

Gist of Decisions

791st Rural and New Town Planning Committee Meeting

Date : 10.7.2026

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 790th (26.6.2026) Meeting

Matters Arising

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Section 12A Application No. Y/SK-HC/8 Application for Amendment to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13, To rezone the application site from “Green Belt” and area shown as ‘Road’ to “Residential (Group C)5” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 210 and Adjoining Government Land, Pak Wai, Sai Kung (Open Meeting)	Partially Agreed

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 12A Application No. Y/NE-TK/20 (Request for Deferral) Application for Amendment to the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19, To rezone the application site from “Agriculture” to “Government, Institution or Community”, Various Lots in D.D. 23, Tung Tsz, Tai Po (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 12A Application No. Y/YL-KTN/7 (Request for Deferral) Application for Amendment to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11, To rezone the application site from “Industrial (Group D)”, “Residential (Group A)” and “Agriculture” to “Residential (Group A)1” and amend the Notes of the zone applicable to the Site, Lots 549 (Part), 550, 551, 552 (Part), 553, 554 S.A & S.B (Part), 556, 557 S.A & S.B, 558, 559 (Part), 560 S.A, 561 S.A, 562 RP, 563 RP, 564, 565 RP and 566 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long (Open Meeting)	Deferred
Section 12A Application No. Y/YL-MP/11 Application for Amendment to the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9, To rezone the application site from “Residential (Group D)” to “Residential (Group C)2” and amend the Notes of the zone applicable to the site, Lot 4822 in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long (Open Meeting)	Partially Agreed

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 12A Application No. Y/YL-TYST/12 (Request for Deferral) Application for Amendment to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, To rezone the application site from “Comprehensive Development Area” and “Green Belt” to “Residential (Group A) 4” and to amend the Notes of the zone applicable to the site, Lot 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long (Open Meeting)	Deferred

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Section 16 Application No. A/SK-PK/320 (Request for Deferral) Proposed Temporary Shop and Services for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 217, Tai Chung Hau Road, Sai Kung (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/TP/708 Proposed Hotel (Student Hostel) in “Residential (Group A)” Zone, G/F (part), 1/F and 2/F of Kam Fu Building, 2-8 On Fu Road, Tai Po (Open Meeting)	Approved
Section 16 Application No. A/TP/709 (Request for Deferral) Proposed Social Welfare Facilities (Residential Care Home For The Elderly) in “Green Belt” and “Village Type Development” Zones, Various Lots in D.D. 22 and Adjoining Government Land, Tai Po, New Territories (Open Meeting)	Deferred
Section 16 Application No. A/NE-TK/860 Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 17, Ting Kok, Tai Po (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-FTA/279 Temporary Rural Workshop and Open Storage of Recyclable Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 357 (Part) and 359 (Part) in D.D. 87, Hung Lung Hang, Sheung Shui (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-FTA/280 (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, Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To (Open Meeting)	Deferred
Section 16 Application No. A/NE-LYT/877 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1603 S.C in D.D. 76, Kan Tau Tsuen, Fanling (Open Meeting)	Approved
Section 16 Application No. A/NE-TKL/840 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 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, 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-TKLN/130 Renewal of Planning Approval for Temporary Shop and Services (Convenience Store) for a Period of 3 Years in “Recreation” Zone, Lot 77 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

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/NE-KTS/577 Proposed Temporary Shop and Services for a Period of 3 Years in “Government, Institution or Community” Zone and area shown as ‘Road’, Lot 433 RP (Part) in D.D. 95 and Adjoining Government Land, Kwu Tung South, Sheung Shui (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-KTN/1211 (Withdrawal) Proposed Government Use (Maintenance Depot) in “Residential (Group D)” Zone, Government Land in D.D. 103, Au Tau, Yuen Long (Open Meeting)	Noted
Section 16 Application No. A/YL-KTS/1133 (Request for Deferral) Proposed Temporary Place of Recreation, Sports or Culture, Shop and Services and Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone, Lot 346 (Part) in D.D. 109, Kam Tin South, Yuen Long (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-KTS/1136 (Request for Deferral) Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 444 (Part) and 445 RP in D.D. 106, Kam Tin South, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-NTM/487 Temporary Container Vehicle Park and Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community” Zone and area shown as ‘Road’, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part), 2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-PH/1121 (Request for Deferral) Temporary Religious Institution (Worshipping Hall) with Ancillary Hostel and Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 369 (Part) and 390 (Part) in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PH/1124 (Request for Deferral) Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials, Construction Machineries, Second-hand Vehicle and Automotive Parts with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 2890 (Part), 2899 (Part) and 2900 (Part) in D.D. 111, Pat Heung, Yuen Long (Open Meeting)	Deferred

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/HSK/612 Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years in “Residential (Group A) 2” and “Residential (Group A) 3” 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
Section 16 Application No. A/HSK/613 Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years in “Government, Institution or Community” Zone, 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
Section 16 Application No. A/TM-LTTY/516 Proposed Temporary Public Vehicle Park (Light and Medium Goods Vehicles) with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lot 3870 in D.D. 124, Lam Tei, Tuen Mun (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/TM-SKW/143 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 638 RP in D.D. 375, So Kwun Wat, Tuen Mun (Open Meeting)	Approved 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/332 (Rescheduled) Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and Minor Relaxation of Plot Ratio and Building Height Restrictions in “Residential (Group E)2” Zone, 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362) (Open Meeting)	Noted
Section 16 Application No. A/YL-TT/768 (Request for Deferral) Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/770 Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1302 RP (Part) in D.D. 118, Tai Shu Ha Road West, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TT/786 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 2095 RP in D.D.119, Tai Tong, 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/613 Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Associated Filling and Excavation of Land for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 129, Sha Kong Wai, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-LFS/614 Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 129 and Adjoining Government Land, 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/615 Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 129 and Adjoining Government Land, 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/616 Proposed Temporary Container Vehicle Park for a Period of 3 Years in “Residential (Group E)” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau 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-PN/89 (Request for Deferral) Temporary Field Study, Education and Visitor Centre and Associated Filling of Land for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 68 (Part), 70 (Part) and 71 (Part) in D.D. 135, Pak Nai, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PN/92 Renewal of Planning Approval for Temporary Fishing Ground for a Period of 3 Years in “Coastal Protection Area” Zone and area shown as ‘Road’, Lot 19 in D.D. 135 and Adjoining Government Land, Sheung Pak Nai, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TYST/1356 Temporary Warehouse for Storage of Furniture for a Period of 3 Years in “Undetermined” Zone, Lot 1023 (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
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.