



## Section 16 Planning Application

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond

Lot Nos. 1155 (Part), 1190 (Part), 1191 (Part), 1192, 1193, 1195, 1196, 1197 RP (Part), 1198 RP (Part), 1205 RP (Part) in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

### *Planning Statement*

Address:  
Unit 1702, 17/F., Loon Kee Building,  
Nos. 267-275 Des Voeux Road Central,  
Hong Kong  
Tel : (852) 3180 7811  
Fax : (852) 3180 7611

Prepared by  
**Man Chi Consultants and Construction  
Limited**

November 2024

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond** (hereinafter referred to as “the proposed use”) at Lot Nos. 1155 (Part), 1190 (Part), 1191 (Part), 1192, 1193, 1195, 1196, 1197 RP (Part), 1198 RP (Part), 1205 RP (Part) in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has an area of approximately 8,670m<sup>2</sup>, including 181m<sup>2</sup> of government land. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site currently falls within an area zoned “Agriculture” (“AGR”) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (hereinafter referred to as “the Current OZP”). According to the Notes of Current OZP, the ‘Place of Recreation, Sports or Culture (Hobby Farm)’ is a Column 2 use and planning permission from the Board is required. In this connection, the Applicant wishes to apply for a planning permission from the Board. The proposed use is well justified on the grounds that:-

- (a) The proposed use is considered in line with the planning intention of “AGR” zone;*
- (b) The proposed use promotes agricultural activities and provides a recreational space for the public. The proposed use could meet the demand for recreational activities in the community and developing the land to a delightful holiday destination for families and the public;*
- (c) The proposed use will also be for educational purpose as the visitors could experience the making of traditional handicraft and farming activities. It will help the visitors to understand the rural culture and heritage of New Territories;*
- (d) The proposed use is not incompatible with the rural character in the surrounding areas in terms of both land use and development scale;*
- (e) The activities within the application site are non-polluting in nature, and potential nuisance to the surrounding area is unlikely. The proposed use will cause not significant traffic, drainage, landscape, visual and environmental impacts; and*
- (f) Given the similar applications within the Current OZP, it is not considered the approval of the current application will set an undesirable precedent.*

In view of the above, it is sincerely hoped that the Board will give favourable consideration to the current application for the proposed use.

## 行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作擬議臨時康體文娛場所（休閒農莊）連附屬設施（為期 5 年）及相關的填土及填塘工程以下簡稱「擬議用途」。該申請所涉及地點位於新界元朗錦田丈量約份第 109 約地段第 1155 號(部分)、第 1190 號(部分)、第 1191 號(部分)、第 1192 號、第 1193 號、第 1195 號、第 1196 號、第 1197 號餘段(部分)、第 1198 號餘段(部分)、第 1205 號餘段(部分)及毗鄰政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點位於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11（下稱「現行分區計劃大綱圖」）上「農業」地帶內。根據現行大綱圖的註釋，「康體文娛場所（休閒農莊）」屬於第二欄用途，須取得規劃委員會的規劃許可。就此，申請人擬向規劃委員會申請規劃許可。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：

- (一) 擬議用途被視為符合「農業」地帶的規劃意向；
- (二) 擬議用途可促進農業活動，並為公眾提供一個康樂空間。擬議用途可滿足社區對康樂活動的需求，並將土地發展為家庭及公眾的度假勝地；
- (三) 擬議用途亦具教育意義，遊客可體驗傳統手工藝製作及農業活動。擬議用途亦可作教育用途，讓遊客體驗傳統手工藝製作和農業活動，有助遊客了解新界的鄉郊文化和傳統；
- (四) 擬議用途無論在土地用途或發展規模方面，均不會與周邊地區的鄉郊特色不協調；
- (五) 申請地點內的活動屬非污染性質，不太可能對周邊地區造成潛在滋擾。擬議用途亦不會對交通、排水、景觀、視覺及環境造成重大影響；及
- (六) 考慮到分區計劃大綱圖內有類似的申請，因此認為批准目前的申請不會開創不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請。

