

Gist of Decisions

798th Rural and New Town Planning Committee Meeting

Date : 23.10.2026

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 797th (9.10.2026) Meeting

Matters Arising

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 12A Application No. Y/MOS/8 (Request for Deferral) Application for Amendment to the Approved Ma On Shan Outline Zoning Plan No. S/MOS/28, To rezone the application site from “Commercial”, “Open Space” and an area shown as ‘Road’ to “Residential (Group A) 13”, Sha Tin Town Lot 482, 16 Po Tai Street, Ma On Shan (Open Meeting)	Deferred

<u>Sai Kung & Islands District</u>	<u>Decision</u>
Section 16 Application No. A/I-MWF/35 (Request for Deferral) Proposed House with Minor Relaxation of Building Height Restriction in “Residential (Group D)”, “Green Belt” and “Agriculture” Zones, Lot 1280 in D.D. 1 MW, Mui Wo, Lantau (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/TP/711 (Request for Deferral) Proposed Two Houses (New Territories Exempted Houses) in “Green Belt” Zone, Lot 17 in D.D. 20, Yuen Tun Ha, Tai Po (Open Meeting)	Deferred
Section 16 Application No. A/NE-FTA/280 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. 89 and Adjoining Government Land, Man Kam To (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-FTA/282 (Request for Deferral) 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 826 in D.D. 90, Man Kam To, Sheung Shui (Open Meeting)	Deferred
Section 16 Application No. A/NE-MKT/70 (Request for Deferral) Proposed Temporary Logistics Centre and Warehouse with Ancillary Solar Panels, Open Storage for Machinery and Facilities for a Period of 3 Years in “Recreation” Zone, Lots 751 S.B RP and 751 S.B ss.1 in D.D. 82, Ta Kwu Ling (Open Meeting)	Deferred

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
Section 16 Application No. A/NE-MUP/235 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 207 in D.D. 38, Man Uk Pin (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKL/844 (Request for Deferral) Temporary Warehouse for Storage of Construction Materials with Ancillary Open Storage and 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 16 Application No. A/NE-TKL/852 Temporary Warehouse for Storage of Construction Materials and Electronic Products with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 84, Ping Che (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/NE-TKL/853 Proposed Temporary Private Vehicle Park (Private Cars and Van-Type Light Goods Vehicles Only) for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 79, Ping Yeung, 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/854 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1355 (Part) and 1357 (Part) in D.D. 82 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-TKL/855 (Request for Deferral) Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 175 and 176 in D.D. 84, Ta Kwu Ling (Open Meeting)	Deferred
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/142 Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years in “Recreation” Zone, Lot 350 RP (Part) in D.D. 78 and Lots 85 RP (Part), 86 RP (Part), 87 RP, 88 RP (Part), 90 (Part), 91 (Part), 92 (Part), 93, 94, 95, 97 RP and 144 RP (Part) in D.D. 80 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/143 Proposed Temporary Eating Place and Green Fuel Station with Ancillary Facilities for a Period of 3 Years in “Recreation” and “Green Belt” Zones, Lots 75 RP and 78 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North (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/307 (Request for Deferral) Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) in “Residential (Group A) 12” Zone, Various Lots in D.D. 51 and Adjoining Government Land, Ma Sik Road, Fanling (Open Meeting)	Deferred
Section 16 Application No. A/YL-KTN/1246 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)	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-KTN/1253 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)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-KTN/1255 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, Long Ha, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/YL-KTN/1274 Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 178 (Part) and 179 RP (Part) in D.D. 110, 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/1277 Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1020 (Part) in D.D. 109, Kam Tin, 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-KTN/1280 Proposed Temporary Shop and Services 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-KTN/1283 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 956 and 959 RP in D.D. 107, 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-KTS/1129 (Request for Deferral) Temporary Private Vehicle Park (Excluding Container Vehicles) and Associated Filling of Pond for a Period of 3 Years in “Village Type Development” Zone, Lots 876 S.B, 876 S.C, 876 S.D, 876 RP, 877, 878, 880 RP and 881 RP in D.D. 113 and Adjoining Government Land, Kam Tin South, Yuen Long (Open Meeting)	Deferred
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

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
Section 16 Application No. A/YL-KTS/1150 (Request for Deferral) Temporary Private Swimming Pool and Associated Excavation of Land for a Period of 3 Years in “Village Type Development” Zone, Lot 892 RP (Part) and 894 S.S. (Part) in D.D. 113, Kam Tin South, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PH/1118 (Request for Deferral) Proposed Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1697 RP (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PH/1135 (Request for Deferral) Proposed Houses (New Territories Exempted House - Small House) in “Village Type Development” and “Residential (Group D)” Zones, Lots 3003 S.E, 3003 S.F, 3003 S.G in D.D. 111, Pat Heung, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-PH/1136 (Request for Deferral) Proposed Temporary 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, Lots 1024 S.B ss.2 (Part) and 1024 S.B RP (Part) in D.D. 111, Ha Che, 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-MP/421 Temporary Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Storage Use for a Period of 3 Years in “Village Type Development” Zone, Government Land in D.D. 105, Mai Po Tsuen, 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/422 Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of 3 Years in “Open Space” Zone, Various Lots in D.D. 101, 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/423 Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 5 Years in “Open Space” Zone, Lots 15 (Part) and 16 in D.D. 101, Mai Po, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 5 Years
Section 16 Application No. A/STT/37 Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone and area shown as ‘Road’, Various Lots in D.D. 102, Ngau Tam Mei, Yuen Long (Open Meeting)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/STT/42 Proposed Temporary Eating Place for a Period of 5 Years in “Village Type Development” Zone, Lot 269 (Part) in D.D. 96, Chau Tau, San Tin, 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/619 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)	Approved with Conditions
Section 16 Application No. A/HSK/620 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)	Approved with Conditions
Section 16 Application No. A/HSK/622 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)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-HTF/1213 Temporary Vehicle Repair Workshop with Ancillary Open Storage of Vehicles and Vehicle Parts and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 331 RP in D.D. 128 and Adjoining Government Land, Ha 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-HTF/1214 Proposed Temporary Rebar Workshop and Warehouse for Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land and Pond and Excavation of Land for a Period of 3 Years in “Green Belt” Zone, Various Lots in D.D. 125 and Adjoining Government Land, 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/630 (Request for Deferral) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) 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-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-TT/788 (Request for Deferral) Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Station and Facilities for a Period of 3 Years in “Village Type Development” Zone, Lot 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long (Open Meeting)	Deferred

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
Section 16 Application No. A/YL-TT/794 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)	Approved with Conditions on a Temporary Basis for a Period of 3 Years
Section 16 Application No. A/YL-TT/810 (Request for Deferral) Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Open Storage” Zones, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long (Open Meeting)	Deferred
Section 16 Application No. A/YL-TT/811 Temporary Open Storage and Warehouse for Storage of Vehicles and Vehicle Parts for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” 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-TYST/1371 Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Various Lots in D.D. 121 and Adjoining Government Land, 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/1375 Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years in “Residential (Group D)” and “Village Type Development” Zones, Lots 867 S.A RP (Part) and 932 (Part) 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/332 Proposed Flat with Permitted Shop and Services, Eating Place and Social Welfare Facility and Minor Relaxation of Plot Ratio and Building Height Restrictions 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)	Approved with Conditions
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.