

## **Gist of Decisions**

### **767<sup>th</sup> Rural and New Town Planning Committee Meeting**

Date : 20.6.2025

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 766<sup>th</sup> (6.6.2025) Meeting

Matters Arising

<u><b>Sha Tin, Tai Po &amp; North District</b></u>	<u><b>Decision</b></u>
<p>Section 12A Application No. Y/TP/38 (<b>Request for Deferral</b>)</p> <p>Application for Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/31, To rezone the application site from “Comprehensive Development Area(1)” to “Residential (Group B)13” and amend the building height restriction on a “Government, Institution or Community” site from 2 storeys to 8 storeys, Tai Po Town Lot 183 S.A ss.1 (Part) and 183 S.A ss.2 (Part), Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po (<b>Open Meeting</b>)</p>	Deferred

<u><b>Sai Kung &amp; Islands District</b></u>	<u><b>Decision</b></u>
<p>Section 16 Application No. A/I-LI/36</p> <p>Proposed Social Welfare Facility (After School Care Programme Centre) in “Village Type Development” Zone, G/F, No. 26, Tai Wan San Tsuen, Lamma Island (<b>Open Meeting</b>)</p>	Approved

<b><u>Sai Kung &amp; Islands District</u></b>	<b><u>Decision</u></b>
<p>Section 16 Application No. A/SK-CWBS/51</p> <p>Proposed Public Utility Installation (Underground Cables, Electrical Pillar and Poles) and Associated Excavation of Land in “Conservation Area” Zone, Government Land near Siu Hang Hau Road, Sheung Sze Wan, Sai Kung (<b>Open Meeting</b>)</p>	Rejected

<b><u>Sha Tin, Tai Po &amp; North District</u></b>	<b><u>Decision</u></b>
<p>Section 16 Application No. A/TP/703 (<b>Request for Deferral</b>)</p> <p>Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Green Belt” Zone, Various Lots in D.D. 5 and Adjoining Government Land, Mui Shue Hang, Tai Po (<b>Open Meeting</b>)</p>	Deferred
<p>Section 16 Application No. A/NE-FTA/260 (<b>Request for Deferral</b>)</p> <p>Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 355 (Part) in D.D. 87, Ta Kwu Ling (<b>Open Meeting</b>)</p>	Deferred
<p>Section 16 Application No. A/NE-HLH/81</p> <p>Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 202 (Part) in D.D. 87, Hung Lung Hang (<b>Open Meeting</b>)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<b><u>Sha Tin, Tai Po &amp; North District</u></b>	<b><u>Decision</u></b>
<p>Section 16 Application No. A/NE-HT/24</p> <p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 855 S.D (Part), 855 S.E (Part), 857 and 858 (Part) in D.D. 76, Hok Tau Wai, Fanling (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>
<p>Section 16 Application No. A/NE-LYT/836</p> <p>Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) with Ancillary Office and Storage Room for a Period of 3 Years in “Village Type Development” Zone, Lots 1406 S.B ss.1 S.A, 1406 S.B ss.1 RP, 1406 S.B ss.2 RP, 1406 S.B ss.3 RP, 1406 S.B RP, 1407 S.A. RP and 1407 RP (Part) in D.D. 83 and Adjoining Government Land, San Uk Tsuen, Lung Yuek Tau, Fanling (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-MKT/45 (<b>Request for Deferral</b>)</p> <p>Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Village Type Development” Zone, Lots 414 and 460 in D.D. 90, Lin Ma Hang Road, Man Kam To (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-MUP/215</p> <p>Proposed Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 23, 24, 25 (Part) and 26 (Part) in D.D. 38 and Lot 803 in D.D. 46 and Adjoining Government Land, Man Uk Pin (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<b><u>Sha Tin, Tai Po &amp; North District</u></b>	<b><u>Decision</u></b>
<p>Section 16 Application No. A/NE-TKL/797</p> <p>Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 1874 RP (Part) and 1875 RP in D.D. 76, Leng Tsai Tsuen, Ta Kwu Ling <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-TKLN/95</p> <p>Proposed Temporary Shop and Services (Local Provision Store) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 390 RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-KLH/651</p> <p>Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Village Type Development” Zone, Lots 735 S.A, 735 RP, 736 S.A, 736 S.B, 736 S.C and 736 RP in D.D. 9, Yuen Leng, Tai Po <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-KLH/652</p> <p>Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 859 S.A, 859 RP and Taxlord Lot 860 (Part) in D.D. 9, Yuen Leng, Tai Po <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<b><u>Fanling, Sheung Shui &amp; Yuen Long East District</u></b>	<b><u>Decision</u></b>
<p>Section 16 Application No. A/NE-KTS/557</p> <p>Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 495 S.A ss.2 RP, 495 S.A ss.3 S.A, 495 S.A ss.3 RP, 495 S.A ss.4, 495 S.A ss.5 and 495 S.A ss.6 in D.D. 92, Kam Tsin, Kwu Tung South, Sheung Shui, New Territories <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-KTS/560</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lots 894 S.L and 894 S.P in D.D. 94, Hang Tau, Sheung Shui <b>(Open Meeting)</b></p>	<p>Approved</p>
<p>Section 16 Application No. A/STT/22</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years in “Other Specified Uses” annotated “Effluent Polishing Plant and Food Waste Pre-Treatment Facilities” Zone, Lots 1762 RP and 1768 in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/STT/23</p> <p>Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years in “Open Space” Zone and area shown as ‘Road’, Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<b><u>Fanling, Sheung Shui &amp; Yuen Long East District</u></b>	<b><u>Decision</u></b>
<p>Section 16 Application No. A/YL-MP/389</p> <p>Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Open Space” Zone, Lot 28 RP in D.D. 101, Mai Po, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>
<p>Section 16 Application No. A/YL-SK/406</p> <p>Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years in “Residential (Group D)” Zone, Lots 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-SK/416</p> <p>Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 286 RP and 287 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-KTN/1111 (<b>Request for Deferral</b>)</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1435 (Part) in D.D. 107, Kam Tin, Yuen Long (<b>Open Meeting</b>)</p>	<p>Deferred</p>