## **Table of Contents**

<b>1</b>	<b>INTRODUCTION</b>	<b>5</b>
1.1	Purpose	5
<b>2</b>	<b>SITE PROFILE</b>	<b>5</b>
2.1	Location and Current Condition of the Application Site, Surrounding Land-use Characteristics	5
<b>3</b>	<b>PLANNING CONTEXT</b>	<b>6</b>
3.1	The Current OZP	6
3.2	Similar Applications	6
<b>4</b>	<b>THE DEVELOPMENT PROPOSAL</b>	<b>9</b>
4.1	Site Configuration, Layout and Operation	9
4.2	Vehicular Access, Pedestrian Access and Parking Arrangement	10
4.3	Landscape	11
4.4	Provision of Drainage Facilities	11
4.5	Environmental considerations	11
4.6	Fire Safety	12
<b>5</b>	<b>PLANNING JUSTIFICATIONS</b>	<b>13</b>
5.1	Not Contravene the Planning Intention of “AGR” zone	13
5.2	Promoting Agricultural Activities and Provides Recreational Outlet to the Public	13
5.3	Compatible with Surrounding Land Uses	13
5.4	Temporary Nature Would Not Jeopardize its Planning Intention of “AGR’ Zone	13
5.5	No Adverse Traffic, Visual, Landscape and Drainage Impacts	13
5.6	Not Setting an Undesirable Precedent	14
<b>6</b>	<b>CONCLUSION</b>	<b>15</b>

### **List of Tables**

Table 1	Approved Planning Applications for Uses being Similar to or the Same as the Proposed Use covered by the Kam Tin North Outline Zoning Plans in the recent 10 years
Table 2	Proposed Key Development Parameters

### **List of Figures**

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000130832_0001
Figure 3	Extract of Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
Figure 4	Indicative Layout Plan
Figure 5	Proposed Filling of Land and Pond

# 1 INTRODUCTION

## 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond** (hereinafter referred to as “the proposed use”) at Lot Nos. 1155 (Part), 1190 (Part), 1191 (Part), 1192, 1193, 1195, 1196, 1197 RP (Part), 1198 RP (Part), 1205 RP (Part) in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the 大江埔土地管理有限公司 (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the current application.

# 2 SITE PROFILE

## 2.1 Location and Current Condition of the Application Site, Surrounding Land-use Characteristics

- 2.1.1 The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots which the application site involves. The application site is accessible from Kong Tai Road and is largely vacant and covered by weeds, with a few temporary structures.
- 2.1.2 The application site is surrounded by major residential clusters in Kam Tin North and is accessible from Kam Tin Bypass and Kam Tai Road via Kong Tai Road. The application site is also accessible by franchised bus Nos. 54, 77K, 251B, 251M and E36P along Kam Tin Road in about 5 minutes away.
- 2.1.3 The surrounding areas are rural in character mainly intermixed with grassland, plant nursery, vacant land, residential dwellings/structures and open storage yard.

### 3 PLANNING CONTEXT

#### 3.1 The Current OZP

3.1.1 The application site currently falls within an area zoned “AGR” on the Current OZP (please refer to **Figure 3**). As stipulated in the Notes of the Current OZP, the “AGR” zone is *“intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”*

3.1.2 According to the Notes of the Current OZP, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ is a Column 2 use under “AGR” zone which requires planning permission from the Town Planning Board (the Board). Filling of land and pond in the “AGR” zone also requires planning permission from the Board.

#### 3.2 Similar Applications

3.2.1 Over the past ten years, there were 21 similar applications approved by the Board within “AGR” zone on the OZP in the past ten years. Details of these approved applications are provided in **Table 2** below. Considering all these similar applications, approval of the current application is not anticipated to be an undesirable precedent under any circumstances.

