Gist of Decisions

769th Rural and New Town Planning Committee Meeting

Date : 18.7.2025

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 768th (4.7.2025) Meeting

Matters Arising

Sha Tin, Tai Po & North District	<u>Decision</u>
Section 12A Application No. Y/ST/60 Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38, To rezone the application site from "Village Type Development" to "Government, Institution or Community (1)", Lots 63 and 296 (Part) in D.D. 185, Sheung Wo Che, Sha Tin (Open Meeting)	Agreed
Section 12A Application No. Y/NE-TK/19 (Request for Deferral) Application for Amendment to the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19, To rezone the application site from "Agriculture" and "Green Belt" to "Government, Institution or Community", Various Lots in D.D. 23, Tung Tsz, Tai Po (Open Meeting)	Deferred

Fanling, Sheung Shui & Yuen Long East District	<u>Decision</u>
Section 12A Application No. Y/YL-MP/9 (Request for Deferral) Application for Amendment to the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8, To amend the Notes of the "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone applicable to the site, Lots 50 S.A and 77 in D.D.101, Wo Shang Wai, Mai Po, Yuen Long (Open Meeting)	Deferred

Tuen Mun & Yuen Long West District	<u>Decision</u>
Section 12A Application No. Y/YL-TYST/11 (Request for Deferral) Application for Amendment to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, To rezone the application site from "Residential (Group B) 3" to "Other Specified Uses" annotated "Columbarium", Lot 3971 RP in D.D. 124, Tan Kwai Tsuen, Yuen Long (Open Meeting)	Deferred

Sai Kung & Islands District	<u>Decision</u>
Section 16 Application No. A/SK-SKT/34 (Request for Deferral)	
Proposed Residential Development in Area shown as 'Road', Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung (Open Meeting)	Deferred

Sai Kung & Islands District	<u>Decision</u>
Section 16 Application No. A/SK-PK/305	
Renewal of Planning Approval for Temporary Eating Place including Outside Seating Accommodation of Restaurant for a Period of 3 Years in Area shown as 'Road', Shop 10D and Open Area in front of the Shop, G/F, Lot 1827 (Part) in D.D. 221, Po Tung Road, Sai Kung (Open Meeting)	Approved on a Temporary Basis for a Period of 3 Years

Sha Tin, Tai Po & North District	<u>Decision</u>
Section 16 Application No. A/NE-KLH/653 Temporary Public Vehicle Park (Private Cars Only) for a Period of 5 Years in "Village Type Development" Zone, Lot 48 RP (Part) in D.D. 7, Tai Hang Village, Tai Po (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/NE-PK/213	
Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years in "Village Type Development" Zone, Lots 2360 S.B (Part), 2360 S.C, 2360 S.D, 2360 S.F, 2360 S.G & 2360 RP (Part) in D.D. 91, Ping Kong, Sheung Shui (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

Sha Tin, Tai Po & North District	<u>Decision</u>
Section 16 Application No. A/NE-PK/214 Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years in "Village Type Development" Zone, Lots 2351 S.B ss.1, 2351 S.B RP, 2351 S.C ss.1 (Part), 2351 S.C RP (Part), 2351 S.E ss.1 (Part), 2351 S.E ss.2 (Part), 2351 S.E ss.3 RP (Part), 2351 S.E RP (Part), 2351 S.F and 2351 RP in D.D. 91, Ping Kong, Sheung Shui (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-PK/215 Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years in "Village Type Development" Zone, Lot 2365 RP (Part) in D.D. 91, Ping Kong, Sheung Shui (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TK/836 Proposed Four Houses (New Territories Exempted Houses - Small Houses) in "Green Belt" and "Village Type Development" Zones, Lots 146 S.A, 146 RP, 147 S.A, 147 S.B, 152 S.A, 152 S.B, 152 S.C, 153 S.A and 153 S.B in D.D. 28, Lung Mei, Tai Po (Open Meeting)	Rejected
Section 16 Application No. A/NE-LT/781 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) with Ancillary Car Park for a Period of 3 Years in "Agriculture" Zone, Lot 431 RP (Part) in D.D. 10, Lam Kam Road, Lam Tsuen, Tai Po (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

