

Gist of Decisions

793rd Rural and New Town Planning Committee Meeting

Date : 14.8.2026

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 792nd (24.7.2026) Meeting

Matters Arising

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 12A Application No. Y/ST/62 (Request for Deferral) Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/40, To rezone the application site from “Open Space” to “Other Specified Uses” annotated “Hotel Development”, Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin (Open Meeting)	Deferred
Section 12A Application No. Y/TP/40 Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/32, 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 of “Government, Institution or Community” zone from two to eight storeys, Tai Po Town Lot 183 S.A ss.1 (Part), 183 s.A ss.2 (Part), 183 s.A RP (Part), 183 RP (Part), Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po (Open Meeting)	Partially Agreed

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Section 16 Application No. A/I-TCV/31 (Request for Deferral) Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lot 1359 RP in D.D.1 TC, Tung Chung, Lantau Island (Open Meeting)	Deferred
Section 16 Application No. A/SK-HC/376 (Request for Deferral) Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Various Lots in D.D. 244, Ho Chung, Sai Kung (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-MKT/60 Temporary Open Storage of Metal Scaffolding 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)	Rejected
Section 16 Application No. A/NE-TK/863 Temporary Eating Place (Extension of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lots 210 (Part), 211 (Part) and 213 RP (Part) in D.D. 28, Lung Mei, 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-TKL/843 (Request for Deferral) Temporary Warehouse for Storage of Metal and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Lot 554 S.A ss.2 (Part) in D.D. 77, Ta Kwu Ling (Open Meeting)	Deferred
Section 16 Application No. A/NE-TKL/844 (Request for Deferral) Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling (Open Meeting)	Deferred
Section 16A Application No. A/NE-TKLN/112-2 Proposed Class B Amendments to the Approved Application for Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years in “Recreation” Zone, Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North (Open Meeting)	Approved with Conditions on a Temporary Basis until 9.1.2031
<u>Additional item</u> Section 16 Application No. A/NE-TKLN/124 Proposed Temporary Green Fuel Station for Electric Private Vehicles with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 1343 RP (Part) and 1356 RP in D.D. 78 and Adjoining Government Land, Lin Chuk Road, Ta Kwu Ling North (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/134 Temporary Warehouse and Associated Open Storage for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 80 and Adjoining Government Land, 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-TKLN/135 (Withdrawal) Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Various Lots in D.D. 78, Ta Kwu Ling North (Open Meeting)	Noted

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/NE-KTS/578 Proposed Temporary Government Use (Laboratory) and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” and “Agriculture” Zones, Government Land in D.D. 94, Hang Tau Tai Po, Kwu Tung South (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-KTS/579 Renewal of Planning Approval for Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 100 and adjoining Government Land, Ying Pun, Kwu Tung South (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/FSS/306 (Request for Deferral) Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park in “Industrial” Zone, Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1222 Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Open Storage of Construction Materials and Facilities for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Lot 4115 (Part) in D.D. 104, Kam Tin North, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-KTN/1245 (Request for Deferral) Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lot 283 S.A RP (Part) in D.D. 109, Kam Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1246 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years in “Agriculture” Zone, Lot 1292 in D.D. 107, Kam Tin North, Yuen Long (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-KTN/1247 Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, 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/1248 (Request for Deferral) Proposed Temporary Site Office with Ancillary Facilities for Permitted Plant Nursery for a Period of 3 Years in “Residential (Group C) 2” Zone, Lot 117 RP (Part) in D.D. 110, Kam Tin North, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1249 Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lots 3 S.D and 8 S.K in D.D. 110, Tai Kong Po, Pat Heung, 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/1250 Proposed Temporary Shop and Services (Metal Scaffolds) with Ancillary Office for a Period of 3 Years in “Village Type Development” Zone, Lot 1198 S.A RP (Part) in D.D. 109, Kam Tin North, Yuen Long (Open Meeting)	Rejected

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-KTN/1251 Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 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)	Rejected
Section 16 Application No. A/YL-KTN/1252 Temporary Open Storage of Metal Scaffolds with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lots 1198 S.A ss.1, 1198 S.A ss.2 and 1198 S.A RP (Part) in D.D. 109, Kam Tin North, Yuen Long (Open Meeting)	Rejected
Section 16 Application No. A/YL-KTN/1253 (Request for Deferral) Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lots 1775 RP (Part), 1785 RP, 1786, 1787 S.B, 1787 RP and 1790 RP (Part) in D.D. 107 and Lots 21 (Part), 22 (Part) and 28 (Part) in D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1254 (Rescheduled) Temporary Open Storage for Second-hand Private Cars and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1047 S.A and 1049 S.B RP (Part) in D.D. 109, Kam Tin North, Yuen Long (Open Meeting)	Noted