<b><u>Fanling, Sheung Shui &amp; Yuen Long East District</u></b>	<b><u>Decision</u></b>
<p>Section 16 Application No. A/YL-KTN/1113 (<b>Request for Deferral</b>)</p> <p>Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 949 (Part) and 1103 (Part) in D.D. 107, Kam Tin North, Yuen Long (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-KTS/1070</p> <p>Renewal of Planning Approval for Temporary Vegetable Collection Station for a Period of 3 Years in “Village Type Development” Zone, Lot 365 S.A in D.D. 106, Shek Wu Tong, Kam Sheung Road, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-KTS/1072</p> <p>Renewal of Planning Approval for Temporary Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 476 RP (Part) and 477 in D.D. 106, Kam Sheung Road, Pat Heung, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-PH/1048</p> <p>Proposed Temporary Open Storage and Warehouse (excluding Dangerous Goods Godown) of Porcelain Products/Sanitary Utensils, Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 44 (Part) in D.D. 108, Pat Heung, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<b><u>Fanling, Sheung Shui &amp; Yuen Long East District</u></b>	<b><u>Decision</u></b>
<p>Section 16 Application No. A/YL-PH/1064</p> <p>Renewal of Planning Approval for Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 163 (Part), 164 (Part), 165 (Part) and 166 (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-PH/1065 (<b>Request for Deferral</b>)</p> <p>Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Lots 2797 (Part) and 2799 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (<b>Open Meeting</b>)</p>	<p>Deferred</p>

<b><u>Tuen Mun &amp; Yuen Long West District</u></b>	<b><u>Decision</u></b>
<p>Proposed Amendments to the Approved Yuen Long Outline Zoning Plan No. S/YL/27 (<b>Open Meeting</b>)</p>	<p>Agreed</p>
<p>Section 16 Application No. A/YL/324 (<b>Request for Deferral</b>)</p> <p>Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 6 Years in “Village Type Development” Zone, Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long (<b>Open Meeting</b>)</p>	<p>Deferred</p>



<u><b>Tuen Mun &amp; Yuen Long West District</b></u>	<u><b>Decision</b></u>
<p>Section 16 Application No. A/YL/326 (<b>Request for Deferral</b>)</p> <p>Proposed Institutional Use (Community and Recreation Centre) in “Village Type Development” Zone, Wong Uk Tsuen Lots 103 and 104, and Lots 195 S.E (Part), 197, 198, 201 (Part), 203 (Part) and 205 (Part) in D.D.115 and adjoining Government Land, Tai Wai Tsuen, Shap Pat Heung, Yuen Long (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL/327</p> <p>Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years in “Residential (Group B)” and “Village Type Development” Zones, Lots 825 RP (Part), 839, 840 and 843 in D.D. 116 and Adjoining Government Land, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 6 Years</p>
<p>Section 16 Application No. A/YL-TT/695 (<b>Request for Deferral</b>)</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 (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/HSK/563</p> <p>Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years in “Residential (Group B) 2”, “Commercial (5)”, “Open Space”, “Government, Institution or Community” and “Other Specified Uses” annotated “Sewage Pumping Station” Zones and area shown as ‘Road’, Various Lots in D.D. 128 and D.D. 129, and Adjoining Government Land, Ha Tsuen, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<u><b>Tuen Mun &amp; Yuen Long West District</b></u>	<u><b>Decision</b></u>
<p>Section 16 Application No. A/HSK/564</p> <p>Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 462 RP (Part), 768 RP (Part), 770 (Part), 796 (Part), 797 (Part), 798 (Part), 799 RP (Part), 803 (Part) and 804 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/HSK/565 <b>(Request for Deferral)</b></p> <p>Temporary Warehouse for Construction Machinery Parts with Ancillary Workshop, Logistic Warehouse, Office, Guard Room and Staff Canteen for a Period of 3 Years in “Government, Institution or Community” Zone and area shown as ‘Road’, Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-LFS/557</p> <p>Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years in “Recreation” Zone, Lots 2207 RP (Part), 2213 S.A RP, 2213 S.B and 2214 RP in D.D. 129, Lau Fau Shan, Yuen Long <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-PS/753</p> <p>Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<b><u>Tuen Mun &amp; Yuen Long West District</u></b>	<b><u>Decision</u></b>
Section 16 Application No. A/YL-TYST/1300 ( <b>Request for Deferral</b> )  Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years in “Undetermined” Zone, Lot 1022 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long ( <b>Open Meeting</b> )	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.