

TOWN PLANNING BOARD

Minutes of 775th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 24.10.2025

Present

Director of Planning
Ms Donna Y.P. Tam

Chairperson

Mr Daniel K.S. Lau

Vice- chairperson

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Mr Daniel K.W. Chung

Professor B.S. Tang

Mr Simon Y.S. Wong

Chief Traffic Engineer/New Territories East,
Transport Department
Mr K.L. Wong

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
Ms Caroline T.Y. Tang

Secretary

Absent with Apologies

Mr K.W. Leung

Dr Venus Y.H. Lun

Dr C.M. Cheng

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

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

In Attendance

Chief Town Planner/Town Planning Board
Ms Katy C.W. Fung

Town Planner/Town Planning Board
Ms Melissa C.H. Kwan

Agenda Item 1

Confirmation of the Draft Minutes of the 774th RNTPC Meeting held on 10.10.2025

[Open Meeting]

1. The draft minutes of the 774th RNTPC meeting held on 10.10.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

[Ms Clara K.W. U joined the meeting at this point.]

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 28 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 15 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, Member's declaration of interest for a case and the Committee's view on the declared interest were in **Annex 3**.

Deliberation Session

8. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied periods 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 Coway H.K. Chan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-TOF/6	Proposed Public Utility Installation (Poles, Underground Cables and Overhead Cables) and Associated Excavation of Land in “Conservation Area”, “Open Space” and “Government, Institution or Community” Zones, Government Land on Kat Hing Back Street, Po Chue Tam, Tai O, Lantau (RNTPC Paper No. A/I-TOF/6A)
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9. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP). Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president cum executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP. The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

10. With the aid of a PowerPoint presentation, Mr Coway H.K. Chan, STP/SKIs, briefed Members on the background of the application, the proposed installation, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

11. Members had no question on the application.

Deliberation Session

12. 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 24.10.2029, 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.

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SLC/193	Proposed Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities and Associated Filling and Excavation of Land in “Coastal Protection Area” Zone, Lots 60, 62, 63, 64, 65, 66 S.B, 66 RP and 67 in D.D. 331L, Cheung Sha, Lantau Island (RNTPC Paper No. A/SLC/193)
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Presentation and Question Sessions

13. With the aid of a PowerPoint presentation, Mr Coway H.K. Chan, STP/SKIs, 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 on a temporary basis for a period of 5 years instead of a permanent permission sought.

14. The Vice-chairperson and a Member raised the following questions:

- (a) the location of the areas applied for regularisation of filling of land; and
- (b) any restrictions on the type of energy source used for the caravans and operation of the caravans, in view of the potential environmental nuisances which might be caused by fuel-powered caravans.

15. In response, Mr Coway H.K. Chan, STP/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) the applicant sought to regularise the land filling for site formation for erection of structures including the caravans within the application site (the Site), and for the circulation area as well as parking spaces primarily located in the western and northwestern portions of the Site; and
- (b) all caravans would be provided by the applicant as part of the holiday camp facility on the Site. Those caravans would be powered by existing electricity supply available at the Site. In addition, since all roads in South Lantau, including South Lantau Road which was the only access road to the Site, were restricted to motorists with a valid Lantau Closed Permit, visitors were encouraged to use public transport to reach the Site. Hence, it was not expected that visitors would drive their vehicles to the campsite and potential environmental nuisances from fuel-powered vehicles were not anticipated.

16. Noting that a caravan holiday camp with barbecue site was previously operated on the Site, a Member enquired about the basis for the reinstatement of the Site upon the expiry of the planning permission as required under the suggested approval condition (d) in paragraph 12.2 of the Paper. In response, Mr Coway H.K. Chan, STP/SKIs, said that as the South Lantau area including the Site was not covered by any Development Permission Area Plan, the Planning Authority (PA) had no enforcement power against unauthorized developments (UDs) in the area previously. Subsequently, pursuant to the enactment of the amended Town Planning Ordinance in 2023, the conservation zones on the South Lantau Coast Outline Zoning Plan (OZP) including the Site were designated as “Regulated Area”, thereby empowering the PA to take enforcement actions against UD occurring after the material date, i.e. 9.12.2022. Although the Site had been used as a holiday camp before the material date, the suggested approval condition (d) was intended to uphold the long-term planning intention of the “Coastal Protection Area” (“CPA”) zone by restoring the greenery of the area. The Chairperson supplemented that regardless of the site condition before the material date, if the application site involved “Agriculture” and/or conservation-related zones as in this case, an approval condition would be suggested requiring the reinstatement of the site, including removal of hard paving, backfilling and grassing of the site upon expiry of the planning permission.

