

Gist of Decisions

757th Rural and New Town Planning Committee Meeting

Date : 10.1.2025
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 756th (20.12.2024) Meeting

Matters Arising

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 12A Application No. Y/TM-LTYYY/11</p> <p>Application for Amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYYY/12, To rezone the application site from “Residential (Group B) 1” to “Residential (Group B) 4” and to amend the Notes of the zone applicable to the site, Lots 523RP, 714RP, 718RP, 719RP, 721RP, 722RP, 723RP, 724RP and 725 in D.D.130 and Adjoining Government Land, Lam Tei, Tuen Mun (Open Meeting)</p>	Agreed
<p>Section 12A Application No. Y/YL/19</p> <p>Application for Amendment to the Approved Yuen Long Outline Zoning Plan No. S/YL/27, To rezone the application site from “Village Type Development” to “Residential (Group A) 9”, Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long (Open Meeting)</p>	Partially Agreed

<p style="text-align: center;"><u>Sai Kung & Islands District</u></p>	<p style="text-align: center;"><u>Decision</u></p>
<p>Section 16 Application No. A/I-TOF/5</p> <p>Proposed Columbarium in “Government, Institution or Community” Zone, G/F of Two Existing Buildings, Lung Ngam Monastery, No. 47, Wang Hang Village, Tai O, Lantau Island (Open Meeting)</p>	<p>Approved with Condition</p>
<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/TP/701</p> <p>Temporary Eating Place (Extension of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Government Land in D.D. 6, Kam Shek New Village, Tai Po (Open Meeting)</p>	<p>Approved on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-LT/773</p> <p>Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 915 RP in D.D. 25, Tai Om, Lam 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-LT/776</p> <p>Temporary Shop and Services with Ancillary Office for a Period of 3 Years in “Agriculture” Zone, Lots 1115, 1116 and 1119 in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p align="center"><u>Sha Tin, Tai Po & North District</u></p>	<p align="center"><u>Decision</u></p>
<p>Section 16 Application No. A/NE-FTA/252</p> <p>Proposed Warehouse (excluding Dangerous Goods Godown) in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lot 185 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui (Open Meeting)</p>	<p align="center">Approved with Conditions</p>
<p>Section 16 Application No. A/NE-MKT/37</p> <p>Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 478 S.A RP, 482 (Part), 484 and 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling (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-SSH/160</p> <p>Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Village Type Development” Zone, Lots 1497 RP (Part), 231 (Part), 235, 236 (Part), 240, 241 and 245 (Part) in D.D. 165, Tai Tung, Shap Sz Heung, Sai Kung (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-TK/800 (Request for Deferral)</p> <p>Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years and Associated Filling of Land in “Green Belt” and “Village Type Development” Zones and area shown as ‘Road’, Various Lots in D.D. 26, Shuen Wan Chim Uk, Ting Kok, Tai Po (Open Meeting)</p>	<p align="center">Deferred</p>

<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-TK/829</p> <p>Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lot 715 RP (Part) in D.D. 28, Tai Mei Tuk, 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-TKP/1</p> <p>Proposed Temporary Private Garden for a Period of 3 Years in “Village Type Development” Zone, Government Land adjoining Lot 369 in D.D. 255, Pak Tam Au (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/NE-TKL/754</p> <p>Temporary Warehouse and Workshop and Ancillary Office for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Storage” Zones, Lots 77 S.A (Part), 78 S.B (Part), 82 S.A, 82 S.B, 82 RP and 83 (Part) in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling (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/768</p> <p>Temporary Warehouse for Storage of Metal and Construction Materials for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 172 and 174 RP (Part) in D.D. 84 and Adjoining Government Land, Ping Che, Ta Kwu Ling (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-TKL/783</p> <p>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lot 1993 RP in D.D. 76, Leng Tsai Village, Sha Tau Kok (Open Meeting)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/NE-TKL/784 (Request for Deferral)</p> <p>Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 128 S.A and 128 S.B RP in D.D. 84, Ping Che (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-TKL/785</p> <p>Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Government, Institution or Community” Zones, Lot 1267 in D.D. 84 and Adjoining Government Land, Tai Po Tin, Ta Kwu Ling (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/FSS/299</p> <p>Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A) 5” Zone, Government Land at Po Shek Wu Road, Sheung Shui (Open Meeting)</p>	<p>Approved</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/1020</p> <p>Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years in “Comprehensive Development Area (1)” Zone, Lots 1816 (Part), 1826 (Part) and 1827 (Part) in D.D. 107, Cheung Chun San Tsuen, 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/1048</p> <p>Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, 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/1040 (Request for Deferral)</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>Deferred</p>
<p>Section 16 Application No. A/YL-KTS/1042 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years in “Residential (Group D)” Zone, Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long (Open Meeting)</p>	<p>Deferred</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-KTS/1044 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years in “Residential (Group D)” Zone, Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-MP/381 (Rescheduled)</p> <p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Pond in “Residential (Group D)” Zone, Lot 4822 (Part) in D.D. 104, Mai Po, Yuen Long (Open Meeting)</p>	<p align="center">Noted</p>
<p>Section 16 Application No. A/YL-MP/382 (Request for Deferral)</p> <p>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)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/STT/15</p> <p>Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars for a Period of 3 Years in “Village Type Development” Zone, Lots 3045 RP and 3056 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long (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>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-PH/1026 (Request for Deferral)</p> <p>Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone, Lots 2902 (Part), 2905 (Part), 2909 (Part), 2910 (Part) and 2911 (Part) in D.D. 111, Wang Toi Shan, Pat Heung, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/YL-PH/1037 (Request for Deferral)</p> <p>Temporary Place of Recreation, Sports or Culture and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone, Lots 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/YL-PH/1038</p> <p>Renewal of Planning Approval for Temporary Private Club for a Period of 3 Years in “Village Type Development” Zone, Lots 316 S.B ss.2 S.A (Part) and 316 S.B ss.3 S.A (Part) in D.D. 111, Sheung Che, Pat Heung, 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-PH/1039</p> <p>Temporary Shop and Services (Car Beauty Services) for a Period of 3 Years and Associated Filling of Land in “Village Type Development” Zone, Lots 582 S.B (Part) and 582 S.C in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">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>
Section 16 Application No. A/YL-SK/370 Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Excavation and Filling of Land in “Village Type Development” Zone, Lots 1285 RP, 1286 RP and 1290 (Part) in D.D. 114, Shek Kong, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-SK/383 (Request for Deferral) Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 992 and 998 S.B ss.1 in D.D.106, Kam Tin, Yuen Long (Open Meeting)	Deferred

