the applicant indicated no comment on the proposed development restrictions, including the BH restrictions, to be incorporated in the OZP. In any case, upon gazettal of the draft OZP, the public, including the applicant, could submit representations to express their views on the amendments, if any, during the 2-month statutory publication period.

Revised BH of Towers 5 and 6

18. With reference to the Committee's previous recommendation to lower the BHs of the proposed residential towers along Tung Chung Stream, a Member noted from the modified scheme that the proposed BH of Tower 5 had been reduced while that of Tower 6 had been slightly increased. The Member enquired about the special consideration for the revisions. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of a PowerPoint slide, explained that the modified scheme, including BH of each residential tower, was indicative only. In order to improve the overall visual openness from the western side at Tung Chung Stream and its adjoining "Coastal Protection Area" zone, it was proposed to extend the 50mPD BH control zone to cover the entire western part of the Site (including Tower 5). The 80mPD BH control zone covering Tower 6 remained unchanged. In addition, it was proposed to provide an enhanced 10m-wide building setback along Tung Chung Stream so as to create a larger buffer distance between residential towers (including Towers 5 and 6) and Tung Chung Stream. The Chairperson supplemented that with the BH of Tower 5 reduced to create a lower BH profile along the river, the gross floor area of the whole development had to be redistributed, which might be one of the reasons leading to the increased BH of Tower 6 as shown in the indicative

scheme.

Proposed Transport Interchange (TI)

19. In response to a Member's enquiry about the operation and management of the proposed TI, Mr Walter W.N. Kwong, DPO/SKIs said that it would be opened for public use with public transport services, such as franchised buses and taxis. The applicant agreed to manage, operate and maintain the proposed TI. The provision of the TI and the relevant operational requirements could be stipulated in the lease conditions as appropriate at the subsequent land exchange application stage.

20. The Chairperson remarked that the proposed amendments had incorporated Committee's previous suggestions, primarily by revising the stepped BH profile through extending the 50mPD portion southwards along the western boundary to make it more compatible with the natural setting. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

21. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Tung Chung Valley Outline Zoning Plan (OZP) No. S/I-TCV/2 as shown on the draft Tung Chung Valley OZP No. S/I-TCV/2A at Attachment II of the Paper (to be renumbered as S/I-TCV/3 upon exhibition) and the draft 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 Tung Chung Valley OZP No. S/I-TCV/2A (to be renumbered as S/I-TCV/3 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 suitable for published together with the OZP.”

22. 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 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/191	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for a Period of 5 Years in "Coastal Protection Area" Zone, Lots 107 S.B, 107 RP, 108 and 109 RP in D.D. 332L, Cheung Sha, Lantau Island (RNTPC Paper No. A/SLC/191A)
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Presentation and Question Sessions

23. With the aid of a PowerPoint presentation, Mr Coway K.H. Chan, STP/SKIs, 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.

Installation of "Space Cabin"

24. Noting that the application site (the Site) was situated away from South Lantau Road and each proposed "Space Cabin" weighted over tons, a Member enquired how these cabins would be transported to the Site without causing impact on the surrounding natural environment. Mr Coway K.H. Chan, STP/SKIs, with the aid of a PowerPoint slide, responded that the Site was accessible from South Lantau Road through a paved vehicular track leading to a footpath. According to the applicant, all new structures would be prefabricated and transported to the Site using light vehicles or a lifting platform for on-site assembly and installation.

Impact on Existing Trees

25. With reference to Drawing A-3 and Plan A-4c of the Paper, a Member enquired whether the locations of Cabins No. 5, 7 and 8 would overlap with existing trees and whether those trees would be affected. Mr Coway K.H. Chan, STP/SKIs, with the aid of a PowerPoint slide, responded that according to the applicant, the layout and construction of the proposed facilities would respect the existing terrain and natural features including the existing stream and trees, and all the existing trees within the Site would be retained.