Deliberation Session

17. The Chairperson remarked that as proposed in the Sustainable Lantau Blueprint, the predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources, while sustainable leisure and recreational uses at appropriate locations could be explored. There were similar cases approved in South Lantau where the proposals were compatible with the local context, the proposed holiday camp use would not cause adverse impact on the environment, ecology and infrastructure, and there was no objection from relevant government departments. While the applicant of the subject case applied for permanent use, as the Site fell within the “CPA” zone, it was recommended to approve the application on a temporary basis for a period of 5 years to monitor the operation, and application for renewal of the temporary planning permission could be submitted thereafter.

18. Members generally supported the application. Noting that a similar application (No. A/SLC/88) for holiday camp with various recreational facilities was approved in 2008 on a permanent basis, a Member enquired whether granting approval for the current application on a temporary basis, instead of on permanent basis as applied by the applicant, could be differentiated from application No. A/SLC/88. The Chairperson remarked that each application would be considered based on its specific proposal, the development context, technical considerations and relevant government policies. The Committee noted that the site of application No. A/SLC/88 was located in an inland area surrounded by some brownfield sites. At the time of that application, the site was occupied by some temporary structures and was subsequently rezoned to “Recreation” in 2023 to reflect the approved use, taking into account its development context. Other similar applications within the OZP were approved on temporary basis for a period of either 3 or 5 years. The proposal of application No. A/SLC/88 involved the permanent use of a building and aligned with the recommendation of the “Revised Concept Plan for Lantau” for Pui O area released in 2007. In contrast to the approved application No. A/SLC/88, the Site fell within the “CPA” zone and was adjacent to the Upper Cheung Sha Beach surrounded by natural environment. Therefore, a temporary approval of 5 years was recommended to allow the Committee to monitor any potential nuisance that might be generated from the operation of the proposed holiday camp while maintaining the long-term function of the “CPA” zone. Should the

approval conditions under the current application be complied with and the proposed caravan campsite be operated without generating any nuisances/adverse impact, the applicant could apply to renew the planning permission to continue the use of the proposed holiday camp if necessary.

19. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.10.2030, 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 representative for attending the meeting. He left the meeting at this point.]

Sha Tin, Tai Po and North District

[Mr Ryan C.K. Ho and Ms Ivy C.W. Wong, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), and Mr William S.T. Wong and Ms Sheren S.W. Lee, Town Planners/Shan Tin, Tai Po and North (TPs/STN), were invited to the meeting at this point.]

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/265	Proposed Temporary Rural Workshop (Food Waste Processing Centre) with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" annotated "Port Back-up Uses" Zone, Lots 140 (Part) and 142 (Part) in D.D. 52 and Adjoining Government Land, Fu Tei Au, Sheung Shui
	(RNTPC Paper No. A/NE-FTA/265)

Presentation and Question Sessions

20. With the aid of some plans, Mr Ryan C.K. Ho, 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 had no objection to the application.

21. Noting that there were some domestic structures in the surroundings of the application site, a Member enquired whether the proposed food waste processing centre would cause odour nuisance to nearby residents and whether any mitigation measures would be implemented. In response, Mr Ryan C.K. Ho, STP/STN, said that the applicant intended to collaborate with the Hong Kong Productivity Council to introduce an advanced treatment technology for processing food waste, which included a pre-treatment process that liquefied food waste into slurry before delivery to centralised food recovery facilities for further processing. The applicant assured that the food waste would be treated and transported in an airtight environment to prevent pollution and the release of harmful substances.

