

Gist of Decisions

781st Rural and New Town Planning Committee Meeting

Date : 23.1.2026

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 780th (9.1.2026) Meeting

Matters Arising

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 12A Application No. Y/NE-STK/7 (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 “Agriculture” and “Green Belt” to “Other Specified Uses” annotated “Columbarium”, Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok (Open Meeting)</p>	Deferred
<p>Section 12A Application No. Y/TP/40 (Request for Deferral)</p> <p>Application for Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/31, To rezone the application site from “Comprehensive Development Area (1)” to “Residential (Group B)13”, “Residential (Group B)14” and “Recreation”, and to amend the building height restriction for “Government, Institution or Community” zone from two to eight storeys, Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po (Open Meeting)</p>	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 12A Application No. Y/TP/41 (Withdrawal) Application for Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/31, To rezone the application site from “Green Belt” to “Residential (Group B)13” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po (Open Meeting)	Withdrawn

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Section 16 Application No. A/SK-HC/370 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group E)” Zone, Lot 463 RP in D.D. 210 and Lot 1297 RP in D.D. 244, Ho Chung, Sai Kung (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/SK-TMT/85 Proposed Minor Relaxation of Building Height Restriction for Permitted House Development in “Residential (Group C) 3” Zone, 8 Fung Sau Road, Tai Mong Tsai, Sai Kung (Open Meeting)	Approved

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/ST/1044 Shop and Services in “Industrial” Zone, Unit A01b, Portion of Unit A, G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin (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>
Section 16 Application No. A/ST/1045 (Request for Deferral) Shop and Services in “Industrial” Zone, Unit B2 (Portion), G/F, Block 2, Kin Ho Industrial Building, 14-24 Au Pui Wan Street, Fo Tan, Sha Tin (Open Meeting)	Deferred
Section 16 Application No. A/ST/1046 Shop and Services in “Industrial” Zone, Unit B4 (Portion), G/F, Block 2, Kin Ho Industrial Building, 14-24 Au Pui Wan Street, Fo Tan, Sha Tin (Open Meeting)	Approved on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/ST/1047 Proposed Shop and Services (not more than 460m ²) and Proposed Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/or Showroom only) (about 311.48m ²) in “Industrial (1)” Zone, G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/NE-FTA/270 Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 335 and 337 in D.D. 87 and Adjoining Government Land, Hung Lung Hang (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-HLH/87 Proposed Temporary Mountain Search and Rescue Training Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-HLH/88 Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 189 RP (Part) in D.D. 87, Hung Lung Hang (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-LYT/868 (Request for Deferral) Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road – Ma Mei Ha, Fanling (Open Meeting)	Deferred
Section 16 Application No. A/NE-LYT/869 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)” Zone, Lot 896 S.B RP (Part) in D.D. 83, Ma Liu Shui San Tsuen, Fanling (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-LT/786 (Request for Deferral) Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po (Open Meeting)	Deferred
Section 16 Application No. A/NE-PK/226 Proposed 18 Houses (New Territories Exempted Houses – Small Houses) in “Agriculture” Zone, Government Land in D.D. 91, Ping Kong, Sheung Shui (Open Meeting)	Rejected
Section 16 Application No. A/NE-TK/847 Proposed Temporary Private Vehicle Park (Light Goods Vehicles Only) for a Period of 3 Years in “Agriculture” Zone, Lots 455 S.H ss.6 (Part), 455 S.H RP (Part) and 455 RP (Part) in D.D. 23, Po Sam Pai, Ting Kok, Tai Po (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-STK/30 Proposed Temporary Private Club for a Period of 3 Years in “Recreation(1)” Zone, Lots 229 S.B ss.1 and 227 RP in D.D. 41, Sha Tau Kok (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKL/812 Proposed 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)	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/ NE-TKL/824 Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1114 (Part) and 1115 (Part) in D.D. 82, Ta Kwu Ling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKLN/115 Proposed Temporary Shop and Services, Public Vehicle Park (Excluding Container Vehicle) and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lot 87 RP (Part) in D.D. 82, Lin Ma Hang Road, Ta Kwu Ling North (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-LK/165 Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in “Village Type Development” Zone, Lots 2452 S.B (Part), 2467 (Part), 2473 (Part), 2474 (Part), 2475 (Part) and 2476 in D.D. 39 and Adjoining Government Land, Shek Chung Au, Sha Tau Kok (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<u>Additional item</u> Section 16 Application No. A/NE-MUP/219 Proposed House (New Territories Exempted House) in “Agriculture” Zone, Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok (Open Meeting)	Approved

