

Gist of Decisions

790th Rural and New Town Planning Committee Meeting

Date : 26.6.2026

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 789th (5.6.2026) Meeting

Matters Arising

Fanling, Sheung Shui & Yuen Long East District

Decision

Section 12A Application No. Y/YL-NTM/5 (**Request for Deferral**)

Application for Amendment to the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12, To rezone the application site from “Residential (Group C)” to “Residential (Group B)”, Various Lots in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long (**Open Meeting**)

Deferred

Sai Kung & Islands District

Decision

Section 16 Application No. A/SK-PK/310

Proposed Temporary Public Vehicle Park (Private Cars Only) and Eating Place with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of 3 Years in “Recreation” Zone, Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung (**Open Meeting**)

Approved with Conditions
on a Temporary Basis for a
Period of 3 Years

<u>Sai Kung & Islands District</u>	<u>Decision</u>
<p>Section 16 Application No. A/SLC/199</p> <p>Proposed Education Centre and Associated Excavation and Filling of Land in “Coastal Protection Area” Zone, Government Land in D.D. 326L, Shui Hau, Lantau Island (Open Meeting)</p>	Approved with Conditions

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-FTA/276</p> <p>Proposed Temporary Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 317 in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<p>Section 16 Application No. A/NE-FTA/277</p> <p>Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 201 S.A, 201 RP and 202 RP (Part) in D.D. 52, Sheung Shui Wa Shan North Section (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<p>Section 16 Application No. A/NE-FTA/278</p> <p>Proposed Three Houses (New Territories Exempted Houses - Small Houses) in “Agriculture” Zone, Lots 208 S.A, 208 S.B and 208 S.C in D.D. 52, Sheung Shui Wa Shan (Open Meeting)</p>	Rejected

<u>Sha Tin, Tai Po & North District</u>	<u>Decision</u>
<p>Section 16 Application No. A/NE-HLH/90</p> <p>Proposed Temporary Open Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone, Lots 266 (Part), 268 (Part), 286 (Part), 287 (Part), 288 (Part), 291 (Part) in D.D. 87 and Adjoining Government Land, Hung Lung Hang (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-MKT/57</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>Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-MKT/64 (Request for Deferral)</p> <p>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)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/NE-MUP/232</p> <p>Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 171 RP (Part), 172 (Part) and 174 S.B RP in D.D. 38, Man Uk Pin (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>
<p>Section 16 Application No. A/NE-MUP/233</p> <p>Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 28 in D.D. 38, Man Uk Pin (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-TKLN/128</p> <p>Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years in “Recreation” Zone, Lots 490 (Part), 491, 572 S.A and 574 in D.D. 80 and Adjoining Government Land, Ta Kwu Ling North (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/NE-TKLN/129 (Request for Deferral)</p> <p>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)</p>	<p style="text-align: center;">Deferred</p>

<u>Fanling, Sheung Shui & Yuen Long East District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-KTN/1205 (Withdrawal)</p> <p>Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Comprehensive Development Area (1)”, “Comprehensive Development Area” 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, Yuen Long (Open Meeting)</p>	Withdrawn
<p>Section 16 Application No. A/YL-KTN/1216</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>	Approved with Conditions on a Temporary Basis for a Period of 3 Years
<p>Section 16 Application No. A/YL-KTN/1233 (Request for Deferral)</p> <p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Lots 201 (Part) and 202 (Part) in D.D. 110, Yuen Long (Open Meeting)</p>	Deferred

<p align="center"><u>Fanling, Sheung Shui & Yuen Long East District</u></p>	<p align="center"><u>Decision</u></p>
<p>Section 16 Application No. A/YL-KTS/1108 (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 1229 (Part) and 1367 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Tin South, Yuen Long (Open Meeting)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-KTS/1129 (Request for Deferral)</p> <p>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)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-KTS/1130 (Request for Deferral)</p> <p>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)</p>	<p align="center">Deferred</p>
<p>Section 16 Application No. A/YL-KTS/1131</p> <p>Temporary Shop and Services (Real Estate Agency) and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 1568 (Part) in D.D. 106 & Adjoining Government Land, Yuen Kong, Kam Tin South, 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>
<p>Section 16 Application No. A/YL-MP/407</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>	Approved with Conditions
<p>Section 16 Application No. A/YL-PH/1118 (Request for Deferral)</p> <p>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)</p>	Deferred
<p>Section 16 Application No. A/YL-PH/1119 (Request for Deferral)</p> <p>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 “Residential (Group D)” Zone, Lot 139 RP (Part) in D.D. 108, Fan Kam Road, Pat Heung, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-PH/1120</p> <p>Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lots 135 RP (Part), 136 (Part), 138 S.B RP (Part) and 139 RP (Part) in D.D. 108, Pat Heung, Yuen Long (Open Meeting)</p>	Approved with Conditions on a Temporary Basis for a Period of 3 Years

<p style="text-align: center;"><u>Tuen Mun & Yuen Long West District</u></p>	<p style="text-align: center;"><u>Decision</u></p>
<p>Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (Open Meeting)</p>	<p style="text-align: center;">Agreed</p>
<p>Section 16 Application No. A/HSK/610</p> <p>Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years in “Village Type Development” Zone, Lot 1159 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/HSK/611</p> <p>Proposed Temporary Public Vehicle Park (Private Cars) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years in “Village Type Development” Zone, Lot 919 RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long (Open Meeting)</p>	<p style="text-align: center;">Approved with Conditions on a Temporary Basis for a Period of 3 Years</p>
<p>Section 16 Application No. A/TM-LTYT/515</p> <p>Renewal of Planning Approval for Temporary Training Ground (Hong Kong Institute of Construction) for a Period of 3 Years in Area shown as ‘Road’, Government Land under Kong Sham Western Highway (next to Wong Kong Wai Road near Fuk Hang Tsuen), Lam Tei, Tuen Mun (Open Meeting)</p>	<p style="text-align: center;">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>
<p>Section 16 Application No. A/YL-LFS/573</p> <p>Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Electric Vehicle Charging Facilities and Associated Filling of Land for a Period of 3 Years in “Residential (Group D)” Zone, Lot 588 in D.D. 128, 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/595 (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 “Green Belt” Zone, Lots 1610 S.A (Part), 1611, 1612, 1613 and 1616 (Part) in D.D.129, Lau Fau Shan, Yuen Long (Open Meeting)</p>	<p>Deferred</p>
<p>Section 16 Application No. A/YL-TT/773</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, Various Lots in D.D. 117 and Adjoining Government Land, 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/784</p> <p>Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years in “Village Type Development” Zone, Various Lots in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long (Open Meeting)</p>	<p>Approved with Conditions on a Temporary Basis for a Period of 5 Years</p>

<u>Tuen Mun & Yuen Long West District</u>	<u>Decision</u>
<p>Section 16 Application No. A/YL-TT/785 (Request for Deferral)</p> <p>Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 2316 S.B and 2316 RP (Part) in D.D. 116, Tai Tong, Yuen Long (Open Meeting)</p>	Deferred
<p>Section 16 Application No. A/YL-TYST/1355 (Request for Deferral)</p> <p>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)</p>	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.