

Gist of Decisions

786th Rural and New Town Planning Committee Meeting

Date : 17.4.2026

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 785th (27.3.2026) Meeting

Matters Arising

| <u>Sha Tin, Tai Po & North District</u> | <u>Decision</u> |
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| <p>Section 12A Application No. Y/TP/40 (Request for Deferral)</p> <p>Application for Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/32, To rezone the application site from “Comprehensive Development Area (1)” to “Residential (Group B)13”, “Residential (Group B)14” and “Recreation”, and to amend the building height restriction for the “Government, Institution or Community” zone from two to eight storeys, Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po (Open Meeting)</p> | Deferred |

| <u>Sai Kung & Islands District</u> | <u>Decision</u> |
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| <p>Section 16 Application No. A/SK-HH/85 (Request for Deferral)</p> <p>Proposed Public Utility Installation (Underground Cable, Overhead Cable, Stays and Poles) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 214, Near Nam Wai, Sai Kung (Open Meeting)</p> | Deferred |
| <p>Section 16 Application No. A/SK-TMT/87 (Request for Deferral)</p> <p>Proposed Public Utility Installation (Underground Cable) and Associated Excavation of Land in “Conservation Area” Zone, Government Land in D.D. 216, Near Tai Wan, Sai Kung (Open Meeting)</p> | Deferred |

| <u>Sha Tin, Tai Po & North District</u> | <u>Decision</u> |
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| <p>Section 16 Application No. A/NE-HT/26 (Request for Deferral)</p> <p>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)</p> | Deferred |
| <p>Section 16 Application No. A/NE-LYT/870</p> <p>Proposed House (New Territories Exempted House - Small House) in “Agriculture” Zone, Lot 1587 S.A ss.2 S.A in D.D. 76, Kan Tau Tsuen, Fanling (Open Meeting)</p> | Rejected |

| <p align="center"><u>Sha Tin, Tai Po & North District</u></p> | <p align="center"><u>Decision</u></p> |
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| <p>Section 16 Application No. A/NE-MKT/57 (Request for Deferral)</p> <p>Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 588, 589 and 590 RP in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling (Open Meeting)</p> | <p align="center">Deferred</p> |
| <p>Section 16 Application No. A/NE-MKT/58</p> <p>Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 4 S.A RP (Part), 4 S.C RP, 4 S.D, 5 S.A RP (Part), 5 S.B RP (Part), 6 S.A, 7 S.A RP, 165 RP (Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Ta Kwu Ling (Open Meeting)</p> | <p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/NE-MTL/14</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1275 (Part), 1279 (Part), 1280, 1281 (Part), 1282, 1284 (Part) in D.D. 96, Ma Tso Lung (Open Meeting)</p> | <p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/NE-PK/230</p> <p>Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lots 2367 S.A ss.2 (Part), 2367 S.A ss.3 (Part), 2367 S.B ss.1 and 2367 S.B ss.2 in D.D. 91, Ping Kong, Sheung Shui (Open Meeting)</p> | <p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |

| <p style="text-align: center;"><u>Sha Tin, Tai Po & North District</u></p> | <p style="text-align: center;"><u>Decision</u></p> |
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| <p>Section 16 Application No. A/NE-MUP/227</p> <p>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 29 S.B RP (Part) in D.D. 38 and Lot 830 RP in D.D. 46, Sha Tau Kok (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/NE-TKL/833</p> <p>Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, Ta Kwu Ling (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/NE-TKL/834 (Request for Deferral)</p> <p>Proposed Temporary Vehicle Repair Workshop with Ancillary Open Storage of Vehicles and Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone and area shown as ‘Road’, Lots 1440 (Part) and 1446 RP (Part) in D.D. 77 and Adjoining Government Land, Ping Che, Ta Kwu Ling (Open Meeting)</p> | <p>Deferred</p> |
| <p>Section 16 Application No. A/NE-TKL/835</p> <p>Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 87, Ping Che, Ta Kwu Ling (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |

| <p style="text-align: center;"><u>Sha Tin, Tai Po & North District</u></p> | <p style="text-align: center;"><u>Decision</u></p> |
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| <p>Section 16 Application No. A/NE-TKLN/111</p> <p>Temporary Public Vehicle Park (Private Cars Only) with Ancillary Office and Associated Filling of Land for a Period of Three Years in “Agriculture” and “Village Type Development” Zones, Lots 389 RP, 395 S.A, 395 RP, 396 S.A, 396 RP and 398 RP in D.D. 78, Ta Kwu Ling North (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/NE-TKLN/122</p> <p>Temporary Holiday Camp for a Period of 3 Years in “Green Belt” Zone, Lots 21 (Part) and 22 (Part) in D.D. 80, Ta Kwu Ling North (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/NE-TKLN/123 (Request for Deferral)</p> <p>Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 1357 S.B RP (Part), 1360 RP, 1361 RP in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Open Meeting)</p> | <p>Deferred</p> |
| <p>Section 16 Application No. A/NE-TKLN/124 (Request for Deferral)</p> <p>Proposed Temporary Green Fuel Station for Electric Private Vehicles with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Lots 1343 RP (Part) and 1356 RP in D.D. 78 and Adjoining Government Land, Lin Chuk Road, Ta Kwu Ling North (Open Meeting)</p> | <p>Deferred</p> |

