

Gist of Decisions

795th Rural and New Town Planning Committee Meeting

Date : 11.9.2026

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 794th (28.8.2026) Meeting

Matters Arising

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 12A Application No. Y/YL-KTN/6 Application for Amendment to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11, To rezone application sites from “Residential (Group C) 2” and “Open Space” to “Residential (Group C) 4” (Site 1) and from “Residential (Group C) 2” to “Open Space” (Site 2) and amend the Notes of the zone applicable to Site 1, Lots 121, 137, 138, 139 S.A, 139 RP (Part), 519 RP (Part) and 520 RP in D.D. 110 and Adjoining Government Land, Shek Kong, 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 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)	Partially Agreed

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-HLH/93 Proposed Temporary Warehouse for Storage of Hardware and Construction Materials and Associated Filling of Land for a Period of 3 Years in “Green Belt” and “Agriculture” Zones, Lots 169, 173, 174 and 177 in D.D. 86, Lots 306 and 307 in D.D. 87 and adjoining Government Land, Hung Lung Hang (Open Meeting)	Rejected
Section 16 Application No. A/NE-KLH/664 (Request for Deferral) Proposed Temporary Warehouse for Storage of Construction Materials and Farming Tools and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1421 in D.D. 9, Kau Lung Hang, Tai Po (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-LYT/875 (Request for Deferral) Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Various Lots in D.D. 85 and Adjoining Government Land, Po Kat Tsai, Fanling (Open Meeting)	Deferred
Section 16 Application No. A/NE-LYT/880 Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)” and “Agriculture” Zones, Various Lots in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-MKT/68 Proposed Temporary Training Centre for Construction Industry with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 97, 98, 99 and 101 in D.D. 86, Man Kam To (Open Meeting)	Rejected
Section 16 Application No. A/NE-MKT/69 (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, Lots 535 (Part), 536 (Part), 538 S.A (Part), 538 RP (Part) and 551 RP (Part) in D.D. 90, Man Kam To (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-STK/32 Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Field Study/Education/Visitor Centre and Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years in “Village Type Development” and “Recreation(1)” Zones and area shown as ‘Road’, Various Lots in D.D. 41 and Adjoining Government Land, Sha Tau Kok (Open Meeting)	Rejected
Section 16 Application No. A/NE-STK/33 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Village Type Development” and “Green Belt” Zones, Lot 1 in D.D. 40 and Adjoining Government Land, Sheung Tam Shui Hang, Sha Tau Kok (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-STK/36 Proposed Temporary Drone Training Centre with Ancillary Facilities for a Period of 3 Years in “Village Type Development” and “Recreation” Zones, Various Lots in D.D. 41 and Adjoining Government Land, Tong To, 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/837 Temporary Open Storage of Recycling Materials and Metalware with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Open Storage” Zones, Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling (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/846 Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 172 and 174 RP (Part) in D.D. 84 and Adjoining Government Land, Ping Che, Ta Kwu Ling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TK/862 Temporary Warehouse (Hardware Accessories) for a Period of 3 Years in “Recreation” Zone, Lot 1672 (Part) in D.D. 17, 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-TK/866 (Request for Deferral) Proposed Temporary Eating Place (Cafe) for a Period of 3 Years in “Agriculture” Zone, Lots 468 (Part), 477 and 478 in D.D. 17, Ting Kok, Tai Po (Open Meeting)	Deferred
Section 16 Application No. A/NE-TK/867 (Request for Deferral) Proposed Temporary Animal Boarding Establishment for a Period of 3 Years in “Agriculture” Zone, Lot 480 (Part) in D.D. 17, Ting Kok, Tai Po (Open Meeting)	Deferred
Section 16 Application No. A/NE-TK/868 (Request for Deferral) Proposed Temporary Office for a Period of 3 Years in “Agriculture” Zone, Lots 410 (Part) and 475 (Part) in D.D. 17, Ting Kok, Tai Po (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/NE-KTS/576 (Request for Deferral) Temporary Warehouse (Electronic Parts) with Ancillary Office for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 100 and Adjoining Government Land, Kwu Tung South (Open Meeting)	Deferred
Section 16 Application No. A/STT/36 (Request for Deferral) Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lot 404 in D.D. 105, Shek Wu Wai, San Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1262 (Request for Deferral) Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Comprehensive Development Area (1)” and “Other Specified Uses” annotated “Railway Reserve” Zones, Lots 1834, 1835, 1836 (Part), 1837 (Part), 1838 (Part) and 1839 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin North, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1263 (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, Lots 1041 (Part) and 1042 in D.D. 109, 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/1264 (Request for Deferral) Proposed Temporary Private Club for a Period of 3 Years in “Residential (Group C) 2” Zone, Lot 130 RP in D.D. 110 and Adjoining Government Land, Kam Tin North, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1265 Proposed Temporary Government Use (Maintenance Depot) for a Period of 10 Years in “Residential (Group D)” Zone, Government Land in D.D. 103, Au Tau, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 10 Years