Operation of the Proposed Holiday Camp

26. In response to a Member's enquiry on the operational details of the proposed holiday camp, potential noise issue and relevant monitoring mechanism, Mr Coway K.H. Chan, STP/SKIs, explained that the proposed holiday camp comprised two main portions, i.e. the northern portion for camping area and the remaining portion for activities. According to the applicant, the proposed holiday camp would operate daily from 9 a.m. to 11 p.m., except for overnight camp visitors. The activities would typically last until 11 p.m., and the overnight camp visitors would be required to stay inside the camps after 11 p.m. Regarding noise concern, he advised that noisy activities at night between the hours of 11 p.m. and 7 a.m. were subject to the control of the Noise Control Ordinance (Cap. 400) or relevant regulations. Besides, the applicant would be required to apply for relevant licence for operation of the proposed holiday camp. The operation hours would be subject to the conditions of the relevant licence.

Sewage and Wastewater Management

27. A Member asked whether shower and toilet facilities would be provided in the campsite and how the sewage and wastewater would be treated. In response, Mr Coway K.H. Chan, STP/SKIs, with the aid of a PowerPoint slide, explained that each space cabin would be equipped with its own shower and toilet facilities. The excavation of land with an area of about 22.68m² and a depth of about 1.2m was proposed for installation of eight septic tanks, one for each camp. The sewage would be collected by septic tanks and soakaway system, and residual waste from septic tanks would be tanked away periodically.

28. Noting that the applicant proposed to convert an existing pond into a training pool

for water-based sports with filtration system, two Members asked whether this would result in any adverse environmental impact, especially since the filtration room would be located next to a stream. Mr Coway K.H. Chan, STP/SKIs, with the aid of a PowerPoint slide, clarified that the existing pond, which was paved with concrete and once used as an ancillary facility for agricultural purposes, was currently abandoned. The applicant intended to revitalise the pond by converting it into a training pool for water sports with filtration facilities. This filtration system would purify the water within the training pool without the need to drain it, and therefore no adverse environmental impact was anticipated. In addition, all sewage generated from the holiday camp would be treated using the septic tanks and soakaway system as mentioned in paragraph 27 above.

Lantau Conservation and Recreation Masterplan

29. With reference to the Lantau Conservation and Recreation Masterplan (the Masterplan), the Vice-chairperson asked whether there were any general guidelines for holiday camps, such as scale of operation, to provide clear basis for the Committee's consideration of planning applications for holiday camp. In response, the Chairperson said that the Masterplan, which was promulgated in 2020, provided a framework guiding conservation and recreation initiatives on Lantau. According to the Masterplan, Cheung Sha fell within the "South Lantau Eco-recreation Corridor" and eco-tourism was one of the compliant uses. As indicated by the Civil Engineering and Development Department, the application was considered in line with the Masterplan, under which low-impact leisure and recreational uses would be developed in South Lantau for public enjoyment, where appropriate. Although the Site fell within the "Coastal Protection Area" ("CPA") zone, the proposed temporary holiday camp for a period of 5 years was considered compatible with the surrounding environment and had no insurmountable ecological and environmental impacts.

Deliberation Session

30. The Chairperson remarked that the Site fell within the "CPA" zone. While it was a conservation zone, the Government also encouraged eco-tourism and recreational uses under the Masterplan in suitable locations of South Lantau. Hence, eco-tourism and recreational facilities could be considered, provided that the proposed use was low-impact and would not cause adverse environmental and ecological impacts to the surroundings. The Chairperson

also noted that the Site was situated on vacant terraced fields and the Agriculture, Fisheries and Conservation Department indicated that no species of conservation interest was observed within the Site, which was a key consideration in forming a supportive view of the application.

31. A Member welcomed the proposed holiday camp. In view of the potential environmental impact during the construction period as the existing access road was narrow, the Member considered that relevant government departments should monitor the construction method. The Chairperson said that the installation works would be subject to monitoring by relevant departments to avoid affecting the surrounding environment.

32. The Vice-chairperson and some Members supported the application and considered that the proposed holiday camp aligned with the principle of conserving the environment while providing leisure facilities for the public and making good use of the abandoned land in South Lantau. This was a form of eco-tourism that allowed the public to appreciate the natural resources, which was an educational process and was in line with the objectives promoted by the Government.

33. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 10.10.2030, 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.]

