

Gist of Decisions

768th Rural and New Town Planning Committee Meeting

Date : 4.7.2025

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 767th (20.6.2025) Meeting

Matters Arising

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 12A Application No. Y/YL-MP/10</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>	<p style="text-align: center;">Agreed</p>
<p>Section 12A Application No. Y/YL-KTS/8 (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” to “Residential (Group A) 1”, Lots 1905 RP (Part), 1909 RP, 1910 RP, 1911, 1938 (Part), 1939, 1940 (Part), 1941 and 1942 in D.D. 106 and Adjoining Government Land, Pat Heung Road, Kam Tin, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>

<u>Sai Kung & Islands District</u>	<u>Decision</u>
<p>Section 16 Application No. A/SK-HC/366</p> <p>Proposed Temporary Office with Ancillary Car Park for a Period of 3 Years in “Residential (Group E)” Zone, Lot 505 in D.D. 210 and Adjoining Government Land, Luk Mei Tsuen Road, Ho Chung, Sai Kung (Open Meeting)</p>	Rejected
<p>Section 16 Application No. A/SK-HC/367</p> <p>Proposed Three Houses (New Territories Exempted Houses - Small Houses) in “Agriculture” Zone, Lots 439, 440 RP and 442 RP in D.D. 244, Nam Pin Wai, Sai Kung (Open Meeting)</p>	Approved
<p>Section 16 Application No. A/SK-TLS/67 (Request for Deferral)</p> <p>Temporary Private Car Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 275 (Part) in D.D. 401, Ma Yau Tong, Sai Kung (Open Meeting)</p>	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/ST/1038 (Request for Deferral)</p> <p>Proposed Eating Place in “Government, Institution or Community” Zone, 2/F (Portion), Pommerenke Student Centre, The Chinese University of Hong Kong, Sha Tin (Open Meeting)</p>	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-KLH/646</p> <p>Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 1704 RP in D.D. 7, Tai Hang Tsuen, 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-KLH/656 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 965 S.A in D.D.7, Wai Tau Tsuen, Kau Lung Hang, Tai Po (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-KLH/657 (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 86, 90, 91 (Part), 92 (Part), 103 (Part), 147 (Part), 148 S.A(Part), 148 S.B (Part), 149 (Part), 150 S.A, 151 S.A (Part), 153 (Part), 572 (Part) and 576 (Part) in D.D. 16, Tai Po (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-PK/217</p> <p>Renewal of Planning Approval for Temporary Animal Boarding Establishment and Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 3252, 3262 (Part), 3263, 3264, 3265 S.A (Part) and 3265 S.B (Part) in D.D. 91 and Adjoining Government Land, On Po Tsuen, Sheung Shui (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-PK/218</p> <p>Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 1577 (Part), 1579 S.A, 1579 S.B, 1579 S.C (Part), 1579 S.D (Part), 1579 S.E (Part), 1579 S.F, 1579 S.G, 1579 S.H and 1579 RP in D.D. 91, Kai Leng, 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/NE-TK/835</p> <p>Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Recreation” Zone, Lot 1610 RP (Part) in D.D. 17, Lo Tsz Tin Village, Tai Po (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/STT/24</p> <p>Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Other Specified Uses” annotated “Innovation And Technology”, “Other Specified Uses” annotated “Amenity Area” Zones and area shown as ‘Road’, Lots 372 S.D RP (Part), 378, 379, 380, 382 (Part), 383 (Part), 385, 389 S.A (Part), 389 S.B (Part), 389 RP (Part) and 390 in D.D. 99, San Tin, 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/408</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling and Excavation of Land in “Village Type Development” Zone, Lot 1370 S.I in D.D. 112, Shui Tsan Tin, Shek Kong, 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-KTN/1088</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 1325 (Part) and 1349 (Part) in D.D. 109, Kam Tin North, 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-KTN/1092 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lots 1241 S.B ss.1, 1243 S.B RP and 1296 RP in D.D. 109, Kam Tin North, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-KTN/1112</p> <p>Temporary Open Storage of Vehicles and Construction Materials with Ancillary Facilities for a Period of 3 Years in “Residential (Group A)” Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat 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-KTN/1114</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, Lots 1400 (Part), 1401 and 1413 (Part) in D.D. 107, Kam Tin North, 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-KTN/1116</p> <p>Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Lot 86 (Part) in D.D. 107, San Tam 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-KTN/1118 (Request for Deferral)</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, Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-KTS/1040</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>	<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-KTS/1062</p> <p>Proposed Temporary Warehouse (Storage of Construction Materials) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 502 RP and 507 S.A RP in D.D. 103, 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/1074</p> <p>Proposed Temporary Vehicle Repair Workshop, Shop and Services (Vehicle Spare Parts and Vehicle Sales) with Ancillary Storage Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 460 RP (Part) and 461 RP (Part) in D.D.103, 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/1075</p> <p>Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 1023 S.A, 1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, 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-KTS/1076 (Request for Deferral)</p> <p>Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lots 2063 and 2064 in D.D. 106 and Adjoining Government Land, 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-NSW/347</p> <p>Renewal of Planning Approval for Temporary Social Welfare Facility (Integrated Community Service Centre) for a Period of 3 Years in “Undetermined” Zone, Former Small Traders New Village Public School in D.D. 115, Small Traders New Village, Nam Sang Wai, 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/1067</p> <p>Proposed House (New Territories Exempted House - Small House) in “Village Type Development” and “Residential (Group D)” Zones, Lots 3003 S.D and 3005 RP in D.D. 111, Pat Heung, Yuen Long (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-PH/1068 (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), 2878 (Part) and 2879 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-PH/1069 (Request for Deferral)</p> <p>Proposed Temporary Private Vehicle Park and Associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Lot 741 (Part) in D.D. 111, 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/546</p> <p>Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years in “Village Type Development” and “Open Space” Zones, Lots 34 (Part), 35 (Part), 40 RP (Part) and 41 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>
<p>Section 16 Application No. A/HSK/547 (Request for Deferral)</p> <p>Temporary Logistics Centre for a Period of 3 Years in “Residential (Group B) 1”, “Open Space” and “Residential (Group B) 2” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/HSK/566</p> <p>Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years in “Residential (Group B) 2”, “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 128 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/HSK/567</p> <p>Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Open Space” and “Government, Institution or Community” Zones, Lots 43 (Part), 192 S.A ss.1 (Part), 192 S.A RP (Part), 192 S.B ss.1 (Part) and 192 S.B RP (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/TM/599</p> <p>Proposed Temporary Shop and Services (Retail Shop) with Ancillary Facilities for a Period of 6 Years in “Village Type Development” Zone, Lots 248 S.B, 250, 251, 253 and 254 in D.D. 132, Tuen Mun (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 6 Years</p>
<p>Section 16 Application No. A/YL-HTF/1191 (Request for Deferral)</p> <p>Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 230 and 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-LFS/558</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Lots 2092 and 2093 (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-PS/754</p> <p>Temporary Drone Training Centre for a Period of 3 Years in “Recreation” Zone, Lots 284 (Part), 285 (Part), 286 (Part), 320 (Part), 321 and 323 RP (Part) in D.D.126 and Adjoining Government Land, Fung Ka Wai, 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/1312</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lot 2612 (Part) in D.D. 124, 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/1313</p> <p>Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years in “Residential (Group C)” Zone, Lot 1282 (Part) 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/702 (Request for Deferral)</p> <p>Proposed Religious Institution (Christian Worshipping Centre) in “Agriculture” Zone, Lots 1236 RP and 1237 S.C in D.D. 117, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Any Other Business</p>	

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