Sha Tin, Tai Po & North District	<u>Decision</u>
Section 16 Application No. A/NE-LYT/838 Proposed Temporary Public Utility Installation (Solar Photovoltaic System) for a Period of 5 Years in "Agriculture" Zone, Lot 1582 in D.D. 76, Fanling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/NE-LYT/846 (Request for Deferral) Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 386 RP in D.D. 85, Fanling (Open Meeting)	Deferred
Section 16 Application No. A/NE-LYT/850 Proposed House (New Territories Exempted House - Small House) in "Green Belt" and "Village Type Development" Zones, Lots 917 RP and 919 in D.D. 46, Ma Mei Ha, Fanling (Open Meeting)	Rejected
Section 16 Application No. A/NE-MKT/46 Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in "Agriculture" Zone, Lot 40 in D.D. 86, Man Kam To (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-MKT/47 Proposed Temporary Shop and Services (Convenient Store) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

Sha Tin, Tai Po & North District	<u>Decision</u>
Section 16 Application No. A/NE-TKL/798 Proposed House (New Territories Exempted House - Small House) in "Village Type Development" and "Agriculture" Zones, Lot 796 S.D in D.D. 84, Ha Shan Kai Wat, Ta Kwu Ling (Open Meeting)	Rejected
Section 16 Application No. A/NE-TKL/799 (Withdrawal) Proposed House (New Territories Exempted House - Small House) in "Village Type Development" and "Agriculture" Zones, Lot 796 S.A in D.D. 84, Ha Shan Kai Wat, Ta Kwu Ling (Open Meeting)	Withdrawn
Section 16 Application No. A/NE-TKL/801 (Request for Deferral) Proposed Temporary Open Storage of Construction Materials, Machinery and Timber with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" and "Industrial (Group D)" Zones, Lots 282 RP, 283, 284 RP (Part), 286, 287, 288(Part), 290 (Part), 292, 293, 294, 295, 296, 297, 298 and 299 in D.D. 77, Ping Che, Ta Kwu Ling (Open Meeting)	Deferred

Fanling, Sheung Shui & Yuen Long East District	<u>Decision</u>
Section 16 Application No. A/STT/25	
Renewal of Planning Approval for Temporary Open Storage and Retail Sale of Construction Machinery for a Period of 3 Years in "Open Space" Zone, Lots 16 S.B ss.2 (Part), 16 S.B ss.3, 16 S.B RP (Part), 19 S.A and 19 RP (Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

Fanling, Sheung Shui & Yuen Long East District	<u>Decision</u>
Section 16 Application No. A/YL-KTN/1091 (Request for Deferral) Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part) in D.D. 109, Kam Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1093 Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in "Comprehensive Development Area (1)" Zone, Lots 1750A9 (Part) and 1905 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-KTN/1094 (Request for Deferral) 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 907, 911, 912 (Part), 913 RP (Part), 914, 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin North, Yuen Long (Open Meeting)	Deferred

Fanling, Sheung Shui & Yuen Long East District	<u>Decision</u>
Proposed Temporary Shop and Services (Vehicle Showroom and Sales of Second-hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities for a Period of 3 Years in "Comprehensive Development Area" Zone, Lots 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D.104, Long Ha, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-KTN/1115 Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1288 (Part) and 1289 (Part) in D.D. 107, Kam Tin North, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-KTN/1119 (Rescheduled) Proposed Temporary Open Storage and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1394 (Part) and 1396 (Part) in D.D. 107, Kam Tin North, Yuen Long (Open Meeting)	Noted
Section 16 Application No. A/YL-KTN/1120 (Request for Deferral) Proposed Temporary Animal Boarding Establishments (Dog Kennel) & Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Lots 1047 S.A (Part) and 1049 S.B RP (Part) in D.D. 109, Kam Tin, Yuen Long (Open Meeting)	Deferred

Fanling, Sheung Shui & Yuen Long East District	<u>Decision</u>
Section 16 Application No. A/YL-KTN/1121 Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7, 926 S.A ss.2 S.A and 926 S.A ss.2 RP in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-KTN/1123 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1213 (Part), 1215 (Part), 1216 (Part), 1217 (Part), 1218, 1219, 1221, 1243, 1244 (Part), 1245 (Part), 1246 (Part), 1247 (Part), 1248 (Part), 1252 (Part) and 1253 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1124 (Request for Deferral) Temporary Shop and Services and Eating Place (with Outside Seating Accommodation) with Ancillary Parking Spaces for a Period of 3 Years in "Village Type Development" and "Residential (Group B)" Zones, Lots 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss.11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long (Open Meeting)	Deferred