Sha Tin, Tai Po and North District

[Mr Kevin K.W. Lau, Senior Town Planner/Shan Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TP/706	Temporary Bus Maintenance Centre for a Period of 7 Years in Area shown as 'Road', Government land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po (RNTPC Paper No. A/TP/706)
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[Mr Bond C.P. Chow left the meeting at this point.]

Presentation and Question Sessions

34. With the aid of some plans, Mr Kevin K.W. Lau, STP/STN, briefed Members on the background of the application, the applied use, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

35. Members had no question on the application.

Deliberation Session

36. The Chairperson remarked that the application site was currently used for the applied use with valid planning permission. Compared with the previous applications (No. A/TP/637 and 695), the current application merely involved extension of operation hours, while the layout and development parameters of the applied use remained the same.

37. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 7 years until 10.10.2032, 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

[Ms Kirstie Y.L. Law, Messrs Kimson P.H. Chiu and Adrian Y.G. To, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/562 Proposed House (New Territories Exempted House - Small House) in
"Agriculture" Zone, Lot 121 S.E in D.D. 100, Cheung Lek, Sheung Shui
(RNTPC Paper No. A/NE-KTS/562)

Presentation and Question Sessions

38. With the aid of some plans, Ms Kirstie Y.L. Law, STP/FSYLE, 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.

39. Members had no question on the application.

Deliberation Session

40. In relation to the streamlining arrangement for consideration of applications for New Territories Exempted House/Small House (SH) development agreed at the Matters

Arising part of the meeting, a Member asked whether SH applications that were clearly not in line with the relevant interim criteria and not supported by PlanD could be processed through the streamlining arrangement.

41. The Chairperson said that a prudent approach should be adopted when considering applications that were not supported by PlanD as such applications could be subject to review. The same principle should apply to all applications, including SH applications, considered under the streamlining arrangement. The Vice-chairperson and another Member concurred and highlighted that those applications should be discussed individually to ensure fairness and to take into account all relevant considerations including those that might not be addressed in PlanD's recommendation, if necessary. The Chairperson concluded that Members generally agreed that SH applications that were not supported by PlanD should not be included in the streamlining arrangement.

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

- “(a) the proposed Small House development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Cheung Lek for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/NE-KTS/563 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 5 Years in “Village Type Development” and “Green Belt” Zones, Various Lots in D.D. 91, Lin Tong Mei, Kwu Tung South
(RNTPC Paper No. A/NE-KTS/563)

Presentation and Question Sessions

43. With the aid of some plans, Ms Kirstie Y.L. Law, 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 had no objection to the application.

44. A Member raised the following questions:

- (a) noting that the application site (the Site) was the subject of a previously approved planning application for the same use which involved erection of structures but the related application for Short Term Waiver (STW) was rejected by the Lands Department (LandsD) in 2023, resulting in non-compliance with the approval condition on the implementation of fire service installations (FSIs) and revocation of the last approval, what the status of the latest FSIs proposal in the current application was; and
- (b) the location of the unauthorised structure as referred to in LandsD’s comment.

45. In response, Ms Kirstie Y.L. Law, STP/FSYLE, with the aid of some plans, made the following main points:

- (a) under the approved previous application (No. A/NE-KTS/492) for the same use submitted by the same applicant, three single-storey structures of 54m²

each were proposed for uses including site office, changing room, storage and reception in support of the proposed hobby farm. As the applicant failed to obtain LandsD's approval of STW for erection of the proposed structures under the previous application, the FSIs proposal could not be implemented and the planning approval was therefore revoked. In support of the current application, the applicant had submitted a FSIs proposal, the implementation of which was considered acceptable by the Fire Services Department (FSD), hence no approval condition for FSIs was recommended. Since no structures were proposed under the current application, STW for erection of structures was not required. Given FSD's and the Drainage Services Department's acceptance of the implemented FSIs and drainage proposal, sympathetic consideration might be given to the current application. If the Committee decided to approve the application, the applicant would be advised that if he/she failed to comply with any of the approval conditions again, resulting in revocation of the planning permission, sympathetic consideration might not be given to any further application; and

- (b) the unauthorised structure referred to in LandsD's comment was the extended part of a structure from the adjoining lot, which was not relevant to the current application. In that regard, the applicant would be advised to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s).

