

Gist of Decisions

797th Rural and New Town Planning Committee Meeting

Date : 9.10.2026

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 796th (25.9.2026) Meeting

Matters Arising

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Section 16 Application No. A/I-TOF/9 Proposed Temporary Radar Installation with Ancillary Facilities and Associated Excavation of Land for a Period of 3 Years in “Coastal Protection Area”, “Other Specified Uses” annotated “Sewage Treatment Works” and “Green Belt” Zones, Government Land in D.D. 302L near the Drainage Services Department Tai O Imhoff Tank and Government Land in D.D. 302L near Tai O Public Pier, Tai O, Lantau Island (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/SK-HC/379 (Request for Deferral) Temporary Animal Boarding Establishment (Stray Dog Welfare Facility for Rescue, Rehabilitation and Community Education) for a Period of 3 Years in “Conservation Area” Zone, Various Lots in D.D. 247 and Adjoining Government Land, No. 151 Tai Lam Wu Road, Sai Kung (Open Meeting)	Deferred

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Section 16 Application No. A/SK-PL/4 (Request for Deferral) Proposed Temporary Holiday Camp (Private Tent Camping Ground) with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 368, Pak Lap, Sai Kung (Open Meeting)	Deferred
Section 16 Application No. A/SK-PK/322 Temporary Activity Venue for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 217, Tai Chung Hau Road, Sai Kung (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/SK-SKT/35 Eating Place in “Village Type Development” Zone, Shop 2, G/F, 41 Sai Kung Tai Street, Sai Kung (Open Meeting)	Approved

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/TP/710 Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Lot 311 S.A in D.D. 14, Tung Tsz, Tai Po (Open Meeting)	Approved

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-TK/869 Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone and area shown as ‘Road’, Lot 304 in D.D. 26, Shuen Wan Chim Uk, 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/871 Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in “Village Type Development” Zone, Government Land adjoining Lot 882 in D.D. 28, Tai Mei Tuk, Tai Po (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-FTA/286 (Withdrawal) Proposed Temporary Open Storage of Containers with Ancillary Facilities and Associated Filling of Land and Pond and Excavation of Land for a Period of 3 Years in “Agriculture” and “Green Belt” Zones, Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui (Open Meeting)	Noted
Section 16 Application No. A/NE-HT/28 (Request for Deferral) Temporary Drone Training Centre and Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Lots 591 S.A (Part) and 592 (Part) in D.D. 76, Hok Tau, Fanling (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-MKT/71 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 181 RP (Part), 184 S.A RP, 185, 186, 188 RP, 191 RP, 192 S.A RP, 193 RP, 194 RP and 195 S.A RP in D.D. 82, Ta Kwu Ling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<u>Additional item</u> Section 16 Application No. A/NE-STK/34 Proposed Temporary Private Club for a Period of 5 Years in “Recreation(1)” Zone, Lots 227 RP and 229 S.B ss.1 in D.D. 41, Sha Tau Kok (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/NE-MUP/238 Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) for a Period of 3 Years in “Residential (Group D)” Zone, Lots 147 S.A, 175 RP (Part) and 176 S.B ss. 2 in D.D. 38, 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/843 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)	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/849 Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 1497 S.B ss.4 and 1497 S.B RP in D.D. 76, Hung Leng, Fanling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKL/850 Proposed Temporary Warehouse for Storage of Construction Materials/Tools and Equipment with Ancillary Office/Workshop and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Lots 752 RP and 761 RP (Part) in D.D. 77, Ping Che (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKL/851 Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” and “Agriculture” Zones, Lots 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (Part) in D.D. 76, Leng Tsai Village, Fanling (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKLN/129 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years in “Village Type Development” Zone, Lots 752 S.A, 752 S.B, 752 S.C, 752 S.D, 752 S.E and 752 RP in D.D. 82 and Adjoining Government Land, Ping Che Road, Ta Kwu Ling North (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-TKLN/132 Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years in “Recreation” Zone, Lot 387 S.B 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
Section 16 Application No. A/NE-TKLN/141 (Request for Deferral) Proposed Temporary Shop and Services, Vehicle Repair Workshop, Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Vehicles with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/NE-KTS/581 (Request for Deferral) Proposed Comprehensive Development (Flat, Social Welfare Facility (Residential Care Home for the Elderly) and Shop and Services) with Minor Relaxation of Plot Ratio and Building Height Restrictions in “Comprehensive Development Area” Zone, Various Lots in D.D. 92 and D.D. 94 and adjoining Government Land, Hang Tau Tai Po, Kwu Tung South (Open Meeting)	Deferred