| <u>Fanling, Sheung Shui & Yuen Long East District</u> | <u>Decision</u> |
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| <p>Section 16 Application No. A/YL-PH/1111</p> <p>Temporary Open Storage of Construction Materials, Construction Machineries, Second-hand Vehicles and Automotive Parts with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lots 1832 RP (Part), 1840 (Part), 1861 (Part), 1864 RP (Part), 1865 (Part), 1866 (Part), 1867 (Part) and 1868 (Part) in D.D. 111, Pat Heung, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-KTN/1177 (Request for Deferral)</p> <p>Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 1493 (Part) and 1500 (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long (Open Meeting)</p> | <p>Deferred</p> |
| <p>Section 16 Application No. A/YL-KTN/1215 (Request for Deferral)</p> <p>Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of 5 Years in “Residential (Group C) 2” Zone, Lots 129 RP and 134 (Part) in D.D.110, Kam Tin North, Yuen Long (Open Meeting)</p> | <p>Deferred</p> |

| <u>Fanling, Sheung Shui & Yuen Long East District</u> | <u>Decision</u> |
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| <p>Section 16 Application No. A/YL-KTN/1216 (Request for Deferral)</p> <p>Proposed Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 1226 S.C, 1227 S.B, 1227 S.C and 1230 S.A in D.D.107, Fung Kat Heung, Kam Tin North, Yuen Long (Open Meeting)</p> | Deferred |
| <p>Section 16 Application No. A/YL-KTN/1217 (Request for Deferral)</p> <p>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)</p> | Deferred |
| <p>Section 16 Application No. A/YL-KTN/1218 (Request for Deferral)</p> <p>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 907 (Part), 911, 912 (Part), 913 RP (Part), 960 RP (Part), 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Kam Tin North, Yuen Long (Open Meeting)</p> | Deferred |

| <p style="text-align: center;"><u>Fanling, Sheung Shui & Yuen Long East District</u></p> | <p style="text-align: center;"><u>Decision</u></p> |
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| <p>Section 16 Application No. A/YL-KTS/1088</p> <p>Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Residential (Group C)” Zone, Lots 347 S.B (Part), 347 S.D (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p> |
| <p>Section 16 Application No. A/YL-KTS/1101 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years in “Residential (Group D)” Zone, Lots 670 (Part), 671 (Part) , 673 (Part) , 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and Adjoining Government Land, Yuen Long (Open Meeting)</p> | <p>Deferred</p> |
| <p>Section 16 Application No. A/YL-KTS/1102 (Request for Deferral)</p> <p>Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years in “Residential (Group D)” Zone, Lots 681 RP (Part), 682 RP (Part) and 683 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Long (Open Meeting)</p> | <p>Deferred</p> |
| <p>Section 16 Application No. A/YL-KTS/1119</p> <p>Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts with Ancillary Office for a Period of 3 Years in “Other Specified Uses” annotated “Rural Use” Zone, Lots 447 RP (Part) and 448 (Part) in D.D. 106, Kam Sheung Road, Kam Tin South, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |

| <p style="text-align: center;"><u>Fanling, Sheung Shui & Yuen Long East District</u></p> | <p style="text-align: center;"><u>Decision</u></p> |
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| <p>Section 16 Application No. A/YL-KTS/1120</p> <p>Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in “Agriculture” and “Residential (Group C) 1” Zones, Lot 1638 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Kong, Kam Tin South, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-NSW/357</p> <p>Filling of Pond for Permitted Agricultural Use for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Village Type Development” Zones, Lots 1212 S.E ss.1 and 1212 S.E RP (Part) in D.D. 115 and adjoining Discrepant Areas (Part), Nam Sang Wai, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-SK/435 (Request for Deferral)</p> <p>Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Village Type Development” Zone, Lots 377 (Part), 378 (Part), 380 (Part), 387 (Part), 388 (Part) in D.D. 112, Lin Fa Tei, Pat Heung, Yuen Long (Open Meeting)</p> | <p>Deferred</p> |
| <p>Section 16 Application No. A/YL-SK/445 (Request for Deferral)</p> <p>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)</p> | <p>Deferred</p> |