Deliberation Session

46. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 10.10.2030, 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 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NTM/481 Filling of Land for Permitted Agricultural Use with Ancillary Facilities
in “Green Belt” Zone, Lot 260 (Part) in D.D. 104, Ngau Tam Mei, Yuen
Long
(RNTPC Paper No. A/YL-NTM/481A)

Presentation and Question Sessions

47. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the applied works, 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. After deliberation, the Committee decided to approve the application, 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 Items 28 and 29

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1080 Temporary Horse Riding School and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 64 RP, 72 S.B ss.2 and 73 S.B RP in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/1080A)

A/YL-PH/1081 Temporary Horse Riding Training Ground for a Period of 3 Years in “Residential (Group D)” Zone, Lots 61 (Part) and 63 in D.D. 108, Pat Heung, Yuen Long
(RNTPC Paper No. A/YL-PH/1081)

50. The Committee agreed that as the two applications for temporary horse riding school (Application No. A/YL-PH/1080) and temporary horse riding training ground (Application No. A/YL-PH/1081) were related and the application sites were located adjacent to each other within the same “Residential (Group D)” zone, they could be considered together.

Presentation and Question Sessions

51. With the aid of some plans, Mr Adrian Y.G. To, STP/FSYLE, briefed Members on the background of the applications, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Papers. The Planning Department had no objection to the applications.

52. Members had no question on the applications.

Deliberation Session

53. After deliberation, the Committee decided to approve the applications on a temporary basis for a period of 3 years until 10.10.2028, on the terms of the applications as submitted to the Town Planning Board and 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 30

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PH/1084 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lots 270 S.H ss.1, 270 S.L, 270 S.F ss.1 S.A and 270 S.G ss.1 in D.D. 110, Tsat Sing Kong, Yuen Long
(RNTPC Paper No. A/YL-PH/1084)

Presentation and Question Sessions

54. With the aid of some plans, Mr Adrian Y.G. To, STP/FSYLE, briefed Members on the background of the application, the proposed development, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

55. Members had no question on the application.

Deliberation Session

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

- “(a) the proposed Small House development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and
- (b) land is still available within the “Village Type Development” (“V”) zone of Tsat Sing Kong for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the

“V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”

[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 Kennie M.F. Liu, Messrs Eric C.Y. Chiu and Brian C.L. Chau, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), were invited to the meeting at this point.]

Agenda Item 33

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TM/600	Industrial Use (Advanced Lithium-Ion Battery Resource Recovery Centre) in “Other Specified Uses” annotated “Business” Zone, Unit 4, 16/F, Block B, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun (RNTPC Paper No. A/TM/600A)
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Presentation and Question Sessions

57. With the aid of some plans, Ms Kennie M.F. Liu, 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.

Development of Tuen Mun Industrial Area

58. Noting the planning intention to transform the Tuen Mun Industrial Area from industrial to commercial uses, a Member enquired about the transformation progress and whether there were any associated safety risk and, if so, how they would be mitigated.

59. In response, Ms Kennie M.F. Liu, STP/TMYLW, with the aid of some plans, explained that the application premises (the Premises) was located within the boundary of Tuen Mun Industrial Area 9. In 2010, the Area Assessments 2009 of Industrial Land in the Territory (2009 Area Assessments) recommended that some industrial sites in Tuen Mun Industrial Area 9 could be rezoned to other appropriate zonings. As such, Tuen Mun Hang Wai Industrial Centre (the subject building) and the adjacent lots were rezoned to “Other Specified Uses” annotated “Business” (“OU(B)”) in 2012. The Premises had been equipped with fire extinguishers and the Fire Services Department (FSD) had no adverse comment on the application subject to the provision of fire service installations (FSIs).

60. As regards the follow-up question from the same Member on the latest development of the building and its surrounding industrial buildings, Ms Kennie M.F. Liu, STP/TMYLW, with the aid of some plans, advised that the building was an existing industrial building constructed in 1988, under multiple ownership, and had not been redeveloped, while the sites located adjacent to West Rail Tuen Mun Station (the Station) had already been rezoned to “Comprehensive Development Area” (“CDA”), “Commercial” (“C”) and “OU(B)”.

