

Gist of Decisions

741st Rural and New Town Planning Committee Meeting

Date : 10.5.2024

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 740th (19.4.2024) Meeting

Matters Arising

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/ST/1026 Shop and Services (Fast Food Shop) with Ancillary Store Room in “Industrial” Zone, Workshop B3, LG/F, Valiant Industrial Centre, 2-12 Au Pui Wan Street, Fo Tan, Sha Tin (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/ST/1027 (Request for Deferral) Shop and Services (Showroom with Ancillary Workshop for Construction Material and Sample) in “Industrial” Zone, Portion E of Unit 3, G/F, Fo Tan Industrial Centre, Nos. 26-28, Au Pui Wan Street, Fo Tan, Sha Tin (Open Meeting)	Deferred

<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/TP/694</p> <p>Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD) in “Government, Institution or Community” Zone and Proposed Social Welfare Facility (RCHD) in “Green Belt” Zone, Government Land at Former Fish Marketing Organization Tai Po Primary School, Wong Yi Au, Tai Po (Open Meeting)</p>	<p style="text-align: center;">Approved</p>
<p>Section 16 Application No. A/NE-FTA/243 (Request for Deferral)</p> <p>Proposed Temporary Cold Storage with Ancillary Office 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 (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/NE-HLH/71</p> <p>Temporary Open Storage and Warehouse of Construction Machinery for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 369 in D. D. 87, Hung Lung Hang (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-MUP/201</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 334 S.G in D.D. 37, Man Uk Pin, Sha Tau Kok (Open Meeting)</p>	<p style="text-align: center;">Approved</p>

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-TKL/751 Renewal of Planning Approval for Temporary Container Vehicle Repair Yard for a Period of 3 Years in “Open Storage” Zone, Lot 2159 (Part) in D.D. 76 and adjoining Government Land, Wang Leng, Ping Che (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKL/752 (Request for Deferral) Temporary Warehouse for Storage of Metal for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Storage” Zones, Lots 2102 and 2103 (Part) in D.D. 76, Ping Che (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Proposed Amendment to the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/20 (Open Meeting)	Agreed
Section 16 Application No. A/NE-KTS/534 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 496 S.F in D.D. 94, Hang Tau, Sheung Shui (Open Meeting)	Rejected

<p align="center"><u>Fanling, Sheung Shui & Yuen Long East District</u></p>	<p align="center"><u>Decision</u></p>
<p>Further Consideration of Section 16 Application No. A/YL-KTN/886</p> <p>Proposed Public Utility Installation (Solar Photovoltaic System) and Filling of Land in “Agriculture” Zone, Lot 1471 S.B (Part) in D.D. 107, Shui Mei Tsuen, Yuen Long (Open Meeting)</p>	<p align="center">Approved</p>
<p>Section 16 Application No. A/YL-KTN/979 (Request for Deferral)</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1434 (Part) in D.D. 107, Kam Tin, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-KTN/1002</p> <p>Temporary Open Storage of Building Materials with Ancillary Site Office and Staff Lounge for a Period of 3 Years in “Agriculture” Zone, Lots 377 S.C RP (Part), 379 RP (Part), 380 RP (Part), 381 RP (Part), 382 RP (Part), 412 RP (Part) and 414 (Part) in D.D. 110, Kam Tin North, Yuen Long (Open Meeting)</p>	<p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-KTN/1003</p> <p>Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of 3 Years in “Residential (Group D)” Zone, Lots 629 S.T, 629 S.U, 630 S.B ss.16 and 630 S.B ss.17 in D.D. 110, Shek Kong San Tsuen, Kam Tin Road, Kam Tin, Yuen Long (Open Meeting)</p>	<p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTN/1004 (Request for Deferral)</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Agriculture” Zone, Lot 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTN/1005 (Request for Deferral)</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTN/1006 (Request for Deferral)</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 205 (Part) in D.D. 110, Tsat Sing Kong, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTS/983 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part) and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long (Open Meeting)</p>	Deferred