*Table 2: Similar Approved Applications within “AGR” Zones on the same OZP*

<b>Planning Application(s) No.</b>	<b>Proposed Use(s)</b>	<b>Decision Date</b>
A/YL-KTN/495	Temporary Place of Recreation, Sports or Culture (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area with Ancillary Facilities) for a Period of 3 Years	10/06/2016
A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	27/05/2016
A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13/01/2017
A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	08/09/2017
A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16/08/2019

<b>Planning Application(s) No.</b>	<b>Proposed Use(s)</b>	<b>Decision Date</b>
A/YL-KTN/495	Temporary Place of Recreation, Sports or Culture (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area with Ancillary Facilities) for a Period of 3 Years	10/06/2016
A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	27/05/2016
A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13/01/2017
A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	08/09/2017
A/YL-KTN/658	Renewal of Planning Approval for Temporary "Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities" for a Period of 3 Years	31/05/2019
A/YL-KTN/720	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21/08/2020
A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30/04/2021
A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	06/05/2022
A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	20/05/2022
A/YL-KTN/826	Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years	09/09/2022
A/YL-KTN/830	Renewal of Planning Approval for Temporary "Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities" for a Period of 3 Years	10/06/2022
A/YL-KTN/844	Temporary Place of Recreation, Sports or Culture (Hobby Farm, Pawning Ground, Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	12/08/2022
A/YL-KTN/853	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	13/01/2023
A/YL-KTN/879	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land	03/02/2023

<b>Planning Application(s) No.</b>	<b>Proposed Use(s)</b>	<b>Decision Date</b>
A/YL-KTN/495	Temporary Place of Recreation, Sports or Culture (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area with Ancillary Facilities) for a Period of 3 Years	10/06/2016
A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	27/05/2016
A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13/01/2017
A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	08/09/2017
A/YL-KTN/891	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land	24/11/2023
A/YL-KTN/894	Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years and Filling of Land	31/03/2023
A/YL-KTN/895	Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre / Sports Training Ground) for a Period of 3 Years and Filling of Land	21/04/2023
A/YL-KTN/933	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11/08/2023
A/YL-KTN/977	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Associated Filling of Land	16/02/2024



## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use in order to provide a delightful holiday destination for families and the public whilst promoting agricultural activities. The application site has a site area of approximately 8,670m<sup>2</sup>, including 181m<sup>2</sup> of government land.
- 4.1.2 The proposed use comprises 8 temporary structures, including one single-storey structure for refreshment kiosk, washroom, two single-storey structures for storeroom of farm tools, one single-storey structure for agricultural education room and a single-storey structure for handcraft workshop and storeroom. There will be a guard house, an electricity meter room and a water tank and pump room serving as ancillary purposes. The temporary single-storey storey structures are proposed to be converted-containers with a building height of not more than 3.5m. The proposed use has a total GFA of about 780m<sup>2</sup>. The indicative layout plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 2**.
- 4.1.3 The application site is partially paved. In order to provide a solid ground for the erection of temporary structures, the loading and unloading area and internal road, about 33% (about 2,840m<sup>2</sup>) of the land in the application site would be filled and covered with concrete of about 0.1m depth. The remaining unpaved area will serve as farming purposes. Additionally, minor filling of pond (about 807m<sup>2</sup>) is required at the eastern part of the application site. The extent of proposed filling of land and pond is presented in **Figure 5**.
- 4.1.4 The opening hours of the proposed use will be from 9:00 a.m. to 6:00 p.m. daily (including public holidays) and the agricultural works would be maintained by 3 to 4 nos. of staff stationed at the applications site. It is anticipated there will be 20 nos. of visitors per day during weekends and public holidays.

