

Gist of Decisions

676th Rural and New Town Planning Committee Meeting

Date : 23.7.2021

Time : 2:30 p.m.

Venue : Conference Room (Room 1537)
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Confirmation of Minutes of the 675th (9.7.2021) meeting

Matters Arising

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 12A Application No. Y/ST/46 (Request for Deferral)</p> <p>Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/34, To rezone the application site from “Green Belt” to “Other Specified Uses” annotated “Columbarium(1)”, Lots 499 S.A RP (Part), 500 S.A RP (Part), 503, 504 (Part), 505 (Part), 506 (Part) in D.D. 42 and Adjoining Government Land, 110 Chek Nai Ping Village, Tai Po Road, Ma Liu Shui, Sha Tin (Open Meeting)</p>	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 12A Application No. Y/YL-KTS/7 (Request for Deferral)</p> <p>Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, To rezone the application site from “Agriculture” Zone to “Other Specified Uses” annotated “Columbarium” Zone, Lots 2 (Part), 4, 5 (Part), 6 (Part), 7 RP (Part), 8 (Part), 9 (Part), 10 (Part), 11 (Part), 37, 42 (Part) and 43 in D.D. 113, and Adjoining Government Land, Tai Lam, Yuen Long (Open Meeting)</p>	Deferred

<u>Sai Kung & Islands District</u>	<u>Decision</u>
<p>Section 16 Application No. A/SK-HC/327 (Request for Deferral)</p> <p>Proposed Excavation of Land for Permitted Agricultural Use (Green House) in “Green Belt” Zone, Lot 130 S.A (Part) and RP (Part) in D.D. 247, Ho Chung, Sai Kung (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/SK-TMT/70 (Request for Deferral)</p> <p>Proposed Filling and Excavation of Land for Permitted Agricultural Use in “Green Belt” Zone, Lots 416 S.A, 416 S.B and 416 RP in D.D. 216, Long Keng Village, Tai Mong Tsai Road, Sai Kung (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/SK-TMT/72</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Studio for Recycling Crafts) for a Period of 3 Years in “Conservation Area” Zone, Government Land (Former Sui Ying School) in D.D. 216, Tai Wan, Sai Kung (Open Meeting)</p>	Rejected

<p align="center"><u>Sha Tin, Tai Po & North District</u></p>	<p align="center"><u>Decision</u></p>
<p>Section 16 Application No. A/ST/995 (Request for Deferral)</p> <p>Proposed Grave (Ossuarium) and Columbarium in “Other Specified Uses” annotated “Cemetery” Zone, Part of Sha Tin Town Lot 349, Tao Fong Shan Christian Cemetery (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/ST/998</p> <p>Shop and Services (Real Estate Agency) in “Industrial” Zone, Workshop E1 (Portion) & E2 (Portion), G/F, Haribest Industrial Building, 45 - 47 Au Pui Wan Street, Fo Tan, Sha Tin (Open Meeting)</p>	<p align="center">Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>
<p>Section 16 Application No. A/NE-LT/693</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 892 S.B ss.2 in D.D. 8, Ma Po Mei Village, Lam Tsuen, Tai Po (Open Meeting)</p>	<p align="center">Approved with Conditions</p>
<p>Section 16 Application No. A/NE-LT/694</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 892 S.B ss.1 (Part) in D.D.8, Ma Po Mei Village, Lam Tsuen, Tai Po (Open Meeting)</p>	<p align="center">Approved with Conditions</p>
<p>Section 16 Application No. A/NE-FTA/203</p> <p>Temporary Warehouse for a Period of 3 Years in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lots 120 S.A and 126 S.A (Part) in D.D. 52 and Adjoining Government Land, Man Kam To Road, Fu Tei Au, Sheung Shui (Open Meeting)</p>	<p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p style="text-align: center;"><u>Sha Tin, Tai Po & North District</u></p>	<p style="text-align: center;"><u>Decision</u></p>
<p>Section 16 Application No. A/NE-FTA/204</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lots 217 RP and 219 in D.D. 52, Sheung Shui Wa Shan, Sheung Shui (Open Meeting)</p>	<p style="text-align: center;">Rejected</p>
<p>Section 16 Application No. A/NE-LYT/744 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.A in D.D.83, Tung Kok Wai, Lung Yeuk Tau, Fanling (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/NE-LYT/745 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 1588 S.B in D.D.83, Tung Kok Wai, Lung Yeuk Tau, Fanling (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/NE-TKL/674</p> <p>Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 1507 S.B RP (Part), 2022 S.B RP (Part), 2036 (Part), 2037, 2038, 2039, 2040 (Part), 2041 (Part) and 2042 (Part) in D.D. 76 and Adjoining Government Land, Leng Tsai, Sha Tau Kok Road, Fanling (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p style="text-align: center;"><u>Sha Tin, Tai Po & North District</u></p>	<p style="text-align: center;"><u>Decision</u></p>
<p>Section 16 Application No. A/NE-KLH/596</p> <p>Proposed House (New Territories Exempted House - Small House) in “Village Type Development” and “Agriculture” Zones, Lot 32 S.A in D.D. 7, Tai Hang, Tai Po (Open Meeting)</p>	<p style="text-align: center;">Rejected</p>
<p>Section 16 Application No. A/NE-PK/152</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1511 S.K in D.D. 91, Kai Leng, Sheung Shui (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions</p>
<p>Section 16 Application No. A/NE-PK/153</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1511 S.G in D.D. 91, Kai Leng, Sheung Shui (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions</p>
<p>Section 16 Application No. A/NE-SSH/139 (Request for Deferral)</p> <p>Proposed Access Road for Government, Institution and Community uses at the adjoining “Government, Institution or Community” zone and associated Filling and Excavation of Land in “Green Belt” Zone, Lots 325 S.A (Part), 325 S.B (Part), 325 S.C (Part), 496 (Part), 497 (Part) and Adjoining Government Land in D.D. 209, Sai Keng, Shap Sz Heung (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>

