

TOWN PLANNING BOARD

Minutes of 779th Meeting of the Rural and New Town Planning Committee held at 2:30 p.m. on 19.12.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Daniel K.S. Lau

Vice-chairperson

Mr K.W. Leung

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Timothy K.W. Ma

Dr C.M. Cheng

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

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 Karl K.L. Kwan

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 Donna Y.P. Tam

Secretary

Absent with Apologies

Mr Rocky L.K. Poon

Professor B.S. Tang

In Attendance

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

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

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

Agenda Item 1

Confirmation of the Draft Minutes of the 778th RNTPC Meeting held on 5.12.2025

[Open Meeting]

1. The Secretary reported that subsequent to the circulation of the draft minutes of the 778th RNTPC meeting to Members, amendments to paragraphs 28(c) and (d) incorporating a Member's comments as shown on the screen were proposed. The Committee agreed that the minutes were confirmed with incorporation of the said amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there were 30 cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Member's 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 Case

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there was one case for renewal of temporary planning approval and the Planning Department had no objection to the application for the further renewed period. Details of the planning application were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the application on a temporary basis for the applied renewal period on the terms of the application as submitted to the Town Planning Board subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clause as set out in the appendix of the Paper.

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 11 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

[Ms S.H. LAU, Senior Town Planner/Sai Kung and Islands (STP/SKIs), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/I-DB/11 Proposed Public Utility Installation (Mirco Cable Tunnel) and Associated Excavation of Land in “Conservation Area”, “Government, Institution or Community”, “Other Specified Uses” annotated “Amenity Area” and “Green Belt” Zones and area shown as ‘Road’, Lot 385 RP in D.D. 352 & the Extensions thereto and Adjoining Government Land, Discovery Bay and Siu Ho Wan, Lantau Island
(RNTPC Paper No. A/I-DB/11)

9. The Secretary reported that the application was submitted by CLP Power Hong Kong Limited (CLP), and Mr Ryan M.K. Ip had declared an interest on the item for being the vice-president and executive director of Public Policy Institute of Our Hong Kong Foundation which had received donations from CLP. As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to the item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

10. With the aid of some plans, Ms S.H. LAU, 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 (PlanD) had no objection to the application.

[Mr Vincent K.Y. Ho joined the meeting during PlanD’s presentation.]

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 19.12.2029, 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. She left the meeting at this point.]

Sha Tin, Tai Po and North District

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

Agenda Items 10, 11 and 12

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

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|-------------|---|
| A/NE-PK/223 | Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 1642 S.G in D.D. 91, Kai Leng, Sheung Shui |
| A/NE-PK/224 | Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 1511 S.J in D.D. 91, Kai Leng, Sheung Shui |
| A/NE-PK/225 | Proposed House (New Territories Exempted House - Small House) in "Agriculture" Zone, Lot 1511 S.K in D.D. 91, Kai Leng, Sheung Shui (RNTPC Paper No. A/NE-PK/223A, 224 and 225) |
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13. The Committee agreed that as the three applications each for a proposed house (New Territories Exempted House – Small House) were similar in nature and the application sites were located adjacent to one another within the same “Agriculture” zone, they could be considered together.

Presentation and Question Sessions

14. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the applications, the proposed developments, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the applications.

15. Members had no question on the applications.

Deliberation Session

16. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board. The permission for each application should be valid until 19.12.2029, 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 applicants 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/816 Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 518 RP, 519 and 520 in D.D. 77, Ta Kwu Ling
(RNTPC Paper No. A/NE-TKL/816A)

Presentation and Question Sessions

17. With the aid of some plans, Ms Ivy C.W. Wong, 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.

18. Members had no question on the application.

Deliberation Session

19. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.12.2028, 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 19

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKL/813 Proposed Temporary Green Fuel Station (Electric Vehicle Charging Station for Electric Taxi), Vehicle Repair Workshop, Shop and Services (Motor Vehicle Showroom) and Eating Place with Ancillary Office for a Period of 5 Years in “Open Storage” Zone, Taxlord Lot 464 S.A RP (Part) in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-TKL/813A)

Presentation and Question Sessions

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

21. Members had no question on the application.

Deliberation Session

22. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 19.12.2030, 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 20

