

Gist of Decisions

766th Rural and New Town Planning Committee Meeting

Date : 6.6.2025

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 765th (23.5.2025) Meeting

Matters Arising

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 12A Application No. Y/YL-MP/7 (Request for Deferral)</p> <p>Application for Amendment to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8, To rezone the application site from “Recreation” and “Residential (Group C)” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site, Lots 3211 RP, 3212 RP, 3213 RP, 3214 S.A, 3214 S.B, 3215, 3216, 3217, 3218 RP, 3250 S.B ss.23 RP and 3250 S.B ss.33 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long (Open Meeting)</p>	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 12A Application No. Y/YL-MP/8 (Request for Deferral)</p> <p>Application for Amendment to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8, To rezone the application site from “Recreation” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site, Lots 3054 S.A ss.1, 3156 S.A, 3200 RP (Part), 3200 S.A RP, 3201 RP (Part), 3202 (Part), 3203 RP, 3204 RP and 3205 RP in D.D. 104 and Adjoining Government Land, Yau Pok Road, Mai Po, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 12A Application No. Y/YL-MP/10 (Request for Deferral)</p> <p>Application for Amendment to the Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8, To rezone the application site from “Residential (Group D)” to “Residential (Group C) 1” and amend the Notes of the zone applicable to the site, Lots 3152, 3153 RP, 3156 S.B and 4805 in D.D. 104 and Adjoining Government Land, Kam Pok Road, Yuen Long (Open Meeting)</p>	Deferred

<u>Sai Kung & Islands District</u>	<u>Decision</u>
<p>Proposed Amendments to the Approved Peng Chau Outline Zoning Plan No. S/I-PC/12 (Open Meeting)</p>	Agreed
<p>Section 16 Application No. A/SK-HC/364</p> <p>Proposed Minor Relaxation of Building Height Restriction for Permitted House Development in “Residential (Group C) 2” Zone, Lot 214 in D.D. 219 and the Extension Thereto and adjoining Government Land, Tin Shek Road, Sai Kung (Open Meeting)</p>	Approved

<u>Sai Kung & Islands District</u>	<u>Decision</u>
<p>Section 16 Application No. A/SK-HC/365 (Request for Deferral)</p> <p>Temporary Private Swimming Pool and Garden for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lot 479 in D.D. 244, Ho Chung New Village, Sai Kung (Open Meeting)</p>	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-FTA/258 (Request for Deferral)</p> <p>Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486, 487 RP, 497 S.A RP, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/NE-LYT/841 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Residential (Group C)” Zones, Various Lots in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, Fanling (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/NE-LYT/847</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1587 S.B ss.2 in D.D. 76, Kan Tau Tsuen, Fanling (Open Meeting)</p>	Rejected

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-LYT/848</p> <p>Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years in “Agriculture” Zone, Lots 1442 and 1444 RP in D.D. 76 and adjoining Government Land, Sha Tau Kok Road, Fanling (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-MKT/44 (Request for Deferral)</p> <p>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 665 S.A (Part), 666 S.A (Part), 667, 669 S.B RP and 685 in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-MUP/214</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones, Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and adjoining Government Land, Sha Tau Kok (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-TKL/773</p> <p>Temporary Logistics Centre for a Period of 3 Years in “Open Storage” and “Agriculture” Zones, Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-TKL/796 (Request for Deferral)</p> <p>Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Taxlord Lot T14 RP (Part) in D.D. 82, Ping Che, Ta Kwu Ling (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-KLH/655</p> <p>Renewal of Planning Approval for Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 50 S.A (Part), 50 RP (Part) and 68 RP in D.D. 7, Tai Hang Village, Tai Po (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-SSH/164</p> <p>Proposed Excavation of Land (Installation of Underground Cable Trench) for Permitted Agricultural Use in “Coastal Protection Area” Zone, Lots 572 (Part), 576 (Part), 578 (Part), 579 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, Sai Kung (Open Meeting)</p>	<p>Approved</p>
<p>Section 16 Application No. A/NE-TK/832 (Request for Deferral)</p> <p>Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Barbecue Site and Hobby Farm) and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po (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-KTN/1058</p> <p>Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D.107 and Adjoining Government Land, Kam Tin, 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-KTN/1075</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone, Lot 1142 (Part) in D.D 109, Kam Tin, 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-KTN/1076</p> <p>Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 years in “Village Type Development” Zone, Lots 555 S.A ss.1 (Part), 1435 S.A (Part) and 1451 (Part) in D.D. 109, Kam Tin, 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-KTN/1107 (Request for Deferral)</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, 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-KTN/1110</p> <p>Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 381 RP (Part), 382 RP (Part) and 412 RP (Part) in D.D. 110, 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-KTS/1068 (Request for Deferral)</p> <p>Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 years in “Residential (Group C)” Zone, Lots 346, 347 S.B (Part), 347 S.C, 347 S.D, 347 S.E, 347 S.F, 347 RP (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-NSW/337 (Request for Deferral)</p> <p>Proposed Temporary Warehouse for Storage of New Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Residential (Group D)” Zones, Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, 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-MP/384 (Request for Deferral)</p> <p>Proposed Social Welfare Facility (Residential Care Home for the Elderly), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park (Private Cars Only) in “Village Type Development” Zone, Lots 76 S.G (Part) and 76 S.H (Part) in D.D. 101 and Adjoining Government Land, Mai Po, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-MP/387</p> <p>Proposed Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station for a Period of 3 Years in “Recreation” Zone, Lots 2942 S.A RP (Part), 2952 and 2953 in D.D. 104, Mai Po, 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/398</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone, Lot 386 S.A in D.D. 112, 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-SK/400</p> <p>Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss. 1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long (Open Meeting)</p>	<p>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-SK/415 (Rescheduled)</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lots 839 (Part) and 840 in D.D. 114 and Adjoining Government Land, Shek Kong, Yuen Long (Open Meeting)</p>	<p>Noted</p>
<p>Section 16 Application No. A/KTN/105</p> <p>Proposed Minor Relaxation of Building Height Restriction for Permitted Joint-user Complex and Joint-user General Office Building in “Government, Institution or Community” Zone, Area 29 (Part), Kwu Tung North (Open Meeting)</p>	<p>Approved</p>
<p>Section 16 Application No. A/NE-KTS/551</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 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) and 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) and 1493 RP (Part) in D.D. 100, Lin Tong Mei, Kwu Tung South, Sheung Shui (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/1037</p> <p>Temporary Place of Recreation, Sports or Culture and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone, Lots 3037 RP (Part), 3039 and 3040 (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>