<p style="text-align: center;"><u>Sha Tin, Tai Po & North District</u></p>	<p style="text-align: center;"><u>Decision</u></p>
<p>Section 16 Application No. A/NE-SSH/140</p> <p>Proposed Public Utility Installation (Underground Stormwater Drain) and Excavation of Land in “Coastal Protection Area” Zone, Government Land in D.D.165, Sai Sha, Shap Sz Heung (Open Meeting)</p>	<p style="text-align: center;">Approved with Condition</p>

<p style="text-align: center;"><u>Fanling, Sheung Shui & Yuen Long East District</u></p>	<p style="text-align: center;"><u>Decision</u></p>
<p>Section 16 Application No. A/NE-KTS/498 (Request for Deferral)</p> <p>Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/FSS/279 (Request for Deferral)</p> <p>Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction in “Village Type Development” Zone and area shown as ‘Road’, Lots 834 and 838 RP in D.D. 52 and adjoining Government Land, Tin Ping Road, Sheung Shui (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/FSS/283</p> <p>Proposed Shop and Services (Showroom) and Office (Wholesale Conversion of an Existing Industrial Building) in “Industrial” Zone, No. 5 Lok Yip Road, Fanling (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions</p>

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTN/761 (Request for Deferral)</p> <p>Proposed Residential Development (Houses) in “Residential (Group C) 2” and “Residential (Group D)” Zones, Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTN/773</p> <p>Proposed Temporary Cold Storage for a Period of 3 Years in “Industrial (Group D)” and “Other Specified Uses” annotated “Railway Reserve” Zones, Various Lots in D.D.107, Kam Tin, Yuen Long (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<p>Section 16 Application No. A/YL-KTN/774 (Request for Deferral)</p> <p>Filling of Land for Permitted Agricultural Use in “Agriculture” Zone, Lots 1506 RP (Part), 1508 RP, 1509, 1510 (Part), 1518 and 1519 RP in D.D. 107, Kam Tin North, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTN/775</p> <p>Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1224 S.D, 1225 S.B and 1226 S.D in D.D. 107, Fung Kat Heung, Kam Tin (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 5 Years

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTS/878</p> <p>Temporary Vocational Training Centre for a Period of 3 Years in “Residential (Group D)” Zone, Lots No. 602 S.B (Part), 602 S.C (Part), 602 RP, 603 S.A, 603 S.D, 603 RP in D.D. 106, Kam Tin, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-KTS/879</p> <p>Temporary Open Storage of Vehicles, Construction Materials/Prefabrication Components and Site Office for a Period of 3 Years in “Agriculture” Zone, Lots 355 RP (Part), 356 RP, 356 S.B (Part), 359 RP, 360 RP (Part), 361, 362 (Part), 363 and 364 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin Road, Kam Tin, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-KTS/893</p> <p>Proposed Temporary Shop and Services for a Period of 5 Years in "Village Type Development" Zone, Lot 1890 S.A ss.3 (Part) in D.D. 106, Pat Heung, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>
<p>Section 16 Application No. A/YL-KTS/894 (Request for Deferral)</p> <p>Temporary Container Vehicle Repair Yard with Ancillary Office for a Period of 3 Years in “Residential (Group D)” Zone, Lot 702 S.C (Part) in D.D. 106, Kam Tin, Yuen Long (Open Meeting)</p>	<p>Deferred</p>