Fanling, Sheung Shui & Yuen Long East District	<u>Decision</u>
Section 16 Application No. A/YL-KTN/1127 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 942 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTS/1061 Proposed Temporary Private Vehicle Park (Freezer Vehicles Only) with Ancillary Site Office for a Period of 3 Years in "Other Specified Uses" annotated "Rural Use" Zone, Lots 401 (Part), 404 (Part), 405 RP (Part), 406 RP, 408 RP (Part), 409 and 410 (Part) in D.D. 106, Pat Heung, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-KTS/1077 (Request for Deferral) Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) with Ancillary Facilities for a Period of 3 Years in "Village Type Development" Zone, Lots 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Kam Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-MP/382 Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years in "Open Space" Zone, Lot 2905 S.C RP (Part) in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years

Fanling, Sheung Shui & Yuen Long East District	<u>Decision</u>
Section 16 Application No. A/YL-MP/390 (Request for Deferral) Temporary Social Welfare Facility (Drug Dependent Persons Treatment and Rehabilitation Centre) for a Period of 2 Years in "Recreation" Zone, First Floor, Lot 4620 (Part) in D.D. 104, Mai Po, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-MP/391 Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years in "Open Space" Zone, Lot 29 in D.D. 101, Mai Po, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-PH/1070 (Request for Deferral) Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) and Associated Filling of Land for a Period of 3 Years in "Agriculture" and "Village Type Development" Zones, Lots 2808 (Part), 2809 (Part), 2810 (Part), 2811 RP (Part), 2814 (Part), 2815 (Part) and 2816 (Part) in D.D. 111, Wang Toi Shan, Pat Heung, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-SK/415 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)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

Tuen Mun & Yuen Long West District	<u>Decision</u>
Section 16 Application No. A/HSK/569 Temporary Open Storage of Rubbish Trucks, Rubbish Skips and Metal Ware with Ancillary Workshop for a Period of 3 Years in "Government, Institution or Community" Zone and area shown as 'Road', Various Lots in D.D. 128, Ha Tsuen, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/HSK/570 Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years in "Village Type Development" Zone, Lot 1007 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/HSK/571 Renewal of Planning Approval for Temporary Open Storage of Construction Material and Metal Ware with Ancillary Workshop for a Period of 3 Years in "Government, Institution or Community" and "Residential (Group D)" Zones and area shown as 'Road', Lots 48 S.A (Part), 48 S.B (Part) and 49 (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-LFS/559 Renewal of Planning Approval for Temporary Shop and Services (Convenience Store) for a Period of 3 Years in "Residential (Group D)" Zone, Lot 20 RP (Part) in D.D. 128, Lots 2393 RP (Part) and 2394 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

Tuen Mun & Yuen Long West District	<u>Decision</u>
Section 16 Application No. A/YL-PN/86 Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Fishing Ground) for a Period of 3 Years in "Coastal Protection Area" Zone, Lot 93 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long (Open Meeting)	Approved on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-PN/87 (Request for Deferral) Proposed Temporary Public Utility Installation (Solar Photovoltaic System) for a Period of 5 Years in "Agriculture" Zone, Lot 60 S.D (Part) in D.D. 135, Sheung Pak Nai, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PS/741 Proposed Temporary Public Vehicle Park (Light Goods Vehicles, Medium Goods Vehicles and Coaches) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond in "Recreation" Zone, Lots 51 (Part), 52 (Part) and 55 RP (Part) in D.D.126, Ping Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-PS/755 Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years in "Village Type Development" Zone, Lots 446 (Part) and 447 (Part) in D.D. 122, Ping Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

Tuen Mun & Yuen Long West District	<u>Decision</u>
Section 16 Application No. A/YL-PS/756 Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years in "Village Type Development", "Residential (Group B) 1", "Residential (Group E)2" and "Comprehensive Development Area" Zones, Lots 568 (Part), 569 RP (Part), 585 (Part), 586 (Part), 590 (Part) and 591 (Part) in D.D. 122 and Adjoining Government Land, Ping Hing Lane, Ping Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TYST/1314 Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years in "Undetermined" Zone, Lots 1018 S.B, 1156 RP, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119 and Adjoining Government Land, Kung Um Road, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TYST/1315 Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years in "Residential (Group C)" Zone, Lots 1314, 1315, 1316 and 1317 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TT/709 Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in "Village Type Development" Zone, Lot 4773 RP (Part) in D.D.116, Tai Tong Road, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

Any Other Business	
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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.