<p align="center"><u>Fanling, Sheung Shui & Yuen Long East District</u></p>	<p align="center"><u>Decision</u></p>
<p>Section 16 Application No. A/YL-KTS/997</p> <p>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 512 S.A-S.B and 512 S.C-S.E in D.D. 113, 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/999</p> <p>Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 703, 704 S.B RP and 705 S.B 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-PH/980</p> <p>Proposed Public Utility Installation (Telecommunications Radio Base Station) and Filling of Land in “Residential (Group D)” Zone, Lot 2901 (Part) in D.D.111, Wang Toi Shan Wing Ning Lei, Pat Heung, Yuen Long (Open Meeting)</p>	<p>Approved</p>
<p>Section 16 Application No. A/YL-PH/985 (Request for Deferral)</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre and Elderly Leisure Centre) for a Period of 5 Years and Filling of Land in “Village Type Development” Zone, Lots 2423 (Part), 2424 (Part) and 2440 (Part) in D.D.111, Pat Heung, Yuen Long (Open Meeting)</p>	<p>Deferred</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/YL-PH/1000</p> <p>Temporary Place of Recreation, Sports or Culture (including Barbecue and Picnic Sites with Ancillary Facilities) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 2894 (Part) and 2895 (Part) 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-PH/1001</p> <p>Renewal of Planning Approval for Temporary Open Storage of Construction Material and Vehicle Parts for a Period of 3 Years in “Residential (Group D)” Zone, Lots 2901 (Part), 2902 (Part), 2904 (Part), 2905 (Part), 2909 (Part) and 2911 (Part) in D.D. 111 and Adjoining Government Land, 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-PH/1002</p> <p>Temporary War Game Centre with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 2873 S.B (Part), 2874 (Part), 2875 (Part), 2891 (Part) and 2892 (Part) 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/356</p> <p>Proposed Temporary Public Vehicle Park for a Period of 5 Years in “Village Type Development” Zone, Lots 1316 (Part) and 1317 in D.D. 105, Mai Po, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>

<p align="center"><u>Fanling, Sheung Shui & Yuen Long East District</u></p>	<p align="center"><u>Decision</u></p>
<p>Section 16 Application No. A/YL-NSW/323 (Request for Deferral)</p> <p>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, Pok Wai, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-NSW/324 (Request for Deferral)</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, Chung Yip Road, Nam Sang Wai, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-NSW/325 (Request for Deferral)</p> <p>Temporary Shop and Services (Sales of Private Cars) for a Period of 3 Years in “Undetermined” Zone, Lots 634 S.A (Part), 635 (Part), 636 S.A (Part), 639 RP, 659 S.A RP & S.B RP and 679 (Part) in D.D. 115, Nam Sang Wai, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-NTM/466</p> <p>Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years in “Open Storage” and “Village Type Development” Zones, Lots 830 and 831 in D.D. 102, Lots 397 (Part) and 401 (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long (Open Meeting)</p>	<p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p><u>Fanling, Sheung Shui & Yuen Long East District</u></p>	<p><u>Decision</u></p>
<p>Section 16 Application No. A/YL-NTM/473</p> <p>Renewal of Planning Approval for Temporary Fish Farming for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 956 (Part) and 963 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, 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/STT/1</p> <p>Renewal of Planning Approval for Temporary Public Vehicle Park (For Private Cars and Lok Ma Chau - Huanggang Cross Boundary Shuttle Buses Only) with Ancillary Facilities (Including a Refreshment Kiosk) for a Period of 3 Years in “Other Specified Uses” annotated “Innovation And Technology”, “Government, Institution or Community” Zones and area shown as ‘Road’, Lot 372 S.D RP (Part) in D.D. 99 and Adjoining Government Land, San 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-SK/359</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1430 (Part), 1431 (Part), 1439 (Part) and 1440 (Part) in D.D. 114, Shek Kong, 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/512</p> <p>Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years in “Residential (Group A) 3” Zone and area shown as ‘Road’, Lots 844 RP (Part), 845 (Part) and 850 S.B RP (Part) in D.D. 125, 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/314 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services (Real Estate Agency and Project Services) with Ancillary Facilities for a Period of 6 Years in “Government, Institution or Community” and “Residential (Group B)” Zones, Lot 764 RP (Part) in D.D. 120 and Adjoining Government Land, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL/319 (Request for Deferral)</p> <p>Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat with Shop and Services and Social Welfare Facility Uses in “Residential (Group A)” Zone, Lot 3678 in D.D. 120, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/TSW/81</p> <p>Proposed Place of Recreation, Sports or Culture (Gymnasium) in “Residential (Group B)” Zone, G/F, Chestwood Court, Kingswood Villas Phase 3, No. 8 Tin Shui Road, Tin Shui Wai, Yuen Long (Open Meeting)</p>	<p>Approved with Condition</p>