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-PH/857</p> <p>Proposed Temporary Public Vehicle Park with Ancillary Site Office for a Period of 3 Years in “Agriculture” Zone, Lots 1869 (Part), 1870 (Part), 1872 (Part), 1873 (Part), 1875 RP (Part), 1876 and 1877 in D.D. 111, Pat Heung, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-MP/307</p> <p>Temporary Access Road for a Period of 1 Year in “Recreation” Zone, Lot 3010 S.A in D.D. 104, Mai Po, Yuen Long (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-MP/308 (Request for Deferral)</p> <p>Proposed Temporary Car Testing Centre for a Period of 3 Years in “Commercial/Residential” and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zones, Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-NSW/287</p> <p>Renewal of Planning Approval for Temporary Driving School and Ancillary Uses for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lot 1347 RP in D.D. 115, Nam Sang Wai, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p align="center"><u>Tuen Mun & Yuen Long West District</u></p>	<p align="center"><u>Decision</u></p>
<p>Proposed Amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/10 (Open Meeting)</p>	<p align="center">Agreed</p>
<p>Section 16 Application No. A/YL/276 (Request for Deferral)</p> <p>Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) in “Government, Institution or Community (1)” and “Government, Institution or Community (5)” Zones, Lot 1846 RP in D.D. 120 and adjoining Government Land, Ma Tin Pok, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/TM/560 (Request for Deferral)</p> <p>Columbarium in “Government, Institution or Community” Zone, Lot 792 in D.D. 131 and Adjacent Government Land, Tsing Shan Tsuen, Tuen Mun (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/TM/564 (Request for Deferral)</p> <p>Proposed Temporary Animal Boarding Establishment for Homeless Animals for a Period of 5 Years in “Government, Institution or Community” Zone, Former St. Simon’s Primary School, San Ping Circuit, Tuen Mun (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/TM-SKW/112</p> <p>Proposed Temporary Eating Place for a Period of 3 Years in “Green Belt” Zone, Government Land in D.D. 374, G/F, No. 305 So Kwun Wat, 18.5 Miles, Castle Peak Road, Tuen Mun (Open Meeting)</p>	<p align="center">Rejected</p>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/TM-LTYT/413</p> <p>Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 3674 RP in D.D. 124, Sun Fung Wai, Tuen Mun (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-PS/639</p> <p>Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years in “Government, Institution or Community” Zone, Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-PS/640</p> <p>Renewal of Planning Approval for Temporary Container Storage with Ancillary Repair Workshops for Container Vehicles and Trailers for a Period of 3 Years in “Open Storage” Zone, Lots 664 (Part), 669 (Part), 670 (Part), 671 (Part), 672, 673, 714 (Part), 715 (Part), 716 (Part), 717 (Part), 723 S.A (Part), 724, 727 (Part), 728 (Part), 731 (Part), 734 (Part), 762 S.D (Part) and 768 in D.D. 123, Lots 558 (Part) and 562 (Part) in D.D. 126, and Adjoining Government Land, Wang Chau, Ping Shan, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-HTF/1120</p> <p>Temporary Recycling Centre (Metal Waste, Plastic and Plastic Bottle) with Ancillary Office and Plastic Breakdown Workshop for a Period of 3 Years in “Residential (Group D)” Zone, Lot 159 S.A (Part) in D.D.128 and adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-LFS/397</p> <p>Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in “Residential (Group E)” Zone, Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201 (Part), 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-LFS/401</p> <p>Proposed Excavation of Land for Permitted Agricultural Use and Proposed Utility Installation for Private Project with Excavation and Filling of Land in “Coastal Protection Area” Zone, Lot 74 RP in D.D.129, Sha Kiu Tsuen, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/HSK/314</p> <p>Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years in “Open Space” Zone, Lots 95 (Part), 96 (Part), 108 S.A (Part), 119 (Part), 154 (Part), 155, 156 (Part), 157 RP (Part) and 158 RP (Part) in D.D. 124, Ha Tsuen, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/HSK/315</p> <p>Temporary Open Storage of Construction Materials with Site Offices for a Period of 3 Years in “Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses”, “Other Specified Uses” annotated “Logistics Facility”, “Open Space”, “Government, Institution or Community”, “Other Specified Uses” annotated “Sewage Pumping Station” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/HSK/316</p> <p>Temporary Logistics Centre and Warehouse for a Period of 3 Years in “Residential (Group A) 3”, “Government, Institution or Community” Zones and area shown as ‘Road’, Various Lots in D.D. 125 and D.D. 129, and Adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-TYST/1082</p> <p>Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years in “Undetermined” Zone, Lots 961 S.C (Part) and 962 (Part) in D.D. 119, Yuen Long (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-TYST/1101</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years in “Open Space” Zone, Lots 1816 (Part) and 1820 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-TYST/1102</p> <p>Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years in “Residential (Group A) 3”, “Open Space”, “Village Type Development” Zones and area shown as ‘Road’, Lots 324 (Part), 325, 326 (Part), 327 S.E RP (Part), 1420 RP and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Any Other Business</p>	

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