| <p align="center"><u>Fanling, Sheung Shui & Yuen Long East District</u></p> | <p align="center"><u>Decision</u></p> |
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| <p>Section 16 Application No. A/YL-SK/449</p> <p>Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone, Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long (Open Meeting)</p> | <p align="center">Approved with Conditions on a Temporary Basis for a Period of 5 Years</p> |
| <p>Section 16 Application No. A/YL-MP/405</p> <p>Temporary Vehicle Repair Workshop with Ancillary Office and Storage Use for a Period of 3 Years in “Commercial/Residential” Zone, Lot 3278 RP in D.D. 104, Mai Po, Yuen Long (Open Meeting)</p> | <p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-MP/407 (Request for Deferral)</p> <p>Proposed Public Utility Installation (Solar Photovoltaic System) in “Conservation Area” and “Residential (Group C)” Zones, Lot 3018 S.A in D.D.104, Mai Po, Yuen Long (Open Meeting)</p> | <p align="center">Deferred</p> |
| <p>Section 16 Application No. A/YL-MP/408</p> <p>Proposed Temporary Office with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Village Type Development” and “Open Space” Zones, Lot 31 in D.D. 101, Mai Po, Yuen Long (Open Meeting)</p> | <p align="center">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |

| <u>Fanling, Sheung Shui & Yuen Long East District</u> | <u>Decision</u> |
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| <p>Section 16 Application No. A/YL-MP/409</p> <p>Proposed Temporary Warehouse and Public Vehicle Park (for Private Cars, Light Goods Vehicles, Medium Goods Vehicles, Coaches, Container Vehicles and Container Trailers Only) and Associated Filling of Pond and Land for a Period of 3 Years in “Residential (Group D)” Zone, Lot 4822 (Part) in D.D.104, Mai Po, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |

| <u>Tuen Mun & Yuen Long West District</u> | <u>Decision</u> |
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| <p>Section 16 Application No. A/HSK/600</p> <p>Temporary Warehouse (Excluding Dangerous Goods Godown) and Logistics Centre for a Period of 3 Years in “Residential (Group A) 3” and “Government, Institution or Community” Zones and area shown as ‘Road’, Various Lots in D.D. 125, Ha Tsuen, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/TM-LTYT/500</p> <p>Proposed Temporary Shop and Services (Metalware and Construction Materials and Equipment) and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone, Lot 491 RP (Part) in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |

| <p style="text-align: center;"><u>Tuen Mun & Yuen Long West District</u></p> | <p style="text-align: center;"><u>Decision</u></p> |
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| <p>Section 16 Application No. A/TM-LTYT/510</p> <p>Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 2000 in D.D. 130, Nai Wai, Tuen Mun (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-HTF/1201</p> <p>Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Open Storage and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 532 (Part) in D.D. 128, Ha Tsuen, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-LFS/577</p> <p>Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years in “Residential (Group E)” Zone, Lots 1703 (Part) and 1704 (Part) in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-LFS/589</p> <p>Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years in “Recreation” Zone, Lots 1684 (Part), 1685 (Part) and 1686 (Part) in D.D. 129, Lau Fau Shan, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |

| <p style="text-align: center;"><u>Tuen Mun & Yuen Long West District</u></p> | <p style="text-align: center;"><u>Decision</u></p> |
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| <p>Section 16 Application No. A/YL-LFS/602</p> <p>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)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-LFS/603</p> <p>Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Various Lots in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p> |
| <p>Section 16 Application No. A/YL-TT/757</p> <p>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 1594 (Part) in D.D. 118, Tai Tong, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-TT/758 (Request for Deferral)</p> <p>Proposed Temporary Warehouse for Storage of Food Provisions and Cleaning Products and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 681 RP in D.D. 118, Tai Tong, Yuen Long (Open Meeting)</p> | <p>Deferred</p> |

| <u>Tuen Mun & Yuen Long West District</u> | <u>Decision</u> |
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| <p>Section 16 Application No. A/YL-TT/772 (Request for Deferral)</p> <p>Temporary Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) and 2119 (Part) in D.D. 118, Yuen Long (Open Meeting)</p> | <p>Deferred</p> |
| <p>Section 16 Application No. A/YL-TYST/1348</p> <p>Proposed Temporary Warehouse for Storage of Electrical Supplies, Metal and Construction Materials for a Period of 3 Years in “Residential (Group D)” Zone, Lots 2686 (Part), 2687 (Part), 2699 (Part) and 2701 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p> |
| <p>Section 16 Application No. A/YL-TYST/1349</p> <p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone, Lots 343, 345 RP, 346 RP and 347 RP in D.D. 121, Tai Tao Tsuen, Yuen Long (Open Meeting)</p> | <p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p> |
| <p>Any Other Business</p> | |

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.