<p align="center"><u>Tuen Mun & Yuen Long West District</u></p>	<p align="center"><u>Decision</u></p>
<p>Section 16 Application No. A/YL-HTF/1172</p> <p>Proposed Temporary Recycling Centre for Plastic and Open Storage of Construction Materials and Plastic for a Period of 3 Years in “Residential (Group D)” Zone, Lots 134 (Part) and 135 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>
<p>Section 16 Application No. A/YL-LFS/516</p> <p>Temporary Open Storage of Construction Materials for a Period of 3 Years in “Recreation” Zone, Lot 1671 (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-PN/77 (Request for Deferral)</p> <p>Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-PN/78</p> <p>Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Fishing Ground) for a Period of 3 Years in “Agriculture” Zone, Lots 80 (Part) and 81 (Part) in D.D.135 and Adjoining Government Land, Ha Pak Nai, 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-PS/711 (Rescheduled)</p> <p>Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group A) 6” and “Village Type Development” Zones, Lots 114 (Part), 115 RP (Part), 116 RP, 201 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long (Open Meeting)</p>	Noted
<p>Section 16 Application No. A/YL-TYST/1242</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”, “Residential (Group B) 1” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, 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-TYST/1262 (Request for Deferral)</p> <p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in “Residential (Group B) 1” Zone, Lot 2661 in D.D. 124, Hung Shui Kiu, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-TYST/1263</p> <p>Temporary Warehouse for Storage of Paper with Ancillary Workshop for a Period of 3 Years in “Undetermined” Zone, Lot 774 (Part) in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-TYST/1264</p> <p>Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years in “Undetermined” Zone, Lots 1118 S.A (Part), 1118 S.B (Part), 1118 S.C in D.D. 119, 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-TT/626 (Request for Deferral)</p> <p>Proposed Temporary Warehouse for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 579 (Part), 580 S.N (Part) and 580 RP (Part) in D.D. 117 and Lots 1835 (Part) and 1836 (Part) in D.D. 119 and Adjoining Government Land, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-TT/627</p> <p>Proposed Temporary Warehouse for a Period of 3 Years in “Village Type Development” Zone, Lots 580 S.C (Part), 580 S.D (Part), 580 S.E (Part), 580 S.F (Part), 580 S.G (Part), 580 S.H (Part), 580 S.I (Part), 580 S.J (Part), 580 S.K (Part), 580 S.L (Part) and 580 RP (Part) in D.D. 117, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-TT/628 (Request for Deferral)</p> <p>Proposed Temporary Warehouse for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 579 in D.D. 117, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Deferred</p>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-TT/629</p> <p>Proposed Temporary Warehouse and Open Storage for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1750, 1751 and 1845 in D.D. 119, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-TT/631</p> <p>Proposed Temporary Warehouse for a Period of 3 Years in “Village Type Development” Zone, Lot 1758 in D.D. 119, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-TT/633</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lots 4073 (Part), 4074 (Part), 4075 (Part), 4076RP (Part) and 4087 (Part) in D.D. 116, Tai Kei Leng, 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>	

The above information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the above information nor for any inaccuracies or discrepancies of the information provided. In case of doubt, clarification should always be sought from the Secretariat of the Town Planning Board.