

## GIST OF DECISIONS

### 456<sup>th</sup> Rural and New Town Planning Committee Meeting

Date : 16.12.2011

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 454<sup>th</sup> and 455<sup>th</sup> (2.12.2011 and 6.12.2011) meetings

Matters Arising

### Sai Kung & Islands District

Section 12A Application No. Y/I-LI/1

Application for Amendment to Approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/9 from "Agriculture", "Conservation Area" and "Coastal Protection Area" to "Comprehensive Development Area (1)" and to incorporate part of the seabed at Tung O Wan to the east of the application site which is currently not covered by the OZP into the OZP and zone it as "Comprehensive Development Area (1)" with a maximum plot ratio of 0.6, and maximum building height of 3 storeys on land and 4 storeys on marina, Various Lots and Adjoining Government Land in D.D. 7 and D.D.9, Tung O, Lamma Island (**Open Meeting**)

Not Agreed

<p>Section 16 Application No. A/I-CC/11 (Request for Deferral)</p> <p>Proposed Minor Relaxation of Plot Ratio from 0.40 to 0.59, Site Coverage from 20% to 30% and Building Height Restrictions from 7.62m to 9m for Proposed 'House' Development cum 'Eating Place' and 'Shop and Services' Uses in "Residential (Group C) 5" zone, Cheung Chau Lots No. 196 and 197 s.A, 120 San Hing Back Street, Cheung Chau (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/DPA/SK-PL/1</p> <p>Proposed House (New Territories Exempted House - Small House) in "Unspecified Use" zone, Lot No.237 in D.D.368 , Pak Lap Village, Leung Shuen Wan, Sai Kung, New Territories (<b>Open Meeting</b>)</p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/SK-TMT/32</p> <p>Proposed Excavation and Filling of Land for Permitted Slope Upgrading Work in "Green Belt" zone, Government land adjoining Lot 243 S.A. in D.D. 252, Tai Mong Tsai, Sai Kung, New Territories (<b>Open Meeting</b>)</p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/TKO/91</p> <p>Proposed Public Vehicle Park (Private Cars and Motorcycles) in "Residential (Group A) 6" zone, Government Land in Area 68A, Tseung Kwan O (<b>Open Meeting</b>)</p>	<p>Approved with Conditions</p>
<p><b><u>Sha Tin, Tai Po &amp; North District</u></b></p>	

<p>Section 12A Application No. Y/ST/14 (Request for Deferral)</p> <p>Application for Amendment to the Draft Sha Tin Outline Zoning Plan No. S/ST/25 from "Green Belt" to "Government, Institution or Community (1)", Lots 374, 375 S.A (part) and 375 S.B (part) in D.D. 186, To Fung Shan, Sha Tin, N.T. <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/DPA/NE-HH/11 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in "Unspecified Use" zone, Government Land in D.D. 283, Hoi Ha Village, Sai Kung North <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/DPA/NE-TKP/7 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in "Unspecified Use" zone, Government Land in DD 255, Pak Tam Au, Sai Kung North, New Territories <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/DPA/NE-TKP/8 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in "Unspecified Use" zone, Government Land in DD 255, Pak Tam Au, Sai Kung North, New Territories <b>(Open Meeting)</b></p>	<p>Deferred</p>

<p>Section 16 Application No. A/DPA/NE-TKP/9 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in "Unspecified Use" zone, Government Land in DD 255, Pak Tam Au, Sai Kung North, New Territories (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/DPA/NE-TKP/10 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in "Unspecified Use" zone, Government Land in DD 255, Pak Tam Au, Sai Kung North, New Territories (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/DPA/NE-TKP/11 (Request for Deferral)</p> <p>Proposed House (New Territories Exempted House - Small House) in "Unspecified Use" zone, Government Land in DD 255, Pak Tam Au, Sai Kung North, New Territories (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-KTN/146 (Request for Deferral)</p> <p>Temporary Private Container Vehicle Park (including Light and Heavy Goods Vehicles) for a Period of 5 Years in "Open Storage" zone, Lot 91 and 94 S.A RP in D.D. 95, Ho Sheung Heung, Sheung Shui (<b>Open Meeting</b>)</p>	<p>Deferred</p>