*Table 2: Proposed Key Development Parameters*

<b>Total Site Area</b>	About 8,670m <sup>2</sup> (including 181m <sup>2</sup> of government land)
- Uncovered Area	About 7,890m <sup>2</sup> (91%)
- Covered Area	About 780m <sup>2</sup> (9%)
<b>Site Coverage</b>	About 9%
<b>Total Plot Ratio</b>	About 0.09
<b>Total No. of Structures</b>	8
- Structure B1 (Refreshment Kiosk, Washroom)	15m x 7m x 3.5m
- Structure B2 (Storeroom of Farmtools)	15m x 7m x 3.5m
- Structure B3 (Agricultural Education Room)	22.5m x 10m x 3.5m
- Structure B4 (Storeroom of Farmtools)	15m x 7m x 3.5m
- Structure B5 (Handcraft Workshop and Storeroom)	22.5m x 10m x 3.5m
- Guard House	2.5m x 2m x 3.5m
- Electricity Meter Room	2.5m x 2m x 3.5m
- Water Tank and Pump Room	2.5m x 2m x 3.5m
<b>Total Gross Floor Area</b>	About 780m <sup>2</sup>
- Structure B1 (Refreshment Kiosk, Washroom)	About 105m <sup>2</sup>
- Structure B2 (Storeroom of Farmtools)	About 105m <sup>2</sup>
- Structure B3 (Agricultural Education Room)	About 225m <sup>2</sup>
- Structure B4 (Storeroom of Farmtools)	About 105m <sup>2</sup>
- Structure B5 (Handcraft Workshop and Storeroom)	About 225m <sup>2</sup>
- Guard House	About 5m <sup>2</sup>
- Electricity Meter Room	About 5m <sup>2</sup>
- Water Tank and Pump Room	About 5m <sup>2</sup>
<b>No. of Storey</b>	1 Storey
<b>Building Height</b>	Not more than 3.5m
<b>Total Farming Area</b>	About 5,385m <sup>2</sup>
<b>Total No. of Parking Spaces</b>	6
- Private Car (Visitors)	4
- Private Car (Staff)	2
<b>Total No. of Loading and Unloading Bays</b>	2
- Light Goods Vehicle (LGV)	2
<b>Ingress/Egress Point</b>	
- Vehicular Access	About 10m wide
<b>Filling of Land</b>	
Area (About)	2,840m <sup>2</sup>
Depth (About)	0.1m
<b>Filling of Pond</b>	
Area (About)	807m <sup>2</sup>
Depth (About)	0.4m

## 4.2 Vehicular Access, Pedestrian Access and Parking Arrangement

4.2.1 The proposed use would make use of the current ingress/egress point at the western boundary of the application site for vehicular access. The proposed vehicular ingress/egress point has direct access to Kong Tai Road and the width of the vehicular ingress/egress point is about 10m wide.

- 4.2.2 Six private car parking spaces (2.5m x 5m) are proposed to serve visitors and staffs and two loading and unloading bays for LGV (3.5m x 7m) are proposed for loading and unloading activities. Sufficient manoeuvring space will be provided on-site and no vehicle will queue back to or reverse onto/from areas outside the application site.
- 4.2.3 Since the proposed development is located in close proximity to the major residential clusters in Kam Tin North and franchised bus services are available in about 5 minutes away from the application site, it is expected that most of the visitors and staffs of the proposed use would be accessing by public transport or on foot. Consequently, the estimated trip generation and attraction of the proposed use would be 6 trips per day for visitors and staffs and 4 trips per week for loading and unloading activities during the opening hours (i.e. from 7:00 a.m. to 9:00 p.m. daily (including public holidays)), which would be fully under the capacity of the traffic capacity in the area.
- 4.2.4 The existing pedestrian access connecting to Lot 1194 and the private lots to the north of the application site would be maintained (**Figure 4** refers).

### **4.3 Landscape**

- 4.3.1 Considering the application site is intended for agriculture purposes under the Current OZP, the proposed use is considered in line with planning intention and would not adversely affect the area from landscape point of view. The proposed use involves the erection of single-storey temporary structures, hence, it is expected to have minimal visual impact and should be able to blend harmoniously with the surrounding environment.

### **4.4 Provision of Drainage Facilities**

- 4.4.1 Considering a substantial portion of the land (about 60%) will remain unpaved for agricultural purposes, which can naturally absorb rainwater, it is expected that the proposed development will not have a significant impact on drainage. In addition, there is currently an existing manhole adjacent to the northern periphery of the application site. If it is further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of the Drainage Services Department by way of compliance of approval condition(s).

### **4.5 Environmental considerations**

- 4.5.1 The proposed use would be non-polluting in nature, loudspeaker/public announcement system would not be used at the application site and potential nuisance to the surrounding area is unlikely. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection

Department.

#### **4.6 Fire Safety**

- 4.6.1 The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the application site once it is accepted by the Director of Fire Services.

## **5 PLANNING JUSTIFICATIONS**

### **5.1 Not Contravene the Planning Intention of “AGR” zone**

5.1.1 The application site falls within an area zoned “AGR” on the Current OZP. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed use that is designated for hobby farm use would serve for farming purpose. The proposed use is considered not in conflict with the planning intention of “AGR” zone.

