~~Planning Department did not support the application.~~

80. Members had no question on the application.

Deliberation Session

81. After deliberation, the Committee decided to reject the application. The reasons were:

"(a) the applied use is not in line with the planning intention of the "Residential (Group C) 2" zone, which is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

(b) the applied use is not in line with the Town Planning Board Guidelines on 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13G) in that there is no previous approval granted at the site; there are adverse departmental comments on the application; and the applicant fails to demonstrate that the applied use would ~~not have adverse traffic impact on the surrounding areas.~~"

Agenda Item 45

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1238 Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1160 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP (Part) in D.D. 109, Kam Tin North, Yuen Long (RNTPC Paper No. A/YL-KTN/1238)

Presentation and Question Sessions

82. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

83. Members had no question on the application.

Deliberation Session

84. The Chairperson remarked that PlanD did not support the application. The application site (the Site) fell within Category 3 areas under the Town Planning Board Guidelines on 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No.13G), under which applications would normally not be favourably considered unless they were on sites with previous planning approvals and policy support had been obtained from the Development Bureau. The application was not in line with TPB PG-No. 13G in that the Site had no previous approval for the applied use on the Site and there were adverse departmental and public comments. Furthermore, the applied use was considered incompatible with the surrounding areas which were rural in character with clusters of active farmland. The Committee noted that the Site was subject to planning enforcement action against unauthorized development involving storage use and parking of vehicles, with Enforcement Notice issued in May 2026.

85. After deliberation, the Committee decided to reject the application. The reasons were:

"(a) the applied use with associated filling of land is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

(b) the applied use with associated filling of land is not compatible with the surrounding land uses; and

(c) the applied use with associated filling of land does not comply with the Town Planning Board Guidelines on 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13G) in that no previous planning approval has been granted to the site and there are adverse departmental comment and public objections."

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-KTN/1240 Temporary Place of Recreation, Sports or Culture for a Period of 5 Years in "Village Type Development" Zone, Lot 1634 RP (Part) in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Kam Tin North, Yuen Long
(RNTPC Paper No. A/YL-KTN/1240)

Presentation and Question Sessions

86. With the aid of some plans, Mr Jeffrey P.K. Wong, STP/FSYLE, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

87. In response to a Member's enquiry regarding the government land (GL) within the application site (the Site), Mr Jeffrey P.K. Wong said that the concerned GL with an area of about 2m^2 (about 0.5% of the Site) was located at the northwestern corner of the Site.

Deliberation Session

88. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 24.7.2031, on the terms of the application as