Section 16 Application No. A/YL-KTN/1266 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. 107, Fung Kat Heung, 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-KTS/1130 Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1016 (Part), 1017, 1028 S.A (Part), 1029 (Part), 1030 (Part), 1031, 1032 and 1033 (Part) in D.D. 113, Kam Tin South, 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-KTS/1145 (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, Lots 136 RP (Part) and 2149 (Part) in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTS/1146 Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 393 (Part), 394 (Part), 399, 400 S.A, 400 RP, 401 and 403 in D.D. 113, Ma On Kong, 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-KTS/1147 (Request for Deferral) Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 123 RP, 124 (Part), 125 (Part), 126 (Part), 127 (Part) in D.D. 113 and Adjoining Government Land, 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-NSW/368 (Request for Deferral) Temporary Shop and Services (Vehicle Parts) and Public Vehicle Park (Private Car) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years in “Undetermined” Zone, Lot 1510 and Extension RP (Part) in D.D. 115 and Adjoining Government Land, Nam Sang Wai, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-NSW/373 (Request for Deferral) Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.J ss.1 S.A RP, 3719 S.J ss.2 RP, 3719 S.J ss.4 RP, 3719 S.J RP and 3719 S.Q ss.1 S.C RP in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-NSW/374 Renewal of Planning Approval for Temporary Shop and Services (Convenience Store and Showroom), Eating Place and Storage Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels for a Period of 3 Years in “Undetermined” Zone, Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, 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-NSW/375 Renewal of Planning Approval for Temporary Transitional Housing and Ancillary Uses until 30 March 2029 in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and Adjoining Government Land in Tung Tau, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis up to 30.3.2029
Section 16 Application No. A/YL-SK/458 Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1639 S.A (Part) 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-SK/461 Proposed Temporary Eating Place, Shop and Services and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 627 (Part) in D.D. 112, 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/1116 (Request for Deferral) Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Second-hand Vehicles and Automotive Parts with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1832 RP (Part), 1839 RP (Part), 1840 (Part) and 1841 (Part) in D.D. 111, 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/1127 (Request for Deferral) Temporary Open Storage of Construction Materials and Construction Machineries, Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lot 50 RP (Part) in D.D. 108, Pat Heung, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PH/1128 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Government Land in D.D. 114, Kei Ling, Pat Heung, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-PH/1129 Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Lot 2794 (Part) in D.D. 111, Wang Toi Shan Shan Tsuen, Pat Heung, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-PH/1130 Temporary Private Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years in “Village Type Development” Zone, Lot 761 (Part) in D.D. 111, Sheung Che Tsuen, Pat Heung, 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/HSK/606 (Request for Deferral) Proposed Temporary Animal Boarding Establishment and Dog Training Centre and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lot 6 S.A RP in D.D. 125, Ha Tsuen, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/HSK/624 Temporary Shop and Services (Real Estate Agency) with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lot 1580 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-LFS/622 (Request for Deferral) Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years in “Green Belt” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-LFS/623 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group E)” Zone, Lots 1694 (Part), 1697 (Part) and 1698 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-PN/93 (Request for Deferral) Proposed Temporary Place of Recreation, Sports or Culture (Horse Riding School) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone and area shown as ‘Road’, Various Lots in D.D. 133 and Adjoining Government Land, Ha Pak Nai, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PS/789 (Request for Deferral) Temporary Warehouse for Storage of Construction Materials and Food Provision and Associated Filling of Land for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 126, Ping Shan, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PS/790 (Request for Deferral) Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Solar Panels and Associated Filling of Land for a Period of 5 Years in “Recreation” Zone, Various Lots in D.D. 126, Ping Shan, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TYST/1368 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group B) 1” Zone, Lot 3927 S.A ss.4 (Part) in D.D. 124, Tan Kwai Tsuen, Hung Shui Kiu, 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/797 (Request for Deferral) Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lot 1217 RP in D.D. 119, Pak Sha Shan Road, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/799 Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Various Lots in D.D. 116 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/334 (Request for Deferral) Public Vehicle Park (Excluding Container Vehicles) in “Village Type Development” Zone, Lot 1315 (Part) and 1316 RP (Part) in D.D. 122, Yuen Long (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.