RNTPC Paper No. A/YL-KTS/1153
For Consideration by
the Rural and New Town
Planning Committee
on 20.11.2026

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

Application No. A/YL-KTS/1153

1. Proposal	
Applicant	Go Green (Hong Kong) Limited
Site **(Plan A-1)**	Lots 760 RP, 762 RP, 795 RP, 797 RP, 799, 800, 801, 802, 803 in D.D. 103 and Adjoining Government Land (GL), Sze Pai Shek, Kam Tin South, Yuen Long
Site Area	About 12,110m^2 (including GL of about 220m^2 (1.8%))
Zoning and Outline Zoning Plan (OZP) No.	"Agriculture" ("AGR") zone on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
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 Kam Ho Road via a local track (**Plan A-2**). According to the applicant, the applied use involves 34 single-storey structures (not more than 3.5m in height) with a total floor area of about 1,150.32m^2 for office, restrooms/storerooms, tents, animal homes and portable toilets. About 9,082.5m^2 (about 75%) of the Site will be used for farming purpose. No car parking and loading/unloading space is provided within the Site. No public announcement system will be used at the Site at all times. The operation hours are from 10:00 a.m. to 6:00 p.m. daily, including public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.
Last Previous Relevant Application[1]	Application No. A/YL-KTS/981 approved on 22.12.2023 for a period of three years until 22.12.2026, which was submitted by the same applicant for the same use at the same Site with the same development parameters and layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL

[1] The Site is involved in three previous applications for the same applied use submitted by the same applicant as the current application, and the applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) between 2019 and 2023.

	-KTS_981/A_YL-KTS_981_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (**Appendices I to Ib**)	(a) The applied use is temporary in nature and is not incompatible with the surrounding areas. The applicant aims to promote green living, organic farming, low-carbon lifestyles and environment conservations, and partners with different non-governmental organisations, schools and corporate organisations to organise educational programs. The Agriculture, Fisheries and Conservation Department (AFCD) has issued a Farmer Identity Certificate to the operator and the hobby farm is supported by AFCD's Organic Farmer Support Service and registered under AFCD's Leisure Farm Category. Support letters from university professor and corporate were received to support the applied use. (b) There is no change in development parameters and layout of the applied use between the current application and the last approved application No. A/YL-KTS/981 and all approval conditions of the last application have been complied with. (c) No adverse visual, drainage, fire safety, traffic and environmental impacts on the surrounding areas and adequate measures will be provided to mitigate any impacts arising from the applied use. The applicant will also follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('CoP') issued by the Environmental Protection Department. In support of the application, the applicant has submitted an as-built drainage plan, photographic records of the drainage facilities and a set of F.S. 251 certificates. (d) Upon approval of the application, the applicant will submit to the Lands Department (LandsD) the necessary applications for Short Term Waiver and Short Term Tenancy as appropriate for implementing the applied use.
Compliance with the Owner's Consent/Notification" requirements[2]	Published notices in local newspapers and sent notice to the Pat Heung Rural Committee.

2. Planning Considerations and Assessments				
	Criteria	**Yes**	**No**	**Remarks**
(a)	In line with TPB PG No. 34D[3], including: i. no material change in	✓		Whilst the applied use is not entirely in line with the planning intention of the "AGR" zone, DAFC has no strong view on the application from agricultural

[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).

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

	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 development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval.			perspective. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the "AGR" zone.
(c)	Any other relevant considerations (e.g. minor change in layout/ development parameters)?		✓	Nil
(d)	Any adverse departmental comments?	✓		Relevant government departments consulted, except the District Lands Officer/Yuen Long (DLO/YL), LandsD, have no objection to or no adverse comment on the application (**Appendix II**). <u>Adverse Departmental Comment</u> DLO/YL, LandsD has adverse comment on the application. • <u>*Unauthorised structure(s) within the private lot(s) covered by the application*</u> LandsD has reservation on the application since there is/are unauthorised structure(s) and/or uses on Lots 760 RP, 762 RP, 795 RP, 797 RP, 799, 800, 801, 802 and 803 all in D.D. 103 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches

				as demanded by LandsD. PlanD's Assessments To address the technical requirements of concerned government departments and to uphold the planning intention of the "AGR" zone, relevant approval conditions and advisory clauses are recommended in paragraph 4 below. Regarding DLO/YL, LandsD's concerns on the unauthorised structures on the Site, the applicant will be advised to liaise with LandsD on the land administration matters should the Committee approve the application. The applicant will also be advised to follow the revised 'CoP' to minimise any potential environmental nuisance caused by the applied use.
(e)	Public comment received during statutory publication period		✓	No public comment was received.

3. Planning Department's View

- No objection 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 23.12.2026 to 22.12.2029. The following conditions of approval and advisory clauses are 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; and

  (c) if any of the above planning condition (a) or (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

  (d) 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 30.9.2026
Appendix Ia	Further Information (FI) received on 3.11.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ib	FI received on 11.11.2026 (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	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

PLANNING DEPARTMENT
NOVEMBER 2026