61. The Chairperson supplemented that Tuen Mun Industrial Area 9 was originally zoned “Industrial” (“I”) since the first Tuen Mun OZP. Following the recommendations of the 2009 Area Assessments and subsequent land use review, the cluster of industrial sites in Tuen Mun Industrial Area 9 near the Station was identified as having transformation potential and was rezoned to “CDA” for residential and/or commercial uses or “OU(B)” in 2012. Furthermore, a site to the immediate north of the subject lot was rezoned from “CDA(1)” to “C(2)” in 2023 based on an approved section 12A application. The “OU(B)” zone provided flexibility in that business buildings were permitted as of right for new development or wholesale redevelopment/conversion of a building, with a view to phasing out polluting and hazardous industrial uses. On the other hand, some industrial sites situated further away from the Station were largely retained as “I” zone to cater for the ongoing demand for industrial and warehouse space. While the transformation process was underway, it was often challenged in practice by the constraints of multiple ownership in existing industrial buildings.

Potential Risks of Hazards and Operational Details

62. Some Members raised the following questions:

- (a) whether there would be any explosion risks associated with the proposed lithium-ion (Li-ion) battery processing operation as there appeared no special ventilation facilities within the Premises, and the applicant's proposal for mitigating such risks;
- (b) the operational status of the applied use, and whether the processing system had been approved by the Environmental Protection Department (EPD);
- (c) noting that only a few fire extinguishers (both carbon dioxide and chemical foam types) and fire sprinklers were proposed, whether they were sufficient to handle the emergency caused by processing one tonne of materials each day; and
- (d) noting that some objecting public comments were based on scientific grounds, whether the applicant had attempted to explain the safety and scientific standards of the operation to the neighbours in order to address their concerns.

63. In response, Ms Kennie M.F. Liu, STP/TMYLW, with the aid of some plans, made the following points:

- (a) the applicant had been in close liaison with EPD and FSD. EPD had no objection to the applied use as it was small in scale; most of the process would be conducted inside a closed system; it would not emit toxic and volatile air pollutants; no dangerous goods would be stored within the Premises; and the applicant undertook to comply with the requirements of relevant environmental pollution control ordinances;
- (b) FSD had no adverse comment on the application, subject to imposition of approval conditions requiring provision of fire service installations;
- (c) site inspection in early September this year revealed that the industrial use under application seemed to be in operation at the Premises but for trial

purpose only. The applicant would be required to obtain the necessary licences under the relevant environmental pollution control ordinances for the full operation of the facility; and

- (d) the public comments received on the application had been conveyed to the applicant while no particular response was provided by the applicant. The subject application for advanced Li-ion battery resource recovery centre was the first of its kind being considered by the Committee.

The Need for Planning Permission

64. A Member queried why planning permission was required for the applied use, which seemed to be an industrial use and was located within an industrial building. In response, Ms Kennie M.F. Liu, STP/TMYLW, explained that the applicant sought planning permission to use the Premises for industrial use (advanced Li-ion battery resource recovery centre). The Premises was located in an existing industrial building which fell within the “OU(B)” zone on the approved Tuen Mun OZP No. S/TM/41. According to Schedule II (for industrial or industrial-office (I-O) building) of the Notes of the OZP for the “OU(B)” zone, ‘Industrial Use (not elsewhere specified)’ was a Column 2 use which required planning permission from the Town Planning Board (the Board). The Chairperson supplemented that the restrictions under Schedule II (for industrial or industrial-office (I-O) building) were applicable to the subject application which involved an existing industrial building. According to the relevant Notes of the OZP, ‘Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)’ was a Column 1 use which did not require planning permission from the Board. As the applied use was a potential polluting industrial use that might not be compatible with the surroundings, it was regarded as ‘Industrial Use (not elsewhere specified)’ and hence planning permission from the Board was required.