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LYT/860 Proposed Temporary Green Fuel Station (Electric Vehicle Charging Station for Electric Taxi) for a Period of 3 Years in “Agriculture” Zone, Taxlord Lot 464 S.A RP (Part) in D.D. 83 and Adjoining Government Land, Sha Tau Kok Road - Lung Yeuk Tau, Fanling
(RNTPC Paper No. A/NE-LYT/860A)

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 (PlanD) 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 19.12.2028, 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

[Ms Kirstie Y.L. Law and Mr C.K. Fung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 25

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KTS/567 Proposed House (New Territories Exempted House - Small House) in
“Agriculture” Zone, Lot 643 S.E in D.D. 100, Tsiu Keng Lo Wai
Village, Sheung Shui
(RNTPC Paper No. A/NE-KTS/567)

Presentation and Question Sessions

26. 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 had no objection to the application.

27. Members had no question on the application.

Deliberation Session

28. 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 19.12.2029, 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 29

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1151 Temporary Place of Recreation, Sports or Culture with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Various Lots in D.D. 109 and Adjoining Government Land, Shui Mei Tsuen, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/1151A)

Presentation and Question Sessions

29. With the aid of some plans, Mr C.K. Fung, STP/FSYLE, 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.

30. Noting that the application site (the Site) area was large (about 4 hectares) and the Site was the subject of a number of previous applications (with the western portion involved in six previous applications for similar use each for a period of 3 years submitted by the same applicant as the current application), a Member enquired about the scale and duration of the applied use at the Site. The Chairperson further enquired whether the eastern portion of the Site was covered by any relevant previous applications.

31. In response, Mr C.K. Fung, STP/FSYLE, with the aid of some plans, said that the western portion of the Site (green shaded area on Plan A-1 of the Paper) was the subject of six previously approved applications for temporary place of recreation use submitted by the same applicant as the current application. Amongst those applications, the first one (No. A/YL-KTN/273) was approved with conditions by the Committee in 2007. Since then, as shown in aerial photos, the western portion of the Site had been used for the applied use. The eastern portion of the Site was not involved in any previous application and was subject to planning enforcement action against unauthorized development involving recreation use, eating place, parking of vehicles and storage use. While the scale of the applied use at the Site was considered relatively large, various similar applications within or straddling the

same “Agriculture” zone with aggregated site area larger than that of the current application had been approved previously. There were also similar approved applications involving large site areas in other districts. In view of the above and given that the relevant government departments consulted generally had no adverse comment from technical perspectives, PlanD had no objection to the application.

32. In response to the Chairperson’s enquiry, Mr C.K. Fung, STP/FSYLE, said that according to the applicant, majority of the Site was lawn and would not be covered by structures. The applied use was considered not incompatible with the surrounding areas which primarily comprised farmland, grassland/woodland and holiday camps.

33. Noting from Plan A-3 of the Paper that three land parcels were excluded from the application, the Vice-chairperson enquired about their current conditions, whether they had been included in any previous application, and whether any particular consideration should be given. In response, Mr C.K. Fung, STP/FSYLE, with the aid of some plans, said that the three land parcels, which mainly comprised existing residential structures and a planned Small House development approved by the Committee in 2023, were generally not included in the relevant previous applications. In response to the Chairperson’s enquiry, Mr C.K. Fung said that according to the applicant, the Site would not be fenced off at all times, thereby allowing 24-hour public passage across the Site for access to the existing/planned residential developments encircled by the Site.

Deliberation Session

34. The Chairperson remarked that while the scale of the applied use was relatively large and the eastern portion of the Site was not the subject of any previous application, the Site remained largely uncovered, with small-scale structures, and would not be fenced off to allow public passage across the Site, the applied use blended in with the surrounding environment and there were similar applications in the vicinity previously approved by the Committee. A Member observed that the same use had been operating at the Site for years. With the increase in site area compared with relevant previous applications, the Member considered that the application could help meet the growing local demand for place of recreation.

35. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.12.2028, 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 35

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-NSW/357 Filling of Pond for Permitted Agricultural Use for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Village Type Development” Zones, Lots 1212 S.E ss.1 and 1212 S.E RP (Part) in D.D. 115 and Adjoining Discrepant Areas (Part), Nam Sang Wai, Yuen Long
(RNTPC Paper No. A/YL-NSW/357)

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

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

Tuen Mun and Yuen Long West District

[Messrs Eric C.Y. Chiu and Dino W.L. Tang, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Mr Edwin W.S. Yeung, Town Planner/Tuen Mun and Yuen Long West (TP/TMYLW), were invited to the meeting at this point.]