Deliberation Session

22. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.10.2028, 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 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/267 Proposed Temporary Vehicle Repair Workshop (including Container Vehicle, Medium and Heavy Goods Vehicle) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 558 RP (Part), 559 RP (Part), 561 RP, 562 S.F, 563 (Part), 564 S.B, 565 (Part), 567 (Part), 568 (Part) in D.D. 89, Man Kam To Road, Sha Ling, Sheung Shui
(RNTPC Paper No. A/NE-FTA/267)

Presentation and Question Sessions

23. With the aid of some plans, Mr Ryan C.K. Ho, 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 had no objection to the application.

24. Members had no question on the application.

Deliberation Session

25. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.10.2028, 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 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-MTL/13 Proposed Temporary Training Centre for Construction Industry with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 869 RP and 870 RP in D.D. 96, Ma Tso Lung
(RNTPC Paper No. A/NE-MTL/13A)

Presentation and Question Sessions

26. With the aid of some plans, Mr Ryan C.K. Ho, 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 had no objection to the application.

27. The Vice-chairperson and a Member raised the following questions:

- (a) the scale of the three types of cranes used in the training courses;
- (b) whether the proposed training centre would be operated by private training course providers;
- (c) noting the comments of the Commissioner for Labour (C for L) as stated in paragraph 9.2.1(d) of the Paper, whether the three companies which would provide training courses in the application site (the Site) as mentioned in the comments were qualified/approved training course providers; and
- (d) noting that the Site was subject to planning enforcement action against unauthorized development (UD), the stage of enforcement action being undertaking, and whether the UD was related to the proposed use.

28. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of some plans, made the following main points:

- (a) the three types of cranes included a crawler-mounted crane, a truck-mounted crane and a wheeled telescopic mobile crane. The boom would be raised when the cranes were in operation. With reference to Drawing A-1 of the Paper, all cranes would only operate within the designated training ground in the western portion of the Site;
- (b) the proposed training centre would be privately operated;
- (c) the three companies named in C for L's comments had submitted applications to the Labour Department (LD) for recognition of mandatory safety training courses for crane operators. These training courses would be conducted upon receiving approval from LD; and
- (d) with reference to paragraph 4 of the Paper, the Site formed part of an area which was subject to planning enforcement action against UD involving filling of land. An Enforcement Notice requiring discontinuation of the UD was issued on 10.2.2025. Subsequently, a Reinstatement Notice (RN) was issued on 25.2.2025 requiring reinstatement of the area which included removal of the leftovers, debris and fill materials, as well as grassing the area within 3 months (i.e. by 25.5.2025). According to the site inspections conducted by the Planning Authority, the concerned area was covered by vegetation upon expiry of the RN. A Compliance Notice was issued on 5.9.2025. The planning enforcement action concerning the Site was completed.

Deliberation Session

29. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.10.2028, 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 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LK/163 Temporary Public Utility Installation (Telephone Exchange) and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Government Land in D.D. 39, Shek Chung Au, Sha Tau Kok
(RNTPC Paper No. A/NE-LK/163)

Presentation and Question Sessions

30. With the aid of some plans, Mr William S.T. Wong, TP/STN, briefed Members on the background of the application, the applied installation, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

31. Members had no question on the application.

Deliberation Session

32. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.10.2030, 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 18

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/801 Proposed Temporary Open Storage of Construction Materials, Machinery and Timber with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Lots 282 RP, 283, 284 RP (Part), 286, 287, 288 (Part), 290 (Part), 292, 293, 294, 295, 296, 297, 298 and 299 in D.D. 77, Ping Che, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/801A)

Presentation and Question Sessions

33. With the aid of some plans, Ms Sheren S.W. Lee, TP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

34. Members had no question on the application.

Deliberation Session

35. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 24.10.2028, 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.

