

RNTPC Paper No. A/YL-KTS/1070
For Consideration by the
Rural and New Town
Planning Committee
on 20.6.2025

APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1070

- Applicant** : The Pat Heung Vegetable Marketing and Credit Co-operative Society Limited
- Site** : Lot 365 S.A in D.D. 106, Shek Wu Tong, Kam Sheung Road, Yuen Long, New Territories
- Site Area** : About 94m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Village Type Development” (“V”)
[maximum building height of 3 storeys (8.23m)]
- Application** : Renewal of Planning Approval for Temporary Vegetable Collection Station for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary vegetable collection station for a period of three years at the application site (the Site), which falls within an area zoned “V” on the OZP (**Plan A-1a**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use with valid planning permission under application No. A/YL-KTS/926 until 15.7.2025 (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Kam Sheung Road via Shek Tin Road (**Plans A-2 and A-3**). According to the applicant, the applied use with a total floor area of about 58.46m² involves a single-storey structure (not more than 3.8m in height) for site office and storage of baskets, as well as a rain shelter (not more than 3.8m in height) for vegetable collection point. One loading/unloading space cum parking space for light goods vehicle (LGV) is provided within the Site. The operation hours are

between 7:00 a.m. and 12:30 p.m. daily (including public holidays). The site layout plan submitted by the applicant is at **Drawing A-1**.

- 1.3 The Site is involved in eight previous applications, including five (No. A/YL-KTS/386, 568, 671, 817 and 926) for the same use which were all approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2006 and 2022 (**Plan A-1b**) (details at paragraph 6 below). Compared with the last approved application No. A/YL-KTS/926, the current application is submitted by the same applicant for the same use at the same site with the same layout and major development parameters with extended operation hours by 30 minutes, i.e. from noon to 12:30p.m..
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with supplementary planning (**Appendix I**) statement (SPS) and Supplementary Information (SI) received on 22.4.2025, 28.4.2025 and 29.4.2025
 - (b) Further Information (FI) received on 6.6.2025 and (**Appendix Ia**) 9.6.2025*
- * *accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form with SPS and FI at **Appendices I and Ia**. They can be summarised as follows:

- (a) The Pat Heung Vegetable Marketing and Credit Co-operative Society (the Co-operative Society) was established in 1962 which has been serving the local farmers by collecting and delivering their vegetables for sale and providing them with fertilizers and pesticides. The Co-operative Society is a non-profit making organization and one of the 26 co-operative societies under the supervision of the Agriculture, Fisheries and Conservation Department.
- (b) The Co-operative Society was relocated to the Site as the original site was resumed by the Government for road widening works.
- (c) Vegetables will be collected at the Site and delivered to the wholesale vegetable market in Cheung Sha Wan by LGV daily. The Co-operative Society can help support the living of farmers and provide good quality vegetables to the public.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) are relevant to this application. Relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is currently not subject to any active enforcement action.

6. Previous Applications

- 6.1 The Site is involved in eight previous applications (No. A/DPA/YL-KTS/89, A/YL-KTS/165, 177, 386, 568, 671, 817, 926). Applications No. A/YL-KTS/386, 568, 671, 817 and 926 for temporary vegetable collection station were approved with conditions by the Committee between 2006 and 2022. Considerations of the remaining three applications (i.e. No. A/DPA/YL-KTS/89 and A/YL-KTS/165 and 177) for restaurant and storage/workshop uses are irrelevant to the current application which involves a different applied use. Details of the previous applications are summarised in **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Applications No. A/YL-KTS/386, 568, 671, 817 and 926 submitted by the same applicant for the same use at the same site were all approved with conditions by the Committee mainly on the considerations that the temporary approval would not frustrate the long-term planning intention; the proposed/applied use was not incompatible with the surrounding areas; and government departments consulted in general had no adverse comment or their concerns could be addressed by relevant approval conditions. The planning permission under Application No. A/YL-KTS/671 was subsequently revoked in March 2016 due to non-compliance with time-limited condition. As for the last approved application No. A/YL-KTS/926, all the approval conditions have been complied with and the planning permission is valid until 15.7.2025.

7. Similar Application

There is no similar application for temporary vegetable collection station within the same “V” zone on the OZP.

8. The Site and Its Surrounding Areas (Plans A-1a to A-4)

- 8.1. The Site is:

- (a) accessible from Kam Sheung Road via Shek Tin Road; and
 - (b) currently occupied by the applied use with valid planning permission under application No. A/YL-KTS/926 until 15.7.2025.
- 8.2. The surrounding areas are rural in character comprising predominantly village settlements of Tin Sam San Tsuen and Shek Wu Tong, shops, storage yard, tyre repair workshops, pet service, parking of vehicles, car service, restaurants, office and vacant land.

9. Planning Intention

The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

10. Comments from Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices IV** and **V** respectively.

11. Public Comment Received During Statutory Publication Period

On 2.5.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of planning approval for temporary vegetable collection station for a period of three years at the Site zoned “V” (**Plan A-1a**). Whilst the applied use is not entirely in line with the planning intention of the “V” zone, the applied use can serve the local farmers and support their living as well as provide good quality vegetables to the public. In this regard, the Director of Agriculture, Fisheries and Conservation has no adverse comment on the application. According to the District Lands Officer/Yuen Long of Lands Department, there is currently no Small House application approved or under processing at the Site.

Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “V” zone.

- 12.2 The applied use is considered not incompatible with the surrounding areas which are rural in character comprising predominantly village settlements of Tin Sam San Tsuen and Shek Wu Tong, shops, storage yard, tyre repair workshops, pet service, parking of vehicles, car service, restaurants, office and vacant land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) considers that no significant landscape impact arising from the applied use is anticipated.
- 12.3 Other concerned government departments consulted including the Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. Should the application be approved, the applicant will also be advised to follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance caused by the applied use on the surrounding areas.
- 12.4 The application is in line with TPB PG-No. 34D in that there has been no material change in the planning circumstances since the previous approval was granted; no adverse planning implication arising from the renewal is anticipated; all approval conditions under the previous approval have been satisfactorily complied with; and the three-year approval period sought which is the same timeframe as the previous approval is reasonable.
- 12.5 Given the five approved previous applications for the same use at the Site as detailed in paragraph 6 above, approving the current application is in line with the previous decisions of the Committee.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years and be renewed from 16.7.2025 until 15.7.2028. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the existing fire service installations implemented on the site shall be

maintained in efficient working order at all times during the planning approval period;

- (c) if any of the above planning condition (a) and (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and;

Advisory clauses

The recommended advisory clauses are at **Appendix V**.

- 13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form, SPS and SI received on 22.4.2025, 28.4.2025 and 29.4.2025
Appendix Ia	FI received on 6.6.2025 and 9.6.2025
Appendix II	Relevant extract of TPB PG-No. 34D
Appendix III	Previous Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JUNE 2025**