Agenda Item 50

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/578 Proposed Temporary Place for Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lots 1574 and 1575 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/578)

Presentation and Question Sessions

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

[Mr Simon Y.S. Wong joined the meeting during PlanD’s presentation.]

38. Noting that the application site (the Site) was located within the “Green Belt” (“GB”) zone with general presumption against development and within the Wetland Buffer Area, and a two-storey structure was proposed at the Site, a Member enquired about the scale of the proposed structure at the Site and the reasons for PlanD to render no objection to the application. In response, Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of some plans, said that the proposed hobby farm at the Site was considered not entirely in conflict with the planning intention of the “GB” zone. Sympathetic consideration might be given as the proposed use could be considered as passive recreation use that was not incompatible with the character of the surrounding areas. While a two-storey structure was proposed at the Site, according to the applicant, majority of the proposed floor area of the structure would be used for farming or cultivation-related activities, with most of the indoor area (G/F and 1/F of the proposed structure) proposed for hydroponic farming (about 170m²) and most of the outdoor area (ground level and uncovered part of 1/F of the proposed structure) proposed for cultivation activities (about 160m²). A total area of about 330m² (indoor plus outdoor) within the Site would be used for cultivation. Having regard to the above and the relevant planning assessments as detailed in the Paper, PlanD had no objection to the application.

39. In response to the Member's further enquiry, Mr Eric C.Y. Chiu, STP/TMYLW, confirmed that Drawing A-4 of the Paper was a conceptual drawing of the proposed temporary structure submitted by the applicant, which mainly illustrated the indoor hydroponic farming area and the outdoor cultivation area, including an uncovered part of 1/F.

Deliberation Session

40. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.12.2028, 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 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/579 Proposed Filling of Pond and Filling of Land for Two Permitted Houses (New Territories Exempted Houses - Small Houses) in "Village Type Development" Zone, Lots 1442, 1445 S.A, 1445 S.B, 1445 S.C, 1445 RP and 1446 in D.D. 129, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/579)

Presentation and Question Sessions

41. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed works, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

42. Noting from the aerial photo (Plan A-3 of the Paper) that the application site (the Site) was covered with vegetation without pond, a Member enquired whether the Site had been a pond that was subsequently filled and, if so, whether the Site was subject to planning enforcement action. Mr Eric C.Y. Chiu, STP/TMYLW, with the aid of a plan, responded

that while the concerned pond at the Site was not clearly discernible on the aerial photo when compared with the ponds located within the Wetland Buffer Area to the south of the Site, the Agriculture, Fisheries and Conservation Department advised that the Site was a piece of wetland. While the Site was not subject to any active planning enforcement action, other sites in the vicinity within the same “Village Type Development” zone, in particular those to the east of the Site, had been involved in unauthorized land/pond filling works subject to planning enforcement actions. Should there be sufficient evidence to prove an unauthorized development occurred on the Site, appropriate enforcement actions would be taken by the Planning Authority. Noting that the aerial photo (Plan A-3 of the Paper) was taken during the dry season i.e. in November, the Chairperson enquired about the current condition of the Site. In response, Mr Eric C.Y. Chiu said that the Site was overgrown with vegetation and the current water level of the concerned pond could not be determined.

Deliberation Session

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

- “(a) the proposed filling of pond and land, which falls within the Wetland Buffer Area, is not in line with the Town Planning Board Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate that the proposed works would not result in “net-loss in wetland” and negative off-site indirect impact on the ecological value of the Wetland Conservation Area; and
- (b) the applicants fail to demonstrate that the proposed filling of pond and land would not have adverse drainage and landscape impacts on the surrounding areas.”

Agenda Item 54

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PN/87 Temporary Public Utility Installation (Solar Photovoltaic System) for a
Period of 5 Years in “Agriculture” Zone, Lot 60 S.D (Part) in D.D.
135, Sheung Pak Nai, Yuen Long
(RNTPC Paper No. A/YL-PN/87B)

Presentation and Question Sessions

44. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, 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.

