

Gist of Decisions

796th Rural and New Town Planning Committee Meeting

Date : 25.9.2026

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 795th (11.9.2026) Meeting

Matters Arising

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Section 16 Application No. A/I-CC/34 (Request for Deferral) Proposed House (Site Formation Works) in “Green Belt” Zone, Government Land near Cheung Chau Inland Lot 4 RP, Fa Peng, Cheung Chau (Open Meeting)	Deferred
Section 16 Application No. A/SK-HC/376 Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Various Lots in D.D. 244, Ho Chung, Sai Kung (Open Meeting)	Approved
Section 16 Application No. A/SK-HC/377 Proposed Two Houses (New Territories Exempted Houses - Small Houses) in “Agriculture” Zone, Various Lots in D.D. 244, Ho Chung, Sai Kung (Open Meeting)	Approved

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/ST/1051 (Request for Deferral) Proposed Temporary Institutional Use for a Period of 6 Years in “Village Type Development” Zone, Lots 393 (Part) and 394 RP (Part) in D.D. 182, Tai Wai, Sha Tin (Open Meeting)	Deferred
Section 16 Application No. A/ST/1052 (Request for Deferral) Columbarium in “Government, Institution or Community” Zone, Lots 324 (Part) and 359 (Part) in D.D. 185 and Adjoining Government Land, Sha Tin (Open Meeting)	Deferred
Section 16 Application No. A/ST/1053 Proposed Flat with Permitted Shop and Services, Eating Place, Social Welfare Facility and Public Vehicle Park (excluding container vehicle) in “Commercial (1)” Zone, Government Land at Junction of Tai Chung Kiu Road and On Sum Street (new Lot to be known as Sha Tin Town Lot (STTL) 626) and Government Land at Junction of On Sum Street and On Ping Street (new Lot to be known as STTL 627), Shek Mun, Sha Tin (Open Meeting)	Approved
Section 16 Application No. A/NE-LT/794 Proposed Temporary Educational Institution (Teaching Farm) and Associated Excavation of Land for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 16, Wo Tong Pui, 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-LT/795 Temporary Training Centre (Adventure Training) and Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 8, Lam Tsuen, Tai Po (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-MKT/64 Proposed Temporary Warehouse, Open Storage and Shop and Services (Construction Machinery) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 17 S.A RP (Part), 20 S.A RP and 26 in D.D. 86 and Lot 367 RP in D.D. 90 and Adjoining Government Land, Man Kam To (Open Meeting)	Rejected
Section 16 Application No. A/NE-MUP/231 Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, 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/839 (Request for Deferral) Temporary Rural Workshop (Furniture Processing) with Ancillary Warehouse for a Period of 3 Years in “Agriculture” Zone, Lots 2264 and 2265 (Part) in D.D. 76 and Adjoining Government Land, Ta Kwu Ling (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-TKL/841 Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 1057 (Part) in D.D. 79, Ping Yeung, Ta Kwu Ling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKL/847 Proposed Temporary Green Fuel Station (Electric Vehicle Charging) for a Period of 4 Years in “Open Storage” Zone, Lot 1472 in D.D. 76, Hung Leng, Fanling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 4 Years
Section 16 Application No. A/NE-TKL/848 (Request for Deferral) Temporary Open Storage of Construction Materials and Machineries with Ancillary Warehouses and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 163 RP in D.D. 79, Ping Yeung, Ta Kwu Ling (Open Meeting)	Deferred
Section 16 Application No. A/NE-TKLN/139 Temporary Warehouse (Storage of Building Materials and Metal) for a Period of 3 Years in “Recreation” Zone, Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang 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/140 (Request for Deferral) Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Other Specified Uses” annotated “Landfill” Zones, Lot 215 RP (Part) in D.D. 78, Ta Kwu Ling North (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/KTN/111 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted/Proposed Private Housing Developments and Proposed Public Transport Terminus, Shop and Services and Eating Place within Permitted Private Housing Developments in “Residential (Group A) 1”, “Residential (Group A) 3”, “Residential (Group B)”, “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (2)” and “Green Belt” Zones and area shown as ‘Road’, Government Land in Kwu Tung North New Development Area and Fanling North New Development Area and Fanling Sheung Shui Town Lots No. 297 and No. 307 (Open Meeting)	Approved
Section 16 Application No. A/STT/38 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Various Lots in D.D. 96, Poon Uk Tsuen, San Tin, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/STT/39 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lot 215 (Part) in D.D. 102, San Tin, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/STT/40 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Lot 215 (Part) in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-MP/412 Temporary Vehicle Repair Workshop and Shop and Services (Renovation Services) with Ancillary Storage Use for a Period of 3 Years in “Commercial/Residential” Zone, Lot 3253 S.A RP in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-MP/417 (Request for Deferral) Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group C)” Zone, Palm Springs Plaza (Shop Nos. G1-G3 and G5-G8), Lot 4750 R.P. (Part) in D.D. 104, Yuen Long (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-KTN/1217 Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Comprehensive Development Area (1)” Zone, Lot 1750A6 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat 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/1268 (Request for Deferral) Proposed Temporary Warehouse and 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 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin North, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1269 (Request for Deferral) 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 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1270 (Request for Deferral) Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 5 Years in “Village Type Development” Zone, Lots 179 and 182 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/1272 Proposed Public Utility Installation (High Voltage Pillar) in “Agriculture” Zone, Government Land in D.D. 110, Tai Kong Po, Kam Tin North, Yuen Long (Open Meeting)	Approved
Section 16 Application No. A/YL-NSW/370 (Request for Deferral) Proposed Temporary Shop and Services (Vehicle Showroom, Sale of Vehicle Parts and Convenience Store) and Vehicle Maintenance Workshop with Ancillary Facilities for a Period of 3 Years in “Undetermined” Zone, Lots 766 S.A, 766 S.C and 767 in D.D. 115, Au Tau, Nam Sang Wai, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-NSW/376 Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone, Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-SK/445 Temporary Logistics Centre and Workshop for a Period of 3 Years in “Industrial (Group D)” Zone, Lots 580 (Part), 595 and 598 S.B (Part) in D.D. 114, Shek Kong, 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/454 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)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-SK/462 (Request for Deferral) Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone, Lot 911 RP (Part) in D.D. 114, Shek Kong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-SK/463 Temporary Vehicle Repair Workshop and Open Storage of Vehicles and Vehicle Parts and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1069 S.A RP (Part) in D.D. 106, 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/464 (Request for Deferral) Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-SK/465 Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years in “Village Type Development” Zone, Lot 616 S.B RP (Part) in D.D. 114, Shek Kong, 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/625 Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Village Type Development” Zone, Lot 1149 RP (Part) in D.D. 125, Tseung Kong Wai, 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/626 Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years in “Other Specified Uses” annotated “Enterprise and Technology Park” Zone, Various Lots in D.D. 124 and adjoining Government Land, 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/513 Temporary Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years in “Residential (Group C)” and “Residential (Group D)” Zones, Lots 1150 S.B and 1150 RP in D.D.130 and Adjoining Government Land, Wong Kong Wai Road, Lam Tei, Tuen Mun (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/TM-LTTY/520 Proposed Temporary Warehouse for Storage of Stage Equipment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lot 2447 S.A RP (Part) in D.D. 130, Shun Tat Street, Tuen Mun (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-LFS/624 (Request for Deferral) Temporary Covered Storage and Production of Organic Potting Media and Recycling of Eco-friendly Soil with Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lots 945 (Part) and 946 RP (Part) in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-LFS/625 Temporary Open Storage of Construction Materials for a Period of 3 Years in “Recreation” Zone, Lots 1667, 1669 and 1671 (Part) 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/626 Proposed Temporary Open Storage of Hardware Accessories for a Period of 3 Years in “Recreation” Zone, Lots 1912 (Part) and 1913 (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-LFS/627 (Request for Deferral) Temporary Public Vehicle Park (Excluding Container Vehicles) and Associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-LFS/628 (Request for Deferral) Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Associated Filling 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)	Deferred
<u>Additional item</u> Section 16 Application No. A/YL-TYST/1355 Renewal of Planning Approval for Temporary Driving School for a Period of 3 Years in “Open Storage” Zone, Lot 2620 RP (Part) in D.D. 120, Shan Ha Road, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TYST/1369 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) 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