[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

[Messrs Adrian Y.G. To and Alexander W.Y. Mak, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 26

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/FLN/33 Proposed Minor Relaxation of the Non-building Area Restriction for Proposed Footbridges and Covered Walkways Connecting the Permitted Commercial/Residential Development in “Residential (Group A) 1” Zone, Fanling/Sheung Shui Town Lot 297, Area 14, Fanling North New Development Area
(RNTPC Paper No. A/FLN/33)

36. The Secretary reported the application site (the Site) was located in Fanling and the application was submitted by Sun Prosper Company Limited, which was a subsidiary of New World Development Company Limited (NWD). The following Members had declared interests on the item:

Mr Timothy K.W. Ma	-	for living in Fanling;
Mr Ryan M.K. Ip	-	for being the vice-president cum executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from NWD; and
Mr Rocky L.K. Poon	-	for being an employee of a company which was a subsidiary of NWD.

37. The Committee noted that Messrs Ryan M.K. Ip and Rocky L.K. Poon had tendered apologies for being unable to attend the meeting. As the residence of Mr Timothy K.W. Ma had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

38. 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 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. The Vice-chairperson and a Member raised the following questions:

- (a) any information regarding the details of the similar application (No. A/FLN/28);
- (b) noting that the roof of the footbridges at 1/F (i.e. the space at 2/F) would be inaccessible and open-sided, which connected the level of the proposed development mainly for electrical and mechanical services (E&M), whether this portion of floor area was accountable for non-domestic gross floor area (GFA) calculation;
- (c) the rationale for providing covered walkways on 3/F (i.e. the floor mainly with landscaped areas, clubhouse and residential lift lobbies of the proposed development) given that residents could access both sides of the residential towers via the proposed footbridges through the retail floors; and
- (d) the consideration of ‘exceptional circumstances’ for minor relaxation of the non-building area (NBA) restrictions as stipulated in the Notes of the Fanling North Outline Zoning Plan (the OZP) for the “Residential (Group A) 1” zone.

40. In response, Mr Adrian Y.G. To, STP/FSYLE, with the aid of some plans, made the following main points:

- (a) the similar application (No. A/FLN/28) was for a proposed minor relaxation of plot ratio, building height and NBA restrictions for a permitted public housing development including an open-sided footbridge connecting the

podiums of the development across the NBA. The open-sided footbridge with a width of about 5m would link the podiums at 1/F;

- (b) the floor area above the roof of the footbridges at 1/F (i.e. the space at 2/F) would be inaccessible but was included in the calculation of the total non-domestic GFA for the permitted commercial/residential development (the Planned Development);
- (c) as separate access points to the retail floors and the residential portion of the Planned Development would be assumed, the applicant intended to provide an open-sided covered walkway on 3/F to enhance convenience for residents, allowing them to easily access the clubhouse facilities located on both sides of the podiums; and
- (d) the Site was located within an NBA designated to facilitate wind penetration through the Site to the Fanling area. An Air Ventilation Assessment – Expert Evaluation (AVA-EE) was submitted by the applicant to demonstrate that no significant adverse impact on the surrounding pedestrian wind environment was anticipated. In that regard, the proposed minor relaxation of the NBA restrictions at the Site would not undermine the intended purpose of the NBA.

Deliberation Session

41. The Chairperson recapitulated that the application was for minor relaxation of NBA restrictions to allow for the provision of footbridges and covered walkways connecting the two sides of the podiums of the Planned Development. In general, landscaping and small scale at-grade structures would be permitted within the NBA. Large-scale structures, such as the proposed footbridges and covered walkways, were considered substantial and therefore required planning permission for minor relaxation of the NBA restrictions. According to the Explanatory Statement of the OZP, the NBA at the Site was intended to facilitate wind penetration to the Fanling area. The AVA-EE submitted under the application indicated that no significant adverse impact on the surrounding pedestrian wind environment was anticipated and the Chief Town Planner/Urban Design and Landscape,

PlanD had no adverse comment on the application from air ventilation perspective.