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-KTS/1141 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 132 RP and 141 RP in D.D. 113, Kam Tin South, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-SK/456 (Request for Deferral) Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office and Facilities and Associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Lot 786 RP (Part) in D.D. 114, Shek Kong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-MP/410 Proposed Temporary Education Centre and Animal Boarding Establishment with Ancillary Facilities and Associated Filling and Excavation of Land for a Period of 3 Years in “Other Specified Uses” annotated “Wetland Conservation Park” and “Recreation” Zones, Government Land in D.D. 104, Mai Po, Yuen Long (Open Meeting)	Rejected
Section 16 Application No. A/YL-MP/415 (Withdrawal) Temporary Shop and Services for a Period of 3 Years in “Residential (Group C)” Zone, Lots 3250 S.B ss.48 and 3250 S.B ss.49 (Part) in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long (Open Meeting)	Noted

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-PH/1125 (Withdrawal) Proposed Temporary Open Storage of Second-hand Vehicles and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 56 (Part), 61 (Part) and 62 (Part) in D.D. 114, Pat Heung, Yuen Long (Open Meeting)	Noted
Section 16 Application No. A/YL-PH/1126 (Request for Deferral) Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 14 S.B RP, 15 S.B RP, 16, 17, 18, 19 RP and 20 S.B RP (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/617 (Request for Deferral) Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses) with Minor Relaxation of Building Height Restriction in “Commercial (2)” Zone, Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/HSK/619 (Request for Deferral) Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses) in “Commercial (1)” Zone, Various Lots in D.D. 124 and adjoining Government Land, Planning Area 32B of Hung Shui Kiu/Ha Tsuen New Development Area, Yuen Long (Open Meeting)	Deferred

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/HSK/620 (Request for Deferral) Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses) in “Commercial (2)” Zone and area shown as ‘Road’, Various Lots in D.D. 124 and adjoining Government Land, Planning Area 32C (Southern and Lower Central Sites) of Hung Shui Kiu/Ha Tsuen New Development Area, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/HSK/621 Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in “Residential (Group B) 3” Zone, Lot 1898 RP in D.D. 124, Hung Shui Kiu, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/TM-LTTY/518 (Request for Deferral) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 2995 RP (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun (Open Meeting)	Deferred
Section 16 Application No. A/YL-LFS/620 Proposed Temporary Shop and Services (Retail Shop for Hardware Accessories) with Ancillary Facilities for a Period of 3 Years in “Residential (Group E)” Zone, Lot 1699 (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

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/YL-PS/775 Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 122 and Adjoining Government Land, Sheung Cheung Wai, Ping 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/776 Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 122, Sheung Cheung Wai, Ping 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/785 Temporary Shop and Services for a Period of 3 Years in “Residential (Group E)2” and “Village Type Development” Zones, Lot 618 (Part) in D.D. 122, Ping 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/786 Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years in “Village Type Development”, “Residential (Group E)2”, “Residential (Group B) 1” and “Residential (Group B) 2” Zones, Various Lots in D.D. 122 and Adjoining Government Land, Ping Hing Lane, 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-PS/787 Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years in “Government, Institution or Community” Zone, Lots 256 (Part) and 259 in D.D.122, Ping Shan, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TYST/1364 Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1311 S.B ss.2 (Part) and 1311 S.B RP (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
Section 16 Application No. A/YL-TYST/1365 Temporary Warehouse for Storage of Exhibition Materials, Vehicle Parts and Food Provision for a Period of 3 Years in “Undetermined” Zone, Various Lots in D.D. 119, Pak Sha Tsuen, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TT/753 Temporary Office and Private Vehicle Park (Taxis and Minibuses Only) with Ancillary Storage and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 972 (Part) in D.D. 116, 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/772 (Request for Deferral) Temporary Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 118, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/793 Renewal of Planning Approval for Temporary Forklift Training Centre with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 118 and Adjoining Government Land, Sung Shan New Village, Tai Tong, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TT/794 (Request for Deferral) Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/795 Proposed Temporary Recyclable Collection Centre (Waste Paper, Metalware and Cloth) for a Period of 5 Years in “Residential (Group D)” Zone, Lots 5160 (Part) and 5161 (Part) in D.D. 116, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/YL-TT/796 Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 117 and Adjoining Government Land, Shap Pat Heung, 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.