### **5.2 Promoting Agricultural Activities and Provides Recreational Outlet to the Public**

5.2.1 The current application aims to provide an integrated recreational outlet for the public. The proposed use could meet the demand for recreational activities in the community and developing the land to a delightful holiday destination for families and the public. The proposed use will also be for educational purpose as the visitors could experience the making of traditional handicraft and farming activities. It will help the visitors to understand the rural culture and heritage of New Territories.

### **5.3 Compatible with Surrounding Land Uses**

5.3.1 The surrounding land uses are rural in character intermixed with grassland, plant nursery, vacant land, residential dwellings/ structures and open storage yard. Considering the proposed use is to provide recreational outlet with farming purposes, it is considered not incompatible with the surrounding rural environment and residential setting, in terms of its geographical location and land use.

### **5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “AGR’ Zone**

5.4.1 Notwithstanding that the application site falls within an area zoned “AGR” on the Current OZP, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “AGR” zone.

### **5.5 No Adverse Traffic, Visual, Landscape and Drainage Impacts**

5.7.1 In terms of traffic considerations, taking into account the fact that the estimated trip generation is not significant, sufficient manoeuvring space will be provided on-site and no vehicle will queue back to or reverse onto/from areas outside the application site and franchised bus services are available in about 5 minutes away from the application site, it is anticipated that the application site would be able to cope with the traffic generated from the proposed development and would not cause any adverse traffic impacts to the surroundings.

- 5.7.2 The proposed use will involve farming activities with single-storey temporary structures, which are expected to have a minimal visual impact and should integrate well with the surrounding environment.
- 5.7.3 Given that a substantial portion of the land (about 60%) will remain unpaved for agricultural purposes, it is expected that the proposed development will not have a significant impact on drainage. If it is further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of the Drainage Services Department by way of compliance of approval condition(s).

## **5.6 Not Setting an Undesirable Precedent**

- 5.6.1 Having considered that there were vast amount of planning applications for hobby farm uses within the subject “AGR” zone within the same OZP approved by the Board, approvals granted for these applications more or less implied certain degree of flexibility was given by the Board to recognize and allow hobby farm uses within the “AGR” zone. In this regard, approval of the current application will not set an undesirable precedent to other similar application.

## 6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application the Current Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond. The application site has an area of approximately 8,670m<sup>2</sup>, including 181m<sup>2</sup> of government land. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

6.1.2 The application site currently falls within an area zoned "Agriculture" ("AGR") on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11. According to the Notes of Current OZP, the 'Place of Recreation, Sports or Culture (Hobby Farm)' is a Column 2 use and planning permission from the Board is required. In this connection, the Applicant wishes to apply for a planning permission from the Board. The proposed use is well justified on the grounds that:-

- (a) The proposed use is considered in line with the planning intention of "AGR" zone;*
- (b) The proposed use promotes agricultural activities and provides a recreational space for the public. The proposed use could meet the demand for recreational activities in the community and developing the land to a delightful holiday destination for families and the public;*
- (c) The proposed use will also be for educational purpose as the visitors could experience the making of traditional handicraft and farming activities. It will help the visitors to understand the rural culture and heritage of New Territories;*
- (d) The proposed use is not incompatible with the rural character in the surrounding areas in terms of both land use and development scale;*
- (e) The activities within the application site are non-polluting in nature, and potential nuisance to the surrounding area is unlikely. The proposed use will cause not significant traffic, drainage, landscape, visual and environmental impacts; and*
- (f) Given the similar applications within the Current OZP, it is not considered the approval of the current application will set an undesirable precedent.*

