

Gist of Decisions

774th Rural and New Town Planning Committee Meeting

Date : 10.10.2025

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 773rd (19.9.2025) Meeting

Matters Arising

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Proposed Amendments to the Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 (Open Meeting)	Agreed
Section 16 Application No. A/SLC/191 Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for a Period of 5 Years in “Coastal Protection Area” Zone, Lots 107 S.B, 107 RP, 108 and 109 RP in D.D. 332L, Cheung Sha, Lantau Island (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/TP/706</p> <p>Temporary Bus Maintenance Centre for a Period of 7 Years in Area shown as ‘Road’, Government land at the junction of Dai Fuk Street and Dai Wah Street, Tai Po (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 7 Years</p>
<p>Section 16 Application No. A/NE-LT/783 (Request for Deferral)</p> <p>Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 1036 S.A, 1156, 1157 S.A, 1168 S.A and 1169 S.A in D.D. 19, Lam Tsuen San Tsuen, Tai Po (Open Meeting)</p>	<p>Deferred</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>

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-PK/223 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1642 S.G in D.D. 91, Kai Leng, Sheung Shui (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/NE-MKT/52 (Request for Deferral)</p> <p>Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Lot 751 S.B RP in D.D. 82, Ta Kwu Ling (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/NE-TKL/807</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, Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<p>Section 16 Application No. A/NE-TKL/812 (Request for Deferral)</p> <p>Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 557 in D.D. 82, Ping Che, Ta Kwu Ling (Open Meeting)</p>	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-TKL/813 (Request for Deferral)</p> <p>Proposed Temporary Green Fuel Station (Electric Vehicle Charging Station for Electric Taxi), Vehicle Repair Workshop, Shop and Services (Motor Vehicle Showroom) and Eating Place with Ancillary Office for a Period of 5 Years in “Open Storage” Zone, Taxlord Lot 464 S.A RP (Part) in D.D.83 and Adjoining Government Land, Lung Yeuk Tau, Fanling (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/NE-TKLN/105 (Request for Deferral)</p> <p>Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 489 and 490 (Part) in D.D. 80 and Adjoining Government Land, 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/NE-KTS/562</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 121 S.E in D.D. 100, Cheung Lek, Kwu Tung South, Sheung Shui (Open Meeting)</p>	Rejected
<p>Section 16 Application No. A/NE-KTS/563</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 5 Years in “Village Type Development” and “Green Belt” Zones, Various Lots in D.D. 91, Lin Tong Mei, Kwu Tung South (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 5 Years

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/STT/28 (Request for Deferral)</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre and Associated Filling of Land and Pond for a Period of 3 Years in “Green Belt” Zone, Lots 762, 764, 765, 766 and 767 in D.D. 96 and Adjoining Government Land, San Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/STT/29</p> <p>Temporary Public Vehicle Park for Private Cars for a Period of 3 Years in “Village Type Development” Zone, Lot 674 S.C RP (Part) in D.D. 99, Various Lots in D.D. 102 and Adjoining Government Land, San Tin, 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-NTM/481</p> <p>Filling of Land for Permitted Agricultural Use with Ancillary Facilities in “Green Belt” Zone, Lot 260 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long (Open Meeting)</p>	Approved with Conditions
<p>Section 16 Application No. A/YL-NTM/485</p> <p>Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in “Recreation” Zone, Lot 343 in D.D. 104, Ngau Tam Mei, Yuen Long (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 5 Years

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTN/1113 (Request for Deferral)</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 (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTN/1158 (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 (Part), 1198 RP (Part) and 1205 RP (Part) in D.D. 109, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTN/1159 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1512, 1513, 1514, 1515, 1516 and 1532 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long (Open Meeting)</p>	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTN/1161 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services (Aluminium Scaffold Platform Showroom) and Ancillary Office for a Period of 3 Years in “Village Type Development” Zone, Lots 1198 S.A RP (Part), 1198 S.A ss.1, 1198 S.A ss. 2 and 1199 RP (Part) in D.D.109 and Adjoining Government Land, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTN/1163 (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 973 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-PH/1055</p> <p>Temporary Recyclable Collection Centre (Waste Paper) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 64 S.A, 73 S.B ss.4, 76 S.B RP and 77 RP in D.D. 108, Pat Heung, 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-PH/1065 (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 2797 (Part) and 2799 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (Open Meeting)</p>	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-PH/1080</p> <p>Temporary Horse Riding School and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 64 RP, 72 S.B ss.2 and 73 S.B RP in D.D. 108, 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/1081</p> <p>Temporary Horse Riding Training Ground for a Period of 3 Years in “Residential (Group D)” Zone, Lots 61 (Part) and 63 in D.D. 108, 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/1084</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lots 270 S.H ss.1, 270 S.L, 270 S.F ss.1 S.A and 270 S.G ss.1 in D.D. 110, Tsat Sing Kong, Yuen Long (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-PH/1086 (Request for Deferral)</p> <p>Temporary Shop and Services (Convenience Store) and, Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1689 S.A (Part), 1689 S.B (Part), 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695 and 1696 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, 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/568</p> <p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone, Lots 78 RP and 80 (Part) in D.D. 124, San Sang Tsuen, Ha Tsuen, 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/TM/600</p> <p>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>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/TM-LTTY/499</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years in “Residential (Group B) 1” Zone, Lot 771 RP in D.D. 130, Lam Tei, 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-SKW/136</p> <p>Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 9 S.B in D.D. 385, Tai Lam Chung Tsuen, Tuen Mun (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/326</p> <p>Proposed Institutional Use (Community and Recreation Centre) in “Village Type Development” Zone, Wong Uk Tsun Lots 103 and 104, and 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 (Open Meeting)</p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/YL-HTF/1191</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>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-HTF/1197 (Request for Deferral)</p> <p>Proposed Temporary Warehouse (Storage of Recyclable and Construction Materials) with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128 and Adjoining Government Land, Pak Nai, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-LFS/560</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>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-LFS/570 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Hardware Accessories for a Period of 3 Years in “Recreation” Zone, Lots 1964 S.A (Part) and 1964 S.B (Part) in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-PN/88 (Request for Deferral)</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 24 RP, 26 RP, 27 RP, 28, 29, 30, 31, 32, 34, 37, 38, 39 (Part), 42 S.A, 42 RP, 43 and 44 in D.D. 135 and Adjoining Government Land, Pak Nai, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-TT/727</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 842 (Part), 843 (Part), 844 (Part), 845 (Part) and 848 (Part) 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>
<p>Section 16 Application No. A/YL-TT/728</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 579 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/729</p> <p>Temporary Animal Boarding Establishment (Dog Kennel) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1228 RP in D.D.118, Tai Tong, 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/730</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 2069 S.B in D.D.119, Muk Kiu Tau Tsuen, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Approved</p>
<p>Section 16 Application No. A/YL-TYST/1323 (Request for Deferral)</p> <p>Proposed Temporary Vehicle Repair Workshop and Open Storage of Construction Machinery and Materials with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)” Zone, Lots 978 RP, 980 (Part), 981 RP (Part), 982 RP (Part), 983 S.B (Part), 983 RP and 984 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-TYST/1329 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lots 1170, 1171, 1175 (Part), 1176, 1177, 1178 and 1179 in D.D. 121, Tong Yan San Tsuen, Yuen Long (Open Meeting)</p>	<p>Deferred</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.