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/KTN/110 (Request for Deferral) Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 322 S.A (Part) in D.D. 92, Kwu Tung North (Open Meeting)	Deferred
Section 16 Application No. A/FSS/303 Proposed Religious Institution (Church) in “Residential (Group A)” Zone, Shop 193, 1/F, Union Plaza, 9 Wo Muk Road, Fanling (Open Meeting)	Approved with Conditions
Section 16 Application No. A/YL-KTN/1124 Temporary Shop and Services and Eating Place with Ancillary Parking for a Period of 3 Years in “Village Type Development” and “Residential (Group B)” Zones, Various Lots in D.D.103 and Adjoining Government Land, Ko Po Tsuen, 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/1157 (Request for Deferral) Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1354 (Part), 1356 (Part), 1373 (Part), 1374 (Part) and 1375 (Part) in D.D. 109, Kam Tin North, Yuen Long (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTN/1163 (Request for Deferral)</p> <p>Proposed 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-KTN/1188</p> <p>Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years in “Agriculture” Zone, Lots 409 S.A (Part) and 413 in D.D. 110, 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-KTN/1189 (Request for Deferral)</p> <p>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 953 S.B, 953 S.C, 956 (Part), 960 RP (Part), 961 RP (Part), 1065 (Part), 1072, 1074, 1075, 1077 (Part), 1081 S.A RP, 1081 S.B RP, 1082 (Part), 1086 and 1088 in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTN/1190</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 1061 RP (Part) in D.D. 109, Kam Tin North, Yuen Long (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTS/1090 (Request for Deferral)</p> <p>Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 343 (Part) in D.D. 113, Kam Tin, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-KTS/1108 (Rescheduled)</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 1229 (Part) and 1367 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long (Open Meeting)</p>	Noted
<p>Section 16 Application No. A/YL-KTS/1109</p> <p>Proposed Temporary Public Utility Installation (Solar Photovoltaic System) and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 1176 in D.D. 113, Pat Heung, Kam Tin South, Yuen Long (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 5 Years
<p>Section 16 Application No. A/YL-SK/426</p> <p>Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106, Shek Kong, Yuen Long (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-SK/431 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 428 S.A, 428 S.B, 428 S.C and 428 S.D in D.D.112, Shek Kong, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-SK/433 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone, Lot 354 in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-SK/439 (Request for Deferral)</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1430 (Part), 1431 (Part), 1439 (Part) and 1440 (Part) in D.D. 114, Shek Kong, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-PH/1086</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>	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-PH/1096</p> <p>Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years in “Agriculture” and “Open Storage” Zones, Lots 371 RP, 373 (Part) and 385 in D.D. 110, 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/1097</p> <p>Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 3017 S.B ss.2, 3017 S.B ss.3 (Part), 3017 S.B ss.4 (Part), 3017 S.B ss.5, 3017 S.B ss.6 (Part), 3017 S.B ss.7 (Part) and 3017 S.B ss.8 (Part) in D.D. 111 and Adjoining Government Land, Wang Toi Shan, 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/1098 (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” Zone, Lot 1303 (Part) in D.D. 111, Pat Heung, Yuen Long (Open Meeting)</p>	Deferred

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/HSK/592 Temporary Logistics Centre with Ancillary Office for a Period of 3 Years in “Open Space”, “Residential (Group B) 1” and “Residential (Group B) 2” Zones and area shown as ‘Road’, Various Lots in D.D. 129 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-HTF/1197 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, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-HTF/1198 Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 295, 296 and 297 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/YL-HTF/1203 Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 477 (Part), 492 (Part), 504 (Part), 505 RP (Part) and 506 (Part) in D.D. 128 and Adjoining Government Land, Pak Nai, 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>
Section 16 Application No. A/YL-LFS/582 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group E)” and “Recreation” Zones, Lots 2219 RP (Part) and 2226 (Part) in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-LFS/583 Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 1822 S.A ss.2, 1822 S.A RP and 1825 in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-LFS/584 Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Lot 2563 RP in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-LFS/585 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)	Rejected

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/YL-LFS/586 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years in “Green Belt” Zone, Lot 349 in D.D. 129, Lau Fau Shan, Ha Tsuen, Yuen Long (Open Meeting)	Rejected
Section 16 Application No. A/YL-LFS/587 (Request for Deferral) Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years in “Recreation” Zone, Lots 1679 (Part), 1684 (Part), 1685 (Part) and 1690 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-LFS/588 Proposed Temporary Electric Vehicle Charging Station for a Period of 3 Years in “Recreation” Zone, Lot 2210 RP in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-PS/768 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Lots 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, 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>
Section 16 Application No. A/YL-TT/753 (Request for Deferral) Temporary Office and Private Vehicle Park (Taxis and Minibuses Only) with Ancillary Storage for a Period of 3 Years in “Agriculture” Zone, Lot 972 (Part) in D.D. 116, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/755 (Request for Deferral) Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 2224 (Part) in D.D. 118, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/756 (Request for Deferral) Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1551, 1552, 1556 (Part) and 1557 (Part) in D.D. 118, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/757 (Request for Deferral) 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 1594 (Part) in D.D. 118, Tai Tong, Yuen Long (Open Meeting)	Deferred

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.