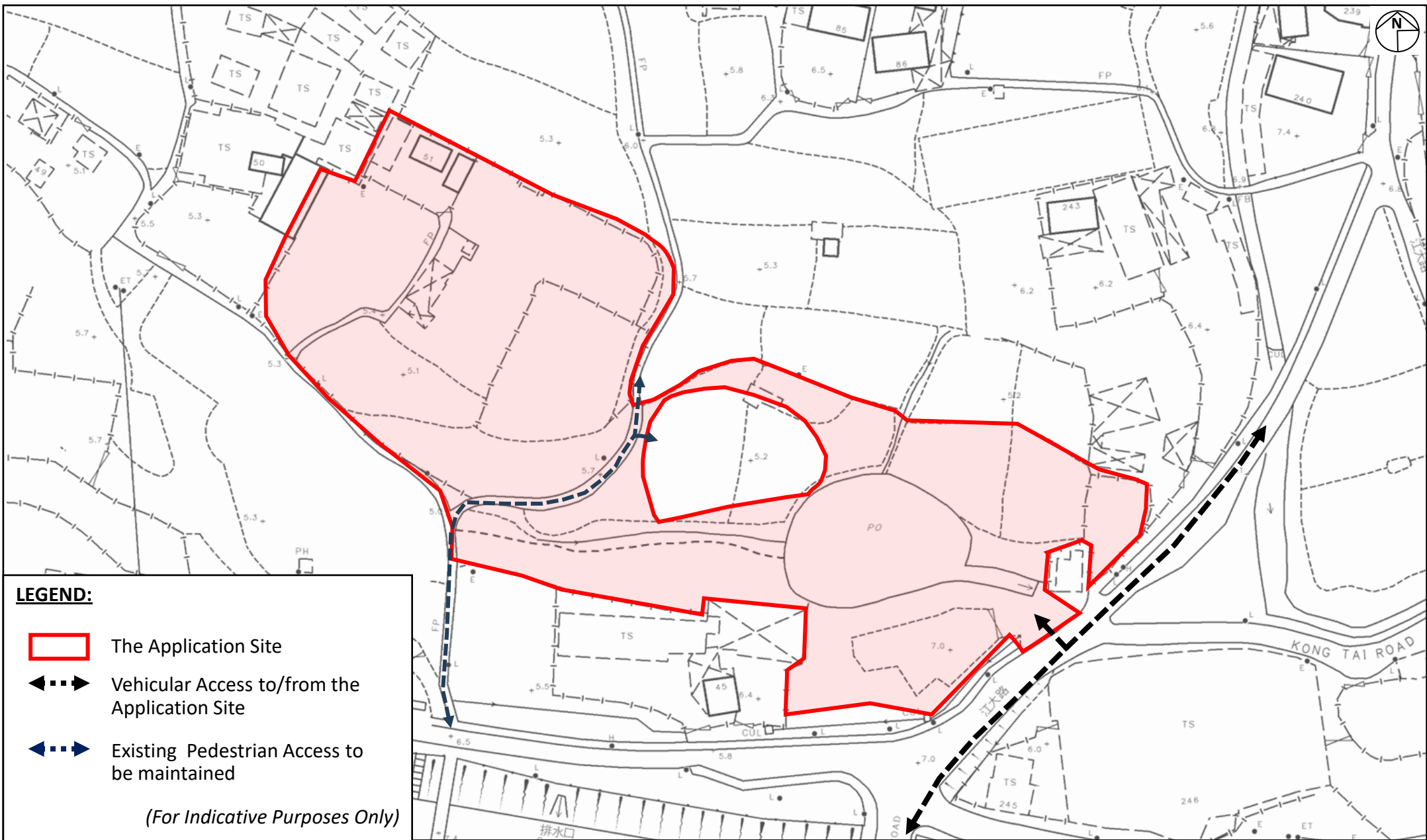
In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 5 years.

## List of Figures

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Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000130832_0001
Figure 3	Extract of Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN
Figure 4	Indicative Layout Plan
Figure 5	Proposed Filling of Land and Pond





**Project:**  
 Section 16 Planning Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond at Lot Nos. 1155 (Part), 1190 (Part), 1191 (Part), 1192, 1193, 1195, 1196, 1197 RP (Part), 1198 RP (Part), 1205 RP (Part) in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