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/YL-TYST/1370 Proposed Sewerage Treatment Plant and Organic Waste Co-digestion Facilities in “Undetermined” Zone, Government Land in D.D. 117, Yuen Long (Open Meeting)	Approved
Section 16 Application No. A/YL-TT/790 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. 118, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TT/792 Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years in “Village Type Development” Zone, Lots 4042 and 4043 RP (Part) in D.D. 116, 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/798 (Request for Deferral) Proposed Temporary Shop and Services with Ancillary Storage Facilities for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 119, Yuen Long (Open Meeting)	Deferred

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/YL-TT/800 Temporary Animal Boarding Establishment (Dog Hotel) for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong Road, Hung Tso Tin 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/801 Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Accessories) for a Period of 3 Years in “Village Type Development” Zone, Lot 1200 RP (Part) in D.D. 117 and Adjoining Government Land, 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/802 Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1678 (Part) and 1679 (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/804 Proposed Temporary Shop and Services for a Period of 3 Years in “Village Type Development” Zone, Various Lots 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/333 Proposed Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development with Minor Relaxation of Plot Ratio Restriction for the Whole “Comprehensive Development Area” Site (Amendments to an Approved Master Layout Plan for Phase IIa Development for Commercial Use) in “Comprehensive Development Area” Zone and area shown as ‘Road’, Yuen Long Town Lot (YLTL) 504, YLTL 544 (Part) and Various Lots in D.D. 116 and adjoining Government Land, Yuen Lung Street, Yuen Long (Open Meeting)	Approved with Conditions
Section 16 Application No. A/YL/335 Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Solar Photovoltaic System and Electric Vehicle (EV) Charging Facilities for a Period of 6 Years in “Village Type Development” and “Open Space” Zones, Lot 104 RP (Part) in D.D. 115, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 6 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.