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/HSK/540 Proposed Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicle Park with Ancillary Workshop (Including Compacting and Unpacking) for a Period of 3 Years in “Residential (Group A) 2”, “Government, Institution or Community” and “Open Space” Zones and area shown as ‘Road’, Various Lots in D.D. 125, Ha Tsuen, Yuen Long (Open Meeting)	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/TM-LTTY/482 (Request for Deferral)</p> <p>Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years in “Residential (Group C)” and “Residential (Group D)” Zones, Lots 1150 S.B and 1150 RP in D.D.130, Wong Kong Wai Road, Lam Tei, Tuen Mun (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/TM-SKW/130 (Request for Deferral)</p> <p>Temporary Open Storage of Construction Materials for a Period of 3 Years in “Village Type Development” Zone, Lots 194,195,197,198 and 209 in D.D. 385, Tai Lam Chung, Tuen Mun (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-HTF/1180</p> <p>Proposed Temporary Industrial Use (Food Processing and Storage) for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 341 S.A, 341 S.B, 341 S.C, 341 S.D, 341 S.E and 341 RP in D.D. 128, Ha Tsuen, 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/522 (Rescheduled)</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>	Noted

<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-LFS/539</p> <p>Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years in “Green Belt” Zone, Lot 349 in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Rejected</p>
<p>Section 16 Application No. A/YL-LFS/540 (Request for Deferral)</p> <p>Filling and Excavation of Land for Permitted Agricultural Use in “Green Belt” Zone, Lot 1236 S.B in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/YL-LFS/541</p> <p>Proposed Temporary Shop and Services (Automated Home Showroom with Ancillary Facilities and Retail Shop of Accessories) for a Period of 3 Years in “Residential (Group E)” Zone, Lot 2282 (Part) in D.D. 129, Lau Fau 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-LFS/543</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Green Belt” Zone, Lots 626, 710 and 712 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Rejected</p>
<p>Section 16 Application No. A/YL-PN/82</p> <p>Proposed Temporary Religious Institution (Buddhist Bodhimanda and Chanting Centre) for a Period of 5 Years in “Agriculture” and “Green Belt” Zones, Former Ha Pak Nai Tsuen Public Primary School, Ha Pak Nai, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions on a Temporary Basis for a Period of 5 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/739 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Vehicle with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond in “Recreation” Zone, Various Lots in D.D. 126 and Adjoining Government Land, Ping Shan, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Deferred</p>
<p>Section 16 Application No. A/YL-PS/740</p> <p>Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) with Electric Vehicle Charging Device for a Period of 3 Years in “Green Belt” and “Village Type Development” Zones, Lots 39 RP (Part), 40 RP, 42 (Part), 43 S.B RP (Part), 43 S.C (Part), 43 S.D (Part), 43 S.E RP, 43 S.F (Part) and 43 S.G (Part) in D.D. 122 and adjoining Government Land, 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/1294</p> <p>Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1” and “Residential (Group D)” Zones, Lots 1020 (Part), 1021 (Part) and 1024 (Part) in D.D. 121, Tong Yan San 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-TT/680</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone, Lot 4080 in D.D. 116, Tai Kei Leng, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">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-TT/681 (Request for Deferral)</p> <p>Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lots 1185, 1186 (Part), 1187 S.M, 1187 S.L (Part), 1298 RP (Part) and 2146 in D.D. 117, Tai Tong Shan Road, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-TT/682</p> <p>Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lots 21 S.B and 21 RP in D.D. 118 and Adjoining Government Land, Tai Tong Road, 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/322</p> <p>Proposed Temporary Shop and Services for a Period of 6 Years in “Government, Institution or Community” Zone, Lot 2497 RP (Part) in D.D. 120, Shap Pat Heung Road, Yuen Long (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/323</p> <p>Proposed Temporary Shop and Services for a Period of 6 Years in “Residential (Group B)” Zone, Lot 2497 RP (Part) in D.D. 120, Shap Pat Heung Road, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 6 Years</p>

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.