<p>Section 16 Application No. A/NE-MUP/70</p> <p>Proposed House (New Territories Exempted House - Small House) in "Agriculture" zone, Lot 63RP in D.D. 46, Tai Tong Wu, Sha Tau Kok Road, Fanling, New Territories <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-TKL/371</p> <p>Temporary Warehouse (for Storage of Tools Related to the Engineering Works of Overhead Cables) and Dog Kennel for a Period of 3 Years in "Open Storage" and "Road" zones, Lots 2197 S.A (Part) and 2195 RP (Part) in D.D. 76 and Adjoining Government Land, Kwan Tei North Village, Fanling, N.T. <b>(Open Meeting)</b></p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/ST/761 (Request for Deferral)</p> <p>Shop and Services (Paint Store) in "Industrial" zone, Unit 5A, G/F, Veristrong Industrial Centre, 34-36 Au Pui Wan Street, Fo Tan, Sha Tin, N.T. <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/ST/769</p> <p>Proposed 2 Houses in "Village Type Development" zone, Lot 304 RP (Part) in D.D. 177, Lok Lo Ha Village, Sha Tin <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/ST/770</p> <p>Proposed Public Utility Installation (Pressure Reduction Station) in "Other Specified Uses" annotated "Kowloon Canton Railway" zone, A piece of Government land in D.D. 187, Sha Tin, N.T. <b>(Open Meeting)</b></p>	<p>Approved with Conditions</p>

<p>Section 16 Application No. A/NE-LT/439 (Request for Deferral)</p> <p>Proposed Twenty Houses (New Territories Exempted Houses-Small Houses) with an Emergency Vehicular Access in "Agriculture" and "Road" zones, Various Lots in D.D.8 and adjoining Government land, Sha Pa Village, Lam Tsuen, Tai Po <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-TK/373</p> <p>Proposed House (New Territories Exempted House - Small House) in "Green Belt" zone, Lot 99 S.B in D.D. 28 and Adjoining Government Land, Lung Mei, Tai Po <b>(Open Meeting)</b></p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/NE-TK/374</p> <p>Proposed Two Houses (New Territories Exempted Houses - Small Houses) in "Green Belt" zone, Lots 255 S.D and S.E in D.D. 26, Shuen Wan Lei Uk, Tai Po <b>(Open Meeting)</b></p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/TP/510</p> <p>Proposed Institutional (Education and Experiential Learning Centre) Use for a Period of 5 Years in "Village Type Development" zone, Lots 1314 S.B, 1639, 1934 in D.D. 6 and adjoining Government land, Kam Shan, Tai Po <b>(Open Meeting)</b></p>	<p>Approved with Conditions</p>
<p><b><u>Tuen Mun &amp; Yuen Long District</u></b></p>	