45. Members had no question on the application.

Deliberation Session

46. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 19.12.2030, 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 55

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/766 Temporary Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long
(RNTPC Paper No. A/YL-PS/766)

Presentation and Question Sessions

47. With the aid of some plans, Mr Dino W.L. Tang, STP/TMYLW, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

48. Noting that the proposed vehicle inspection service centre (VISC) was intended to provide service to meet the demand arising from the “Northbound Travel for Hong Kong Vehicles” Scheme (the Scheme), the Vice-chairperson enquired how the VISC would support the Scheme and whether there were any specific requirements for VISC operators. In response, Mr Dino W.L. Tang, STP/TMYLW, said that a recent trend in planning applications for VISCs in the Northwest New Territories was observed as Hong Kong vehicles had to travel to Guangdong via the Hong Kong-Zhuhai-Macao Bridge. Private cars with licences issued in Hong Kong were required to undergo prior inspection in Hong Kong to comply with the requirements under the Scheme and a certificate would be issued. The operation of a VISC should comply with the requirements of all relevant government bureaux/departments.

49. The Chairperson further asked about the differences between VISCs serving Hong Kong vehicles travelling locally and those for Hong Kong vehicles travelling to Guangdong. Ms Vilian W.L. Sum, Chief Traffic Engineer/New Territories West, Transport Department, explained that generally, all private cars manufactured 7 years or more were

required to undertake annual examinations at designated VISCs before their licences could be renewed. These designated VISCs should obtain licences to provide inspection service for local vehicles. For private cars applying under the Scheme, the applicant was required to arrange vehicle inspection at designated locations in Hong Kong authorized by Chinese Mainland government authorities. The inspection standards for these vehicles were stipulated by the Guangdong Provincial Public Security Department.

Deliberation Session

50. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.12.2028, 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 56

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1325 Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)” Zone, Lots 929, 930 RP (Part) and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1325A)

Presentation and Question Sessions

51. With the aid of some plans, Mr Edwin W.S. Yeung, TP/TMYLW, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

52. Members had no question on the application.

Deliberation Session

53. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.12.2028, 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 57

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TYST/1329 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lots 1170, 1171, 1175 (Part), 1176, 1177, 1178 and 1179 in D.D. 121, Tong Yan San Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TYST/1329A)

Presentation and Question Sessions

54. With the aid of some plans, Mr Dino W.L. Tang, 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 (PlanD) had no objection to the application.

55. Members had no question on the application.

Deliberation Session

56. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 19.12.2028, 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.]

Agenda Item 59

Any Other Business

[Open Meeting]

Revised Paper Format for Renewal Applications

57. The Secretary reported that a simplified paper in tabulated form, covering the relevant key information including planning information, compliance with relevant Town Planning Board Guidelines, departmental and public comments, planning considerations and assessments for ease of reference, was proposed to facilitate Members' consideration of renewal applications. Subject to Members' agreement, the simplified paper would be adopted starting from next meeting, i.e. 9.1.2026.

58. The Committee agreed to the proposed paper format for renewal applications, which would take effect from the next meeting.

59. There being no other business, the meeting was closed at 3:50 p.m.

**Minutes of 779th Rural and New Town Planning Committee
(held on 19.12.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/SK-HC/8	1 st
4	A/SK-PK/310	1 st
5	A/SK-TMT/86	1 st
6	A/SK-TLS/70	1 st
9	A/NE-PK/219	2 nd [^]
13	A/NE-KLH/660	1 st
14	A/NE-TK/843	1 st
16	A/NE-TKLN/104	2 nd [^]
17	A/NE-TKLN/114	1 st
23	A/NE-MKT/54	1 st
24	A/NE-MKT/55	1 st
26	A/NE-KTS/568	1 st
27	A/YL-KTN/1142	2 nd [^]
28	A/YL-KTN/1148	2 nd [^]
30	A/YL-KTN/1161	2 nd [^]
31	A/YL-KTN/1173	1 st
34	A/YL-KTS/1099	1 st
34A	A/YL-NSW/348	2 nd [^]
34B	A/YL-NSW/349	2 nd [^]
38	A/YL-SK/438	1 st
41	A/YL-PH/1094	1 st
42	A/YL-PH/1095	1 st
43	A/TM-LTY/501	1 st
44	A/YL-TT/721	2 nd [^]
45	A/YL-TT/722	2 nd [^]
46	A/YL-TT/743	1 st
48	A/YL-HTF/1200	1 st
49	A/YL-LFS/564	2 nd [^]
52	A/YL-LFS/580	1 st
58	A/YL-TYST/1334	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 Interests