42. In response to some Members' enquiries on whether the applicant would be required to implement the proposed footbridges and covered walkways in accordance with the design scheme outlined in the application, including the façade and column design, the Chairperson explained that the planning permission, if granted, would be scheme-based. The applicant would be required to take forward the proposed footbridges and covered walkways in accordance with the key parameters, such as GFA, width, headroom, as well as major design elements relating to air ventilation and visual permeability, as submitted. Notwithstanding that, flexibility in the structural design, such as the number of columns, would be allowed at the detailed design stage.

43. Noting that the NBA was about 20m wide, a Member opined that the proposed footbridges and covered walkways were necessary to provide efficient and all-weather connections between the two podiums for both the general public and residents. Such applications were not uncommon, particularly for large scale developments in new development areas (NDAs) such as the subject Fanling North NDA. Provided that visual and air ventilation concerns could be addressed, similar applications should be facilitated.

44. In response to a Member's enquiry, the Chairperson stated that should the application be approved, the applicant would be required to adhere to the approved scheme, i.e. fully enclosed footbridges at 1/F, an open-sided design on the roof of the footbridges at 2/F and open-sided covered walkways at 3/F. Any major changes to the approved scheme might necessitate a new planning application or amendments to the approved scheme. Another Member enquired whether flexibility would be allowed in the detailed design stage for design enhancements such as reducing the number of columns. The Chairperson explained that as a general practice, PlanD would assess the proposed scheme in the building plan submission against the approved scheme, with particular attention to the key development parameters such as the uses, GFA/plot ratio, building height, etc. For the subject case, in the detailed design stage, PlanD would focus on the width and height of the proposed footbridges and covered walkways, as well as and their design to ensure that wind penetration performance would not be undermined while allowing flexibility in other aspects, such as the number of columns.

45. Regarding Members' concerns on bulkiness, openness and potential E&M installations above the roof of the proposed footbridges at 1/F, the Chairperson clarified that the NBA was intended to facilitate wind penetration rather than serving as a visual corridor. Various design measures, including open-sided design and glass façade, as proposed by the applicant, would be adopted to enhance air ventilation and visual permeability. Furthermore, the submitted AVA-EE, which had taken into account both the existing and planned developments in the vicinity, demonstrated no significant adverse impact on the surrounding pedestrian wind environment, and the intended function of the NBA would not be undermined. The detailed design of the proposed footbridges and covered walkways would be reviewed at the building plan submission stage. Should any structures be proposed on 2/F above the roof of the footbridges at 1/F, PlanD would consult relevant government departments such as the Buildings Department on the necessity and scale of such structures. If deemed unjustified, PlanD could recommend rejection of the building plans to ensure compliance with the approved scheme with reference to the relevant regulations and requirements.

46. With regard to the Vice-chairperson's enquiry on the consideration of "exceptional circumstances" for minor relaxation of NBA restrictions, the Chairperson explained that NBAs were designated for specific purposes, such as for air ventilation, visual corridors, tree preservation, etc. and there were no hard and fast rules for evaluating "exceptional circumstances". Each application should be considered on its individual merits, taking into account the proposal, justifications and the required technical assessments to support the application, alongside relevant planning considerations. For the subject case, as explained above, the NBA was designated to facilitate wind penetration, the applicant had conducted an AVA-EE to demonstrate no significant adverse impact from the proposed scheme and the relevant government departments had no objection to or no adverse comment on the application.

47. 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 24.10.2029, 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.

Agenda Item 36

Section 16 Application

[Open Meeting]

A/YL-KTN/1165 Proposed Temporary Open Storage with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1257 (Part) in D.D. 107, Kam Tin North, Yuen Long

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

Agenda Item 40

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/355 Proposed Temporary Shop and Services and Vehicle Repair Workshop for a Period of 3 Years in “Village Type Development” Zone, Lot 3614 RP in D.D. 104, Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/355)

Presentation and Question Sessions

49. With the aid of some plans, Mr Alexander W.Y. Mak, STP/FSYLE, briefed Members on the background of the application, the proposed uses, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

50. Members had no question on the application.

Deliberation Session

51. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years until 24.10.2028, 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.

