

Gist of Decisions

770th Rural and New Town Planning Committee Meeting

Date : 1.8.2025
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 769th (18.7.2025) Meeting

Matters Arising

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 12A Application No. Y/NE-STK/6 (Request for Deferral)</p> <p>Application for Amendment to the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2, To rezone the application site from “Village Type Development” to “Government, Institution or Community (1)”, Lots 1421 (Part), 1422 S.B (Part), 1423 S.B (Part), 1423 S.C (Part) and 1423 S.D (Part) in D.D. 41, Tong To, Sha Tau Kok (Open Meeting)</p>	Deferred
<p>Section 12A Application No. Y/TP/39 (Withdrawal)</p> <p>Application for Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/31, To rezone the application site from “Village Type Development” to “Government, Institution or Community (3)” and amend the Notes of the zone applicable to the site, Lots 1087 and 1130 in D.D. 6 and adjoining Government Land, Kam Shan, Tai Po (Open Meeting)</p>	Withdrawn

<u>Sai Kung & Islands District</u>	<u>Decision</u>
<p>Section 16 Application No. A/I-TCTC/68 (Request for Deferral)</p> <p>Proposed Filling and Excavation of Land for Permitted House (New Territories Exempted House) in “Village Type Development” and “Green Belt” Zones, Lot 2220 in D.D. 3 TC and Adjoining Government Land, Tung Chung, Lantau Island (Open Meeting)</p>	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-LYT/851</p> <p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Residential (Group C)” Zones, Lot 2435 (Part) in D.D. 83, Lung Ma Road, Queen’s Hill, Fanling (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<p>Section 16 Application No. A/NE-LYT/852</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<p>Section 16 Application No. A/NE-MUP/216</p> <p>Temporary Open Storage of Construction Machinery, Tools and Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 188 (Part) in D.D. 38, Sha Tau Kok (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<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/NE-TKL/802</p> <p>Renewal of Planning Approval for Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lots 825 (Part) and 829 S.B (Part) in D.D. 84, Shan Kai Wat, Ta Kwu Ling (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/803</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1355 (Part) in D.D. 82, Ping Che, Ta Kwu Ling (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-TKLN/100 (Request for Deferral)</p> <p>Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years in “Recreation” Zone, Lots 67 S.B RP and 70 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-TKLN/101</p> <p>Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lots 410 S.B ss.2 and 410 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North (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-TKLN/102 (Request for Deferral)</p> <p>Temporary Public Vehicle Park (Excluding Container Vehicle), Shop and Services (Convenience Store) and Ancillary Office for a Period of 3 Years in “Recreation” and “Village Type Development” Zones, Lots 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78 and Lots 61 S.B RP (Part), 62 and 65 S.B RP (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North (Open Meeting)</p>	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTS/1071 (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, Lot 1595 (Part) in D.D. 113, Ma On Kong, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/STT/26 (Request for Deferral)</p> <p>Proposed Filling of Ponds for Permitted Innovation and Technology Hub (including Permitted Cargo Handling and Forwarding Facilities, Creative Industries, Eating Place, Flat (Staff Quarters only), Industrial Use, Information Technology and Telecommunications Industries, Office, Public Utility Installation, Research, Design and Development Centre, Shop and Services and Warehouse (excluding Dangerous Goods Godown)) in “Other Specified Uses” annotated “Innovation and Technology” Zone, Lot 764 RP (Part) in D.D. 99, San Tin, 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-MP/388 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services (Pet Salon, Pet Supplies and Gardening Goods) and Associated Filling and Excavation of Land for a Period of 5 Years in “Open Space” Zone, Lots 23, 24, 25, 27 RP, 30, 33, 34 and 35 in D.D. 101, Mai Po, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-PH/1054</p> <p>Temporary Open Storage of Modular Integrated Construction Components with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 87, 88, 89, 103 and 104 in D.D. 108, Pat Heung, 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-PH/1071 (Request for Deferral)</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 2807 (Part) and 2808 (Part) in D.D. 111, Pat Heung, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-PH/1072 (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 3 Years in “Agriculture” and “Village Type Development” Zones, Lot 500 in D.D. 111, Pat Heung, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>