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/STT/41 Temporary Warehouse with Ancillary Open Storage of Cables, Wires, Transformers and Spare Parts and Associated Filling and Excavation of Land for a Period of 3 Years in “Other Specified Uses” annotated “Amenity Area” and “Other Specified Uses” annotated “Mixed Use” Zones and area shown as ‘Road’, Various Lots in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long (Open Meeting)	Rejected
Section 16 Application No. A/YL-MP/418 (Rescheduled) Proposed Utility Installation for Private Project (Electricity Package Substation) and Associated Filling and Excavation of Land in “Village Type Development” and “Residential (Group D)” Zones, Lots 3235 S.B and 3235 RP (Part) in D.D. 104 and Adjoining Government Land, Chuk Yuen Tsuen, Yuen Long (Open Meeting)	Noted
Section 16 Application No. A/YL-MP/419 (Request for Deferral) 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)	Deferred
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

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-KTN/1254 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)	Rejected
Section 16 Application No. A/YL-KTN/1257 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 1065 RP (Part), 1079 (Part), 1080 RP (Part) and 1082 (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/1273 Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 944 RP (Part) in D.D. 109, and Lots 50 RP (Part) and 51 RP (Part) in D.D. 110, Tai Kong Po, 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-KTN/1275 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1228 RP, 1233 and 1367 RP (Part) 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/1279 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 1022 RP (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-KTS/1140 (Rescheduled) Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Electric Vehicle Charging Facilities and Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Village Type Development” Zones, Lots 1448 (Part), 1472, 1476, 1477 S.A (Part) and 1478 RP (Part) in D.D. 106, Kam Tin South, Yuen Long (Open Meeting)	Noted
Section 16 Application No. A/YL-KTS/1149 (Rescheduled) Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1384 S.A RP (Part) in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Kam Tin South (Open Meeting)	Noted
Section 16 Application No. A/YL-NSW/371 Proposed Temporary Shop and Services for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3250 S.B ss.46 (Part) and 3250 S.A RP in D.D. 104, 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/466 Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1326 S.A, 1326 S.B, 1326 S.C, 1326 S.D, 1326 S.E (Part), 1326 RP, 1327 S.D, 1327 S.E (Part), 1327 S.F (Part), 1327 S.G (Part) and 1327 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
Section 16 Application No. A/YL-PH/1131 Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 303 (Part) in D.D. 110, 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/1132 (Request for Deferral) Proposed Temporary Open Storage of Second-hand Vehicles, Automotive Parts, Construction Materials and Construction Machineries and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 34 (Part), 35 S.A (Part), 36 (Part), 37 (Part) and 39 (Part) in D.D. 114, Pat Heung, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PH/1133 (Request for Deferral) Temporary Recyclable Collection Centre (Waste Metalware and Steel Scaffolds) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 91 (Part), 98, 99, 100 and 101 in D.D. 108, 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/1134 Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Vehicles for Sale with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)” Zone, Lots 100 RP, 101 S.A & B RP and 101 S.C RP in D.D. 111, A Kung Tin, 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/617 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)	Approved with Conditions
Section 16 Application No. A/HSK/627 Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Site Office for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 124, 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/628 Proposed Temporary Centralised Quarters for Imported Labour in Construction Sector for a Period of 3 Years in “Industrial” Zone and area shown as ‘Road’, Government Land at Planning Area 36 of Hung Shui Kiu/Ha Tsuen New Development Area, 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-HTF/1212 Proposed Temporary Place of Recreation, Sports or Culture (Prawning Ground) and Permitted Agricultural Use (Shrimp Larvae Hatchery) with Ancillary Education Centre and Facilities and Associated Filling of Land for a Period of 3 Years in “Coastal Protection Area” Zone, Lots 593 S.A RP and 593 RP in D.D. 128, Ha Tsuen, Yuen Long (Open Meeting)	Rejected
Section 16 Application No. A/YL-LFS/629 (Request for Deferral) Proposed Temporary Warehouse for Storage of Hardware Accessories 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)	Deferred
Section 16 Application No. A/YL-PS/793 Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles for a Period of 3 Years in “Comprehensive Development Area” Zone, Various Lots 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/794 Proposed Temporary Shop and Services (Motor-vehicle Showroom), Motor-vehicle Testing Centre and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community”, “Residential (Group B) 1” and “Village Type Development” Zones, Lots 31 RP and 32 RP in D.D. 121, 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-TYST/1372 Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” and “Residential (Group B) 1” Zones, Various Lots in D.D. 121, Tong Yan San 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/1373 Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years in “Government, Institution or Community” and “Residential (Group B) 1” Zones, Lot 2524 (Part) in D.D. 124, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TT/772 Temporary Warehouse for Storage of Metal and Timber 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/787 (Request for Deferral) Proposed Temporary Vehicle Repair Workshop and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1321 RP and 1345 (Part) in D.D. 118, Yuen Long (Open Meeting)	Deferred

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/YL-TT/803 (Request for Deferral) Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” and “Open Storage” Zones, Lot 1207 RP (Part) in D.D. 118, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/805 Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Open Storage” and “Recreation” Zones, Various Lots 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/806 (Request for Deferral) Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 118, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/807 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1940 (Part) in D.D. 118, 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-TT/808 (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, Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/809 (Request for Deferral) 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)	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.