

Gist of Decisions

794th Rural and New Town Planning Committee Meeting

Date : 28.8.2026

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 793rd (14.8.2026) Meeting

Matters Arising

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 12A Application No. Y/TM-LTYT/12 (Request for Deferral) Application for Amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/14, To rezone the application site from “Residential (Group C)” and “Residential (Group D)” to “Government, Institution or Community (2)”, Lot 827 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<u>Additional item</u> Section 16 Application No. A/NE-FTA/283 Proposed Temporary Vehicle Repair Workshop (Including Container Vehicles, Medium and Heavy Goods Vehicles) and Shop and Services (Vehicle Sales and Rental) with Ancillary Office 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 Road, Sha Ling, Sheung Shui (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-FTA/284 (Request for Deferral) Proposed Temporary Vehicle Repair Workshop for Private Cars for a Period of 3 Years in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lot 143 (Part) in D.D. 52, Sheung Shui (Open Meeting)	Deferred
Section 16 Application No. A/NE-FTA/285 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 5 Years in “Other Specified Uses” annotated “Port Back-up Uses” Zone, Lot 138 (Part) in D.D. 52, Fu Tei Au, Sheung Shui (Open Meeting)	Deferred
Section 16 Application No. A/NE-LYT/878 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1603 S.A in D.D. 76, Kan Tau Tsuen, Fanling (Open Meeting)	Approved

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-LYT/879 (Request for Deferral) Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 453 RP and 466 in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling (Open Meeting)	Deferred
Section 16 Application No. A/NE-MKT/67 Temporary Warehouse (Timber and Other Associated Materials) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKL/845 (Request for Deferral) Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 967 (Part) and 979 (Part) in D.D. 82, Ping Che, Ta Kwu Ling (Open Meeting)	Deferred
Section 16 Application No. A/NE-TKLN/136 Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, 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/137 (Request for Deferral) Proposed Temporary Public Vehicle Park (Excluding Container Vehicle), Eating Place and Shop and Services (Local Provision Store with Ancillary Office and Store Room) for a Period of 3 Years in “Village Type Development” Zone, Lot 356 in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North (Open Meeting)	Deferred
Section 16 Application No. A/NE-TKLN/138 (Request for Deferral) Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years in “Village Type Development” and “Recreation” Zones, Various Lots in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North (Open Meeting)	Deferred
Section 16 Application No. A/NE-MUP/236 (Request for Deferral) Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 38, Man Uk Pin (Open Meeting)	Deferred
Section 16 Application No. A/NE-MUP/237 Proposed House (New Territories Exempted House) in “Government, Institution or Community” Zone, Lot 661 S.C ss.1 in D.D. 37, Man Uk Pin (Open Meeting)	Approved

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-LCW/10 Renewal of Planning Approval for Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for a Period of 3 Years in “Green Belt” Zone, Various Lots in D.D. 141 and Adjoining Government Land, Mui Tsz Lam, Sha Tau Kok (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TK/864 (Request for Deferral) Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 321 RP (Part), 322 RP, 324 RP, 325 RP, 326 RP (Part), 327 (Part), 328 (Part), 381 (Part), 382 (Part), 383 (Part) and 384 RP (Part) in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po (Open Meeting)	Deferred
Section 16 Application No. A/NE-TK/865 Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years in “Recreation” and “Village Type Development” Zones, Lots 1604 S.B and 1604 S.C RP (Part) in D.D. 17, Lo Tsz Tin, Tai Po (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKP/3 (Request for Deferral) Proposed Public Utility Installation (Stormwater Drain) and Associated Filling and Excavation of Land in “Coastal Protection Area” Zone, Government Land in D.D. 293, To Kwa Peng, Sai Kung North (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/NE-KTS/580 Renewal of Planning Approval for Temporary Place of Recreation, Sports and Culture (Horticultural Learning Centre) with Ancillary Eating Place and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-KTN/1196 Temporary Open Storage and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lots 1231 (Part), 1234 (Part), 1235, 1236, 1237 (Part), 1238 (Part) and 1240 (Part) in D.D. 107, 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/1219 (Request for Deferral) Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Comprehensive Development Area (1)” Zone, Lots 1750A9 (Part), 1819 (Part), 1820 (Part), 1821, 1822 (Part) and 1905 RP (Part) in D.D. 107, Kam Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1255 (Request for Deferral) Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5 Years in “Comprehensive Development Area” Zone, Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-KTN/1256 Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lot 474 (Part) in D.D. 109, Kam Tin North, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-KTN/1258 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lot 1434 (Part) in D.D. 107, 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/1259 (Request for Deferral) Proposed Temporary Open Storage of Construction Materials and Metal Scaffold with Ancillary Office for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 109, Kam Tin North, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1260 (Request for Deferral) Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D. 109, Kam Hing Wai, 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-KTS/1132 (Request for Deferral) Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Lots 314 RP (Part) and 331 RP in D.D. 113, Ma On Kong, Kam Tin South, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTS/1143 (Request for Deferral) Proposed Temporary Warehouse and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 1489 RP and 1490 S.A in D.D. 106, Kam Tin South, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTS/1144 Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Various Lots in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-NSW/372 Temporary Eating Place (Restaurant) for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.G ss.9 RP and 3719 S.G ss.10 (Part) in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long (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/YL-SK/450 (Request for Deferral) Proposed Filling and Excavation of Land for Vehicular Access for Permitted Small House Developments in “Village Type Development” Zone, Lots 143 S.A ss.1 (Part) and 143 S.B ss.1 (Part) in D.D. 112 and Adjoining Government Land, Shek Kong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-SK/459 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 1415 in D.D. 114, Shek Kong, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-PH/1114 Proposed House (New Territories Exempted House - Small House) in “Agriculture” and “Village Type Development” Zones, Lot 2811 S.A in D.D. 111, Pat Heung, Yuen Long (Open Meeting)	Rejected
Section 16 Application No. A/YL-PH/1115 (Request for Deferral) Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years in “Village Type Development” Zone, Lots 544 S.A (Part), 544 S.B (Part), 544 S.C, 544 RP and 545 S.B RP (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-PH/1119 Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lot 139 RP (Part) in D.D. 108, Fan Kam Road, Pat Heung (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/HSK/622 (Request for Deferral) Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years in “Residential (Group B) 2”, “Open Space” and “Residential (Group B) 1” Zones and area shown as ‘Road’, Various Lots in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/HSK/623 Renewal of Planning Approval for Temporary Eating Place for a Period of 3 Years in “Village Type Development” Zone, Lot 1798 RP 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/YL-LFS/621 (Request for Deferral) Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years in “Green Belt” and “Open Space (1)” Zones, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)	Deferred

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/YL-PN/91 (Request for Deferral) Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 135 and Adjoining Government Land, Pak Nai, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TYST/1366 Temporary Open Storage of Construction Materials with Ancillary Workshop for a Period of 3 Years in “Residential (Group C)” Zone, Lots 1318 RP (Part) and 1318 S.A RP (Part) in D.D. 119, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TT/781 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Open Storage and 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 Shu Ha Road West, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/783 Proposed Temporary Place of Recreation, Sports or Culture (Recreation Centre) for a Period of 3 Years in “Village Type Development” Zone, Lots 1705 RP and 1705 S.A 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/332 (Request for Deferral) Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Flat with Shop and Services, Eating Place and Social Welfare Facility Uses in “Residential (Group E)2” Zone, 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot No. 362) (Open Meeting)	Deferred
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.