The Committee noted the following declaration of interests:

Item No.	Member's Declared Interests
13 & 52	<div> <div>The applications were submitted by CLP Power Hong Kong Limited (CLP).</div> <div>- 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 CLP</div> </div>

As Mr Ryan M.K. Ip had no involvement in the project(s) under the sponsorship of CLP in relation to Items 13 and 52, the Committee agreed that he could stay in the meeting.

** Refer to the agenda at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/779_rnt_agenda.html for details of the planning applications.*

**Minutes of 779^h Rural and New Town Planning Committee
(held on 19.12.2025)**

Renewal Case

Application for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
8	A/ST/1042	Temporary Public Vehicle Park (excluding container vehicle) in “Residential (Group A)” Zone, Commercial/Car Park Block (G/F, 1/F); Integrated Commercial/Car Park Accommodation, Osprey House (G/F, 1/F); Integrated Commercial/Car Park Accommodation, Sand Martin House (G/F, 1/F) and Open Car Park, No. 5 Sha Kok Street, Sha Kok Estate, Sha Tin	18.1.2026 to 17.1.2029

**Minutes of 779th Rural and New Town Planning Committee
(held on 19.12.2025)**

Cases for Streamlining Arrangement

Applications approved on a temporary basis for a period of 3 years until 19.12.2028

Item No.	Application No.	Planning Application
15	A/NE-TKLN/102	Temporary Public Vehicle Park (Excluding Container Vehicle), Shop and Services (Convenience Store) and Ancillary Office in “Recreation” and “Village Type Development” Zones, Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lots 61 S.B RP (Part), 62 and 65 S.B RP (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North
21	A/NE-LYT/866	Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land in “Agriculture” Zone, Lot 1021 (Part) in D.D. 83, Hak Pai Tsai Tsuen, Lung Yeuk Tau, Fanling
22	A/NE-FTA/260	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land in “Agriculture” Zone, Lot 355 (Part) in D.D. 87, Ta Kwu Ling
32	A/YL-KTN/1182	Proposed Temporary Open Storage of Construction Materials and Machineries in “Comprehensive Development Area (1)” Zone, Lots 1876 S.A (Part) and 1876 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long
33	A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land in “Agriculture” Zone, Lots 706 (Part), 707, 708, 709, 710, 711, 712, 713 (Part), 715 (Part), 716, 717 (Part), 718, 719 (Part), 720, 721 (Part), 722 (Part), 727 S.A (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long
36	A/YL-SK/421	Proposed Temporary Public Vehicle Park (Private Cars, Motorcycles and Light Goods Vehicles Only) with Ancillary Office and Associated Filling of Land in “Agriculture” and “Village Type Development” Zones, Lot 387 (Part) in D.D. 112, Lin Fa Tei, Shek Kong, Yuen Long
37	A/YL-SK/422	Temporary Animal Boarding Establishment with Ancillary Facilities in “Agriculture” and “Village Type Development” Zones, Lots 299 S.C RP (Part), 316 RP (Part) and 380 (Part) in D.D. 112, Shek Kong, Yuen Long
39	A/YL-MP/401	Proposed Temporary Shop and Services in “Residential (Group C)” Zone, Lot 3250 S.B ss. 47 in D.D. 104, Mai Po, Yuen Long
40	A/YL-PH/1079	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) and Associated Filling of Land in “Village Type Development” zone, Lots 2622 (Part) and 2623 (Part) in D.D. 111, Wang Toi Shan, Pat Heung
47	A/YL-TT/745	Proposed Temporary Public Vehicle Park (Private Cars only) in “Village Type Development” Zone, Lots 1603 and 1609 in D.D. 119, Muk Kiu Tau Tsuen, Tai Tong, Yuen Long
53	A/YL-LFS/581	Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office in “Residential (Group D)” Zone, Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest
39	The application site was - Mr K.W. Leung for owning a property in Mai Po located in Mai Po.

As the property owned by Mr K.W. Leung had no direct view of the application site under Item 39, the Committee agreed that he could stay in the meeting.