Deliberation Session

65. The Chairperson remarked that the subject application was the first application of its kind and acknowledged Members' concerns on potential risks and safety. As regards these concerns, the Committee should take note of the advice of the relevant government bureaux and departments. The Environment and Ecology Bureau (EEB), EPD, FSD and the Electrical and Mechanical Services Department had no objection to the application. According to the applicant, the recycling process would involve dismantling only, without any heating, and therefore was unlikely to pose fire or safety risks.

Existing Treatment for Li-ion battery Disposal

66. A Member was concerned about the current practice for handling spent Li-ion batteries in Hong Kong. Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North) (PEPO(TN)), EPD said that there were actually some small-scale facilities currently operating in Hong Kong that handled spent/retired Li-ion batteries. To her understanding, the battery recycling and handling processes deployed in the facility such as low-carbon separation technology and closed-loop recycling processes were patented technologies. Besides, the Government had consistently supported the recycling of used batteries and had been driving the development of Hong Kong's first large-scale electric vehicle (EV) battery recycling facility at the EcoPark, which was expected to commence operation in the first half of 2026.

67. To address Members' concerns on potential risk and safety issues, Ms Clara K.W. U, PEPO(TN), EPD confirmed that the proposed recycling process was on a small scale and pilot-scale in nature. The general concern regarding the Li-ion batteries recycling would be the potential release of black mass into the air, a substance found inside Li-ion batteries that could pose an explosion risk if mishandled, especially in cases where the ventilation system was inadequate. The proposed recycling process would not cause release of black mass into the air as they would be extracted in solution form. Given the small amount of material storage, the proposed measures including fire extinguishers and fire sprinklers were considered acceptable. The patented Li-ion battery recycling technology had received policy support from EEB and was also in line with the Government's waste management strategy of promoting the transformation of waste into resources. Ms Clara K.W. U further confirmed

that the applicant/operator would be obliged to comply with the requirements under relevant environmental pollution control ordinances (including Waste Disposal Ordinance (Cap. 354) and Water Pollution Control Ordinance (Cap. 358)), and should obtain the relevant licences (such as Chemical Waste Disposal Licence).

68. In response to the Vice-chairperson's question on whether all Li-ion batteries must be dismantled at the end of their lifespan, Ms Clara K.W. U, PEPO(TN), EPD said that spent/retired Li-ion batteries should be encouraged to be recycled rather than disposed of in landfill. In fact, the Chief Executive announced in his 2025 Policy Address the promotion of the development of the EV battery recycling industry to transform the retired batteries into recycled black mass for supply to other regions.

Enhancing Public Awareness

69. Noting that the applied use involved new technology unfamiliar to the public, a Member suggested incorporating an advisory clause to encourage the applicant to liaise with the tenants and workers of the subject building or organise site visits to explain the operational details and safety measures. The Chairperson agreed to include an additional advisory clause to advise the applicant to take reasonable steps to promote and explain the operational details and safety measures of the applied use to the tenants and workers in the building.

70. After deliberation, the Committee decided to approve the application, 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 and the following additional advisory clause:

“- to take reasonable steps (such as organising site visits) to explain the operational details and safety measures of the applied use to the tenants and workers of the subject building.”

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL/326 Proposed Institutional Use (Community and Recreation Centre) in “Village Type Development” Zone, Wong Uk Tsun Lots 103, 104, 195 S.E (Part), 197, 198, 201 (Part), 203 (Part) and 205 (Part) in D.D. 115 and Adjoining Government Land, Tai Wai Tsuen, Shap Pat Heung, Yuen Long
(RNTPC Paper No. A/YL/326A)

Presentation and Question Sessions

71. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

72. In response to a Member’s enquiry regarding the current status of the slope maintenance work that the applicant was unable to carry out under the previous planning approvals, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some plans, explained that the applicant claimed that it was unable to carry out the required slope maintenance work due to financial issues and had therefore returned the Site to the Government in 2014. Subsequently, relevant government departments had completed the slope maintenance work and the concerned slope was currently maintained by the Lands Department.