<p><u>Fanling, Sheung Shui & Yuen Long East District</u></p>	<p><u>Decision</u></p>
<p>Section 16 Application No. A/YL-PH/1073 (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 “Residential (Group D)” and “Agriculture” Zones, Lots 2897 (Part), 2898 (Part) and 2899 (Part) in D.D. 111, Pat Heung, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-PH/1074</p> <p>Proposed Temporary Open Storage of Construction Materials and Construction Machineries and Associated Filling of Land 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 (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/1107</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>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>
<p>Section 16 Application No. A/YL-KTN/1125</p> <p>Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years in “Comprehensive Development Area (1)” Zone, Lots 1749 RP and 1905 RP (Part) in D.D.107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</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-KTN/1126</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 1408, 1409, 1410, 1411, 1420 (Part), 1421 (Part) and 1422 (Part) in D.D. 107, 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/1129 (Request for Deferral)</p> <p>Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-KTN/1130</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Machineries and Materials for a Period of 3 Years in “Comprehensive Development Area (1)” Zone, Lot 1560 (Part) in D.D. 107, 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/1131</p> <p>Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 4 (Part), 5 S.AP and 5 S.BA in D.D. 110, Tai Kong Po, Kam Tin, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 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-KTN/1132 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lots 1190 (Part), 1191, 1192, 1193, 1194, 1195, 1196, 1197 RP and 1198 RP (Part) in D.D. 109, Kam Tin, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-SK/418</p> <p>Renewal of Planning Approval for Temporary Dog Kennels for a Period of 3 Years in “Conservation Area” Zone, Lots 1353 S.A, 1354 (Part) and 1355 S.A in D.D. 114, Kam Sheung Road, Shek Kong, Yuen Long (Open Meeting)</p>	<p align="center">Approved with Condition on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/KTN/106</p> <p>Renewal of Planning Approval for Temporary Warehouses, Open Storage of Metal and Steel, Scrap Metal and Materials, Construction Materials and Miscellaneous Objects, and an Ancillary Office for a Period of 3 Years in “Agriculture” and “Other Specified Uses” annotated “Amenity Area” Zones, Lot 542 S.A RP in D.D. 92, Castle Peak Road, Kwu Tung, Sheung Shui (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/NE-KTS/561</p> <p>Temporary Warehouse (Electronic Parts) with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Lots 1618 (Part), 1619 (Part) and 1620 (Part) in D.D. 100 and Adjoining Government Land, Kwu Tung South (Open Meeting)</p>	<p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p style="text-align: center;"><u>Tuen Mun & Yuen Long West District</u></p>	<p style="text-align: center;"><u>Decision</u></p>
<p>Section 16 Application No. A/HSK/561</p> <p>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>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/TM-LTYT/487</p> <p>Proposed Temporary Public Vehicle Park (Light and Medium Goods Vehicles) with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lots 3865 S.E, 3865 S.F, 3865 S.G ss.1 (Part), 3865 S.G RP (Part), 3865 RP and 3870 in D.D. 124, Tuen Mun (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>
<p>Section 16 Application No. A/TM-LTYT/489</p> <p>Temporary Shop and Services with Ancillary Office for a Period of 3 Years in “Comprehensive Development Area” Zone, Lots 795 S.C ss.3, 795 S.C ss.4, 795 S.C RP and 795 S.D in D.D. 130, 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/TM-LTYT/490 (Request for Deferral)</p> <p>Temporary Open Storage and Storage of Recycling Materials (Scrap Iron and Aluminium) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)” Zone, Lot 3862 RP in D.D.124, Tuen Mun (Open Meeting)</p>	<p>Deferred</p>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/TM/600 (Request for Deferral)</p> <p>Proposed Industrial Use (Advanced Lithium-Ion Battery Resource Recovery Centre) in “Other Specified Uses” annotated “Business” Zone, Unit 4, 16/F, Block B, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/TM-SKW/134 (Request for Deferral)</p> <p>Proposed Comprehensive Residential Development with Minor Relaxation of Gross Floor Area and Building Height Restrictions (Amendments to an Approved Master Layout Plan) in “Comprehensive Development Area”, “Green Belt”, “Village Type Development” and “Government, Institution or Community” Zones, Various Lots in D.D. 385 and Adjoining Government Land, Tai Lam Chung, Tuen Mun (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-TT/711</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lots 890 S.C and 891 (Part) in D.D. 118, Nam Hang Tsuen, 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-LFS/555</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>	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-LFS/560 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Elevated Working Platform for a Period of 3 Years in “Recreation” Zone, Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2049 (Part) and 2052 (Part) in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-LFS/561 (Request for Deferral)</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Land and Pond for a Period of 5 Years in “Green Belt” and “Village Type Development” Zones, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-PN/84</p> <p>Temporary Religious Institution (Thai Buddhist Monastery) with Ancillary Facilities and Filling of Land for a Period of 3 Years in “Coastal Protection Area” Zone, Lot 65 RP (Part) in D.D. 135, Pak Nai, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p style="text-align: center;"><u>Tuen Mun & Yuen Long West District</u></p>	<p style="text-align: center;"><u>Decision</u></p>
<p>Section 16 Application No. A/YL-PS/757</p> <p>Temporary Rural Communal Public Vehicle Park for Private Cars, 5.5 Tonnes Goods Vehicles, Coaches and 24 Tonnes Goods Vehicles for a Period of 3 Years in “Village Type Development” Zone, Lots 429, 430 (Part), 431 (Part), 436 (Part), 437 (Part), 438 S.A, 438 RP (Part), 446 (Part), 447 (Part) and 449 RP (Part) in D.D. 122, Hang Mei Tsuen, Ping Shan, Yuen Long (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/YL-TYST/1316</p> <p>Temporary Open Storage of Construction Materials for a Period of 3 Years in “Village Type Development” and “Open Space” Zones, Lot 2677 in D.D. 120, Shap Pat Heung, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Rejected</p>
<p>Section 16 Application No. A/YL-TYST/1317</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1311 S.A (Part), 1312 (Part), 1313, 1331 S.B ss.1 and 1331 S.B RP(Part) in D.D. 119, Pak Sha Tsuen, Yuen Long (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/YL-TYST/1319</p> <p>Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lots 2461 (Part), 2462 RP (Part) and 2464 RP in D.D. 120 and Adjoining Government Land, Lam Hau Tsuen, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>

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.