<p>Section 16 Application No. A/YL-PS/360</p> <p>Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years in "Recreation" zone, Lot 114(Part), 115RP(Part) and 203(Part) in D.D. 126, Ping Shan, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/TM-LTYYY/226</p> <p>Proposed House (New Territories Exempted House) in "Green Belt" zone, Lot 2447 S.D. RP in D.D. 130, Shun Tat Street, Tuen Mun, New Territories <b>(Open Meeting)</b></p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/YL-MP/196</p> <p>Proposed Public Utility Installation (Electricity Package Substation) and Excavation of Land in "Village Type Development" zone, Government Land in D.D. 105, Mai Po Tsuen, Mai Po, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/YL-ST/407</p> <p>Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in "Undetermined" zone, Lot 244 S.B RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-HT/758</p> <p>Temporary Warehouses (Storage of Paper) for a Period of 3 Years in "Comprehensive Development Area" zone, Lots 797 RP (Part), 799 (Part), 800 (Part) and 801 (Part) in D.D. 125, Lots 3299 RP (Part), 3300 (Part), 3301, 3302 (Part), 3316 (Part), 3317 (Part), 3323 S.A (Part), 3324 S.A, 3324 S.B, 3325 (Part) and 3326 (Part) in D.D.129, and Adjoining Government Land, Ha Tsuen, Yuen Long <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p>Section 16 Application No. A/YL-LFS/230</p> <p>Proposed Temporary Open Storage of Scrap Metal, Scrap Plastic and Used Motorcycle for a Period of 3 Years in "Recreation" zone, Lot 1768 (Part) in D.D. 129, Lau Fau Shan, Yuen Long (<b>Open Meeting</b>)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-LFS/231</p> <p>Proposed Houses (New Territories Exempted Houses - Small Houses) in "Green Belt", "Residential (Group C)" and "Village Type Development" zones, Lot No. 2853 in D.D.129, Lau Fau Shan, Yuen Long (<b>Open Meeting</b>)</p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-KTN/366</p> <p>Renewal of Planning Approval for Temporary "Open Storage of Construction Materials and Machinery" Use under Application No. A/YL-KTN/337 for a Period of 3 Years in "Undetermined" zone, Lots 202 RP (Part) and 203 RP (Part) in D.D. 103, Ha Ko Po Tsuen, Kam Tin, Yuen Long, New Territories (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 2 Years</p>
<p>Section 16 Application No. A/YL-KTN/367</p> <p>Temporary Open Storage of Light Goods Vehicles for Sale for a Period of 3 Years in "Residential (Group D)" zone, Lots 666 S.B (Part) and 667 (Part) in D.D. 110, Kam Tin Road, Yuen Long, New Territories (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-KTN/368</p> <p>Temporary Eating Place (Outside Seating Area) For a Period of 3 Years in "Village Type Development" zone, Lot 237 S.B ss. 5 RP (Part) in D.D. 103, Ko Po Tsuen, Kam Tin, Yuen Long, New Territories (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p>Section 16 Application No. A/YL-KTS/552</p> <p>Proposed Utility Installation for Private Project (Electricity Sub-station) in "Agriculture" zone, Lot 1993 (Part) in D.D. 106, Kam Tin South, Yuen Long (<b>Open Meeting</b>)</p>	<p>Approved with Conditions</p>
<p>Section 16 Application No. A/YL-PH/630</p> <p>Temporary Horse Riding School For a Period of 3 Years in "Agriculture" zone, Lots 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842 (Part), 2843 (Part), 2846 (Part), 2847, 2848, 2849 S.A, 2849 S.B (Part), 2849 S.C (Part), 2850 (Part), 2853 (Part), 2855 S.A (Part) and 2855 S.B (Part) in D.D. 111 and Adjoining Government Land, Wang Toi Shan, Pat Heung, Yuen Long, New Territories (<b>Open Meeting</b>)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-PH/631</p> <p>Temporary Open Storage of Vehicles (Private Vehicles and Vans) for Sale with Ancillary Office for a Period of 3 Years in "Residential (Group D)" zone, Lots 357 and 362 s.B RP (Part) in D.D. 114, Wang Toi Shan, Pat Heung, Yuen Long, New Territories (<b>Open Meeting</b>)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/YL-TT/294</p> <p>Proposed Utility Installation for Private Project (Electricity Transformer) and Excavation of Land in "Village Type Development" zone, Lots 1562 S.A ss.15 S.B and 1562 S.A ss.15 S.C in D.D. 119, Kiu Hing Road, Pak Sha Tsuen, Yuen Long, New Territories (<b>Open Meeting</b>)</p>	<p>Approved with Conditions</p>

<p>Section 16 Application No. A/YL-TT/295</p> <p>Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years in "Agriculture" zone, Lots 1024 (Part) and 1025 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-TYST/545</p> <p>Temporary Community Based Recyclable Collection Centre (including Plastics, Paper and Metals) for a Period of 3 Years in "Residential (Group D)" zone, Lots 955 S.B (Part), 961 (Part), 962 (Part), 963 (Part), 964 (Part), 965 (Part) and 969 (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Rejected</p>
<p>Section 16 Application No. A/YL-TYST/558</p> <p>Renewal of Planning Approval for Temporary "Retail Shop for Hardware Groceries" Use under Application No. A/YL-TYST/496 for a Period of 3 Years in "Residential (Group B) 1" zone, Lot 1375 RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 1 Year</p>
<p>Section 16 Application No. A/YL-TYST/559</p> <p>Temporary Storage of Metal Ware and Construction Materials for a Period of 3 Years in "Undetermined" zone, Lots 2813 (Part), 2814 (Part), 2815 RP (Part) and 2816 RP (Part) in D.D. 120, Tong Yan San Tsuen, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>

<p>Section 16 Application No. A/YL-TYST/560 (Request for Deferral)</p> <p>Government Refuse Collection Point in "Green Belt" zone, Government Land at Ma Fung Ling Road, Tong Yan San Tsuen, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-TYST/562 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Building Materials, Recycling Materials (Metal, Plastic and Paper), Construction Machinery and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years in "Undetermined" zone, Lots 490 RP (Part), 709, 710, 711, 723, 724, 725, 729, 730, 731 and 732 in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories <b>(Open Meeting)</b></p>	<p>Deferred</p>
<p>Any Other Business</p> <p>Section 16A Application No. A/NE-KLH/422-4</p> <p>Application for Extension of Time for Compliance with Planning Condition - Temporary Private Car Park for a Period of 3 Years in "Village Type Development" zone, Lots 994 and 995 in D.D.9, Nam Wa Po, Kau Lung Hang, Tai Po <b>(Open Meeting)</b></p>	<p>Not to consider</p>

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.