Deliberation Session

73. 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 10.10.2029, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 37

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-HTF/1191 Temporary Training Centre (Tree Care Training Centre) for a Period of
3 Years in “Coastal Protection Area” Zone, Lots 230 and 581 (Part) in
D.D. 128, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-HTF/1191A)

Presentation and Question Sessions

74. 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 comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

75. Members had no question on the application.

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

Deliberation Session

76. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.10.2028, 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 39

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/560 Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years in “Recreation” Zone, Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) and 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/560)

Presentation and Question Sessions

77. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

78. Members had no question on the application.

Deliberation Session

79. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 10.10.2028, 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/730 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” and “Village Type Development” Zones, Lot 2069 S.B in
D.D. 119, Muk Kiu Tau Tsuen, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/730)

Presentation and Question Sessions

80. With the aid of some plans, Mr Brian C.L. Chau, 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.

81. Members had no question on the application.

Deliberation Session

82. 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 10.10.2029, 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.

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

Agenda Item 48

Any Other Business

[Open Meeting]

83. There being no other business, the meeting was closed at 4:50 p.m.

**Minutes of 774th Rural and New Town Planning Committee
(held on 10.10.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.	Times of Deferment
6	A/NE-LT/783	1 st
7	A/NE-KLH/656	2 nd [^]
8	A/NE-KLH/657	2 nd [^]
9	A/NE-PK/223	1 st
10	A/NE-MKT/52	1 st
12	A/NE-TKL/812	1 st
13	A/NE-TKL/813	1 st
14	A/NE-TKLN/105	1 st
17	A/STT/28	1 st
21	A/YL-KTN/1113	2 nd [^]
22	A/YL-KTN/1158	1 st
23	A/YL-KTN/1159	1 st
24	A/YL-KTN/1161	1 st
25	A/YL-KTN/1163	1 st
27	A/YL-PH/1065	2 nd [^]
31	A/YL-PH/1086	1 st
38	A/YL-HTF/1197	1 st
40	A/YL-LFS/570	1 st
41	A/YL-PN/88	1 st
46	A/YL-TYST/1323	1 st
47	A/YL-TYST/1329	1 st

Note:

[^] The 2nd Deferment as requested by the applicant(s) was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest	
6	The application site was located in Lam Tsuen.	Mr Daniel K.S. Lau's spouse for being one of the owners of a property in Lam Tsuen

As the property owned by Mr Daniel K.S. Lau's spouse had no direct view of the application site, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/774_rnt_agenda.html for details of the planning applications.

Minutes of 774th Rural and New Town Planning Committee
(held on 10.10.2025)

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 10.10.2028

Item No.	Application No.	Planning Application
11	A/NE-TKL/807	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling
18	A/STT/29	Temporary Public Vehicle Park for Private Cars in “Village Type Development” Zone, Lot 674 S.C RP (Part) in D.D. 99, Various Lots in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long
26	A/YL-PH/1055	Temporary Recyclable Collection Centre (Waste Paper) with Ancillary Office and Associated Filling of Land in “Residential (Group D)” Zone, Lots 64 S.A, 73 S.B ss.4, 76 S.B RP and 77 RP in D.D. 108, Pat Heung
34	A/TM-LTTY/499	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office in “Residential (Group B) 1” Zone, Lot 771 RP in D.D. 130, Lam Tei, Tuen Mun
35	A/TM-SKW/136	Proposed Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 9 S.B in D.D. 385, Tai Lam Chung Tsuen, Tuen Mun in “Village Type Development” Zone, Lot 9 S.B in D.D. 385, Tai Lam Chung Tsuen, Tuen Mun
44	A/YL-TT/729	Temporary Animal Boarding Establishment (Dog Kennel) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 1228 RP in D.D. 118, Tai Tong, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 10.10.2030

Item No.	Application No.	Planning Application
20	A/YL-NTM/485	Proposed Temporary Shop and Services with Ancillary Facilities in “Recreation” Zone, Lot 343 in D.D. 104, Ngau Tam Mei, Yuen Long

Item No.	Application No.	Planning Application
32	A/HSK/568	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land in “Village Type Development” Zone, Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, Yuen Long
42	A/YL-TT/727	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lots 842 (Part), 843 (Part), 844 (Part), 845 (Part) and 848 (Part) in D.D. 117, Tai Tong, Yuen Long
43	A/YL-TT/728	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 579 in D.D. 117, Tai Tong, Yuen Long