

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/YL-KTN/1249

1. <u>Proposal</u>	
Applicants	Ms. CHAN Yu Sim, Jane and Mr. FONG Hin Ming
Site (Plan A-1)	Lots 3 S.D and 8 S.K in D.D. 110, Tai Kong Po, Pat Heung, Kam Tin, Yuen Long
Site Area	About 76.08m ²
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (“AGR”) zone on the approved Kam Tin North OZP No. S/YL-KTN/11
Application	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kong Tai Road via a local track (Plans A-1 and A-2). According to the applicant, the applied use involves a two-storey structure with a height of not more than 5.5m and a total floor area of about 30m ² for reception, toilet, farm accessories storage, ancillary office and restroom. About 50m ² (about two-third of the Site) is designated as farming area. No parking space nor loading/unloading space is provided at the Site. No public announcement system, portable speaker or any form of audio amplification system is used at the Site at all times. The operation hours are between 7:00 a.m. and 10:00 p.m. daily including Sundays and public holidays. Plan showing the site layout submitted by the applicants is on Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/YL-KTN/933 approved on 11.8.2023 for a period of three years until 8.9.2026, which was submitted by the same applicants for the same use at the same Site with the same development parameters. (Please refer to

¹ The Site is the subject of three previous relevant applications (No. A/YL-KTN/571, 720 and 933) (including two renewals of temporary approval granted) which were all for the same use submitted by the same applicants as the current application. All these applications were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2017 and 2023.

	https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-KTN_933/A_YL-KTN_933_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicants (Appendices I and Ia)	- The applied use is intended to promote organic farming and provide recreational spaces to the members of the community during holidays. It is temporary in nature and will not frustrate the long-term planning intention of the “AGR” zone. The applied use is compatible with the surrounding areas and adverse impacts are not anticipated. - The applicants have complied with all the approval conditions under the last previous application. In support of the current application, the applicants have submitted record of existing drainage facilities and certificate of fire service installations.
Compliance with the “Owner’s Consent/Notification” requirements ²	The applicants are the sole ‘current land owners’.

2. Planning Considerations and Assessments				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D³, including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent	✓		Whilst the applied use is not in line with the planning intention of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation has no strong view on the renewal application from agricultural and nature conservation perspectives. Taking into account the above and planning assessments below, there is no objection to the applied use on a temporary basis for a further period of three years.

² As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members’ inspection.

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

	development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the three-year approval period sought does not exceed the duration of the last approval.			
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). <u>PlanD's Assessments</u> To address the technical requirements of the concerned departments and to uphold the planning intention of the "AGR" zone, relevant approval conditions and advisory clauses are recommended in paragraph 4 below and Appendix III. The applicants 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.
(d)	Public comments received during statutory publication period		✓	No public comment was received.

3. <u>Planning Department's View</u>
<u>No objection</u> to the application.

4. Decision Sought

- 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 9.9.2026 to 8.9.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 9.12.2026;
- (b) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (c) if the above planning condition (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;
- (d) if the above planning condition (a) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (e) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

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

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

Attachments

Appendix I	Application Form with attachments received on 22.6.2026 and 23.6.2026
Appendix Ia	Further Information received on 31.7.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
AUGUST 2026**