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

Tuen Mun and Yuen Long West District

[Mr Brian C.L. Chau, Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW), were invited to the meeting at this point.]

Agenda Item 52

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/702 Proposed Religious Institution (Christian Worshipping Centre) in
 "Agriculture" Zone, Lots 1236 RP and 1237 S.C in D.D. 117, Tai
 Tong, Yuen Long
 (RNTPC Paper No. A/YL-TT/702B)

Presentation and Question Sessions

52. 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.

53. Members had no question on the application.

Deliberation Session

54. 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 24.10.2029, 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 representative for attending the meeting. He left the meeting at this point.]

Agenda Item 55

Section 16 Application

[Open Meeting]

A/YL-TT/733	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Open Storage of Construction Materials and Vehicles (Private Cars and Light Goods Vehicles) with Ancillary Office for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone, Lots 839 S.A (Part) and 840 (Part) in D.D. 117, Tai Tong, Yuen Long
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55. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 61

Any Other Business

[Open Meeting]

56. There being no other business, the meeting was closed at 4:15 p.m.

**Minutes of 775th Rural and New Town Planning Committee
(held on 24.10.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/NE-TKL/4	2 nd [^]
4	Y/FSS/20	1 st
9	A/SK-TLS/67	2 nd [^]
14	A/NE-LYT/860	1 st
17	A/NE-MUP/219	1 st
20	A/NE-TKL/816	1 st
21	A/NE-TKLN/99	2 nd [^]
22	A/NE-TKLN/100	2 nd [^]
23	A/NE-TKLN/102	2 nd [^]
24	A/NE-TKLN/107	1 st
27	A/YL-PH/1068	2 nd [^]
28	A/YL-PH/1069	2 nd [^]
29	A/YL-PH/1085	1 st
30	A/YL-PH/1087	1 st
34	A/YL-KTN/1162	1 st
35	A/YL-KTN/1164	1 st
37	A/YL-KTS/1071	2 nd [^]
38	A/YL-KTS/1091	1 st
39	A/YL-KTS/1092	1 st
41	A/YL-SK/431	1 st
44	A/HSK/579	1 st
46	A/HSK/581	1 st
48	A/TM/601	1 st
49	A/TM-LTY/497	1 st
50	A/TM-SKW/134	2 nd [^]
51	A/TM-SKW/137	1 st
57	A/YL-HTF/1198	1 st
58	A/YL-PN/87	2 nd [^]

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 Honsen Development Limited (in affiliation with Sun Hung Kai Properties Limited (SHK)). - AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant.	- Mr Vincent K.Y. Ho for his firm having current business dealings with SHK and AECOM - 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
4	The application site was located in Fanling.	- Mr Timothy K.W. Ma for living in Fanling

The Committee noted that Mr Ryan M.K. Ip had tendered an apology for being unable to attend the meeting. As the interest of Mr Vincent K.Y. Ho in relation to Item 3 was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item. As the residence of Mr Timothy K.W. Ma had no direct view of the application site under Item 4, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/775_rnt_agenda.html for details of the planning applications.

**Minutes of 775th Rural and New Town Planning Committee
(held on 24.10.2025)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
25	A/NE-SSH/165	Temporary Refuse Collection Point in “Village Type Development” Zone, Lots 911 (Part) and 912 (Part) in D.D. 165, Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North	29.10.2025 to 28.10.2028
42	A/NE-KTS/564	Temporary Public Vehicle Park (Private Cars Only) in “Residential (Group D)” Zone, Lots 344A RP (Part) and 402 S.B RP (Part) in D.D. 94, Hang Tau Tai Po, Sheung Shui	26.11.2025 to 25.11.2028
47	A/HSK/582	Temporary Private Club with Ancillary Office in “Village Type Development” Zone, Lot 1149 RP (Part) in D.D. 125, Yuen Long	29.10.2025 to 28.10.2028

**Minutes of 775th Rural and New Town Planning Committee
(held on 24.10.2025)**

Cases for Streamlining Arrangement

(a) Applications approved on a temporary basis for a period of 3 years until 24.10.2028