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-PH/1061 (Request for Deferral)</p> <p>Proposed Temporary Education/Visitor Centre and Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Conservation Area” Zone, Lots 153 (Part), 158 (Part) and 159 (Part) in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-PH/1062</p> <p>Proposed Temporary Open Storage of Vehicles for Sale and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 138 S.B RP (Part) and 139 RP (Part) in D.D 108, Ta Shek Wu, 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/1063 (Request for Deferral)</p> <p>Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 2813 (Part), 2823 RP (Part), 2825 (Part) and 2826 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, 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/HSK/561 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Vehicles (Private Cars) for a Period of 3 Years in “Government, Institution or Community” and “Open Space” Zones, Various Lots in D.D. 128 and D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/HSK/562</p> <p>Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles and Container Trailers for a Period of 3 Years in “Residential (Group A) 3” and “Open Space” Zones, Lots 826 S.A (Part), 828, 839 (Part) and 840 (Part) 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/TM-SKW/133</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling and Excavation of Land for a Period of 3 Years in “Green Belt” and “Village Type Development” Zones, Lots 1386 and 1387 in D.D. 375, So Kwun Wat, 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-HTF/1182</p> <p>Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 298 RP (Part) in D.D. 128, 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-HTF/1185</p> <p>Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 368 RP and 375 RP in D.D. 128 and Adjoining Government Land, Ngau Hom Shek, 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/555 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-PN/85</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 years in “Agriculture” Zone, Lot 60 S.C (Part) in D.D. 135, Sheung Pak Nai, 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-PS/752</p> <p>Proposed Temporary Eating Place with Ancillary Storage of Kitchenware for a Period of 3 Years in “Village Type Development” Zone, Lots 73 (Part) and 74 (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>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-TYST/1286</p> <p>Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years in “Undetermined” Zone, Various Lots in D.D. 119 and Adjoining Government Land, 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>Section 16 Application No. A/YL-TYST/1310</p> <p>Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 2526 (Part), 2530 (Part), 2531 (Part), 2532 RP (Part) and 2533 (Part) in D.D. 124, Hung Shui Kiu, 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/1311</p> <p>Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Residential (Group C)” Zone, Lot 1311 S.B ss.2 in D.D. 119, Pak Sha 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-TT/691</p> <p>Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1385 S.A (Part), 1385 RP, 1386 (Part), 1387 S.A and 1387 S.B in D.D. 117, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-TT/695 (Rescheduled)</p> <p>Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long (Open Meeting)</p>	Noted
<p>Section 16 Application No. A/YL-TT/697</p> <p>Proposed Temporary Private Vehicle Park and Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 3307 in D.D. 120 and adjoining Government Land, Tai Tong, 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-TT/708 (Request for Deferral)</p> <p>Proposed Temporary Warehouse for Storage of Food Provisions and Cleaning Products and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 681 RP in D.D. 118, Tai Tong, Yuen Long (Open Meeting)</p>	Deferred
Any Other Business	

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.