Item No.	Application No.	Planning Application
7	A/SK-PK/308	Proposed Temporary Shop and Services in “Recreation” Zone, Lot 61RP in D.D. 217, Pak Kong, Sai Kung
8	A/SK-PK/309	Proposed Temporary Shop and Services in “Recreation” Zone, Lot 75RP in D.D. 217, Pak Kong, Sai Kung
11	A/NE-FTA/266	Temporary Logistics Warehouse in “Other Specified Uses” annotated “Port Back-up Uses” and “Agriculture” Zones, Lots 189 S.A, 189 S.B, 189 S.C and 189 RP in D.D. 52 and Adjoining Government Land, Sheung Shui Wa Shan
15	A/NE-LT/782	Proposed Temporary Private Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lot 697 (Part) in D.D. 19, Lam Tsuen, Tai Po
19	A/NE-TKL/815	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land in “Agriculture” Zone, Lots 968 (Part), 969 (Part), 970 (Part), 971 (Part), 972, 973, 975, 976, 977 and 978 RP in D.D. 82, Ping Che, Ta Kwu Ling
32	A/YL-KTN/1149	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond in “Agriculture” Zone, Lots 176 (Part), 179 RP (Part), 207 RP (Part) and 224 (Part) in D.D. 110, Kam Tin North, Yuen Long
33	A/YL-KTN/1152	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and Associated Filling of Land and Pond in “Agriculture” Zone, Lots 176 (Part) and 179 RP (Part) in D.D. 110, Kam Tin North, Yuen Long
43	A/HSK/578	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods in “Residential (Group A) 4”, “Residential (Group A) 3”, “Open Space” Zones and area shown as ‘Road’, Lots 1835 (Part), 1840 (Part), 1841 S.B (Part), 1889 (Part), 1890 (Part), 1891 RP (Part), 1893 RP, 1894 (Part), 1895 RP (Part) and 1911 in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
45	A/HSK/580	Proposed Temporary Open Storage of Construction Machinery and Construction Materials in “Government, Institution or Community” and “Open Space” Zones, Lots 35 (Part), 36 (Part), 37 (Part), 38 S.A (Part), 39 (Part) and 41 (Part) in D.D. 128, Ha Tsuen, Yuen Long
53	A/YL-TT/731	Proposed Temporary Shop and Services and Public Vehicle Park with Ancillary Electric Vehicle Charging Station and Associated Facilities in “Village Type Development” Zone, Lot 5113 RP (Part) in D.D. 116, Tai Tong, Yuen Long
54	A/YL-TT/732	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles in “Village Type Development” Zone, Lot 1213 (Part) in D.D. 117, Tai Tong Tsuen, Yuen Long
59	A/YL-PS/763	Temporary Public Vehicle Park for Private Cars, Medium Goods Vehicles and Coaches in “Comprehensive Development Area” Zone, Lots 688, 689 (Part), 690 (Part), 691 (Part), 692 (Part), 693 (Part), 694 (Part), 695 (Part), 756 (Part), 757 (Part), 758 (Part) and 947(Part) in D.D. 122, Ping Shan, Yuen Long
60	A/YL-TYST/1332	Temporary Warehouse for Storage of Food and Electronic Goods in “Undetermined” Zone, Lots 1343 (Part), 1344 (Part), 1345 (Part), 1349 (Part), 1351 (Part) and 1353 (Part) in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

(b) Applications approved on a temporary basis for a period of 5 years until 24.10.2030

Item No.	Application No.	Planning Application
31	A/YL-KTN/1141	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land in “Agriculture” Zone, Lot 912 (Part) in D.D. 109, Kam Tin North, Yuen Long
56	A/YL-TT/734	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land in “Agriculture” and “Other Specified Uses” annotated “Rural Use” Zones, Lots 832 (Part), 846 (Part), 847, 848 (Part), 849 (Part), 850 S.B (Part), 985 (Part) and 986 (Part) in D.D. 117, Tai Tong, Yuen Long

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member’s Declared Interest	
15	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.