**Title:**  
 Location Plan

**Figure:**  
 1

**Scale:**  
 1:1000

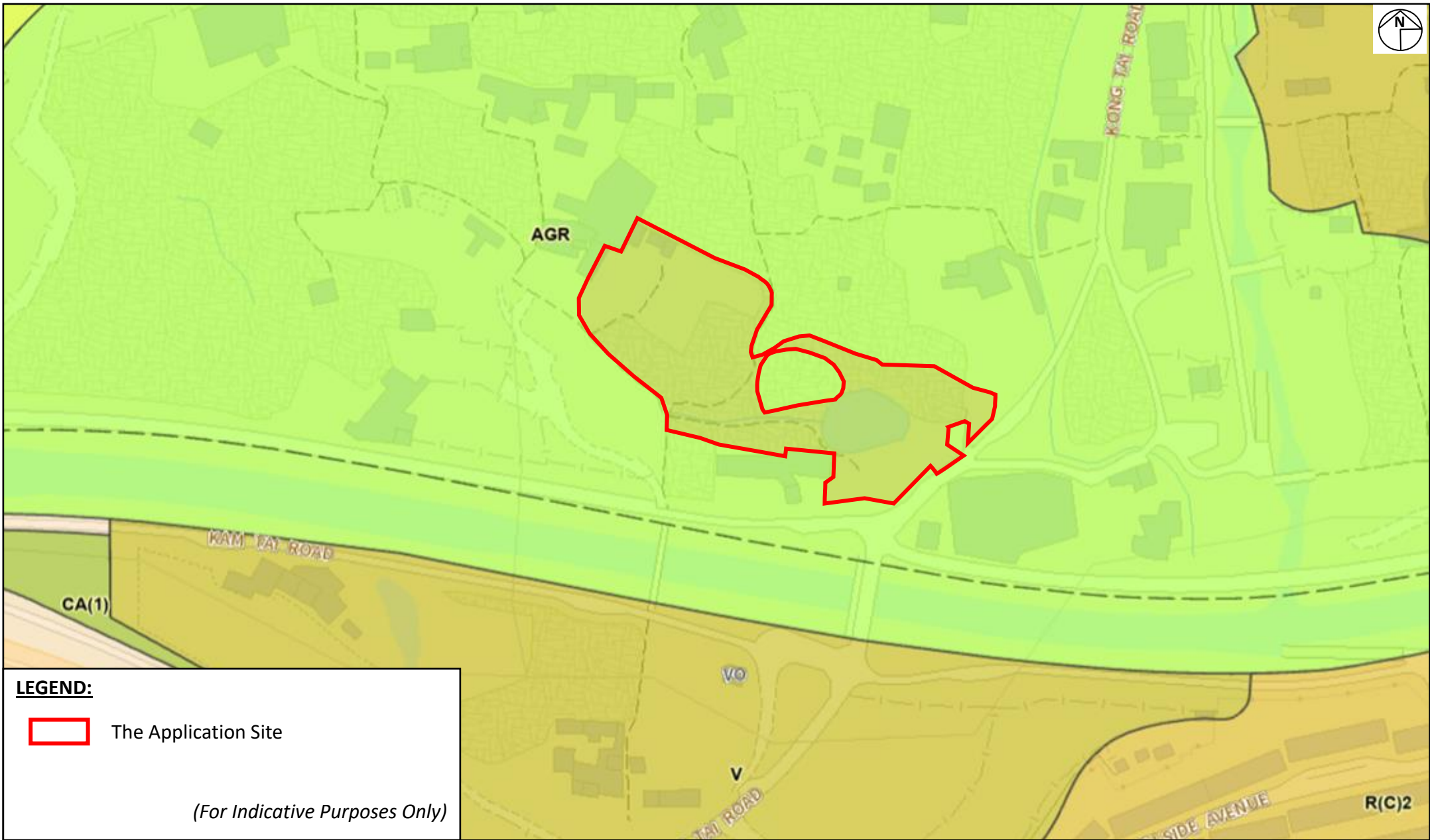
**Date:**  
 Nov 2024

Ref.: ADCL/PLG-10304/R001/F001

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**LEGEND:**

 The Application Site

*(For Indicative Purposes Only)*

**Project:**

Section 16 Planning Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond at Lot Nos. 1155 (Part), 1190 (Part), 1191 (Part), 1192, 1193, 1195, 1196, 1197 RP (Part), 1198 RP (Part), 1205 RP (Part) in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

**Title:**

Extract of the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

**Figure:**

3

**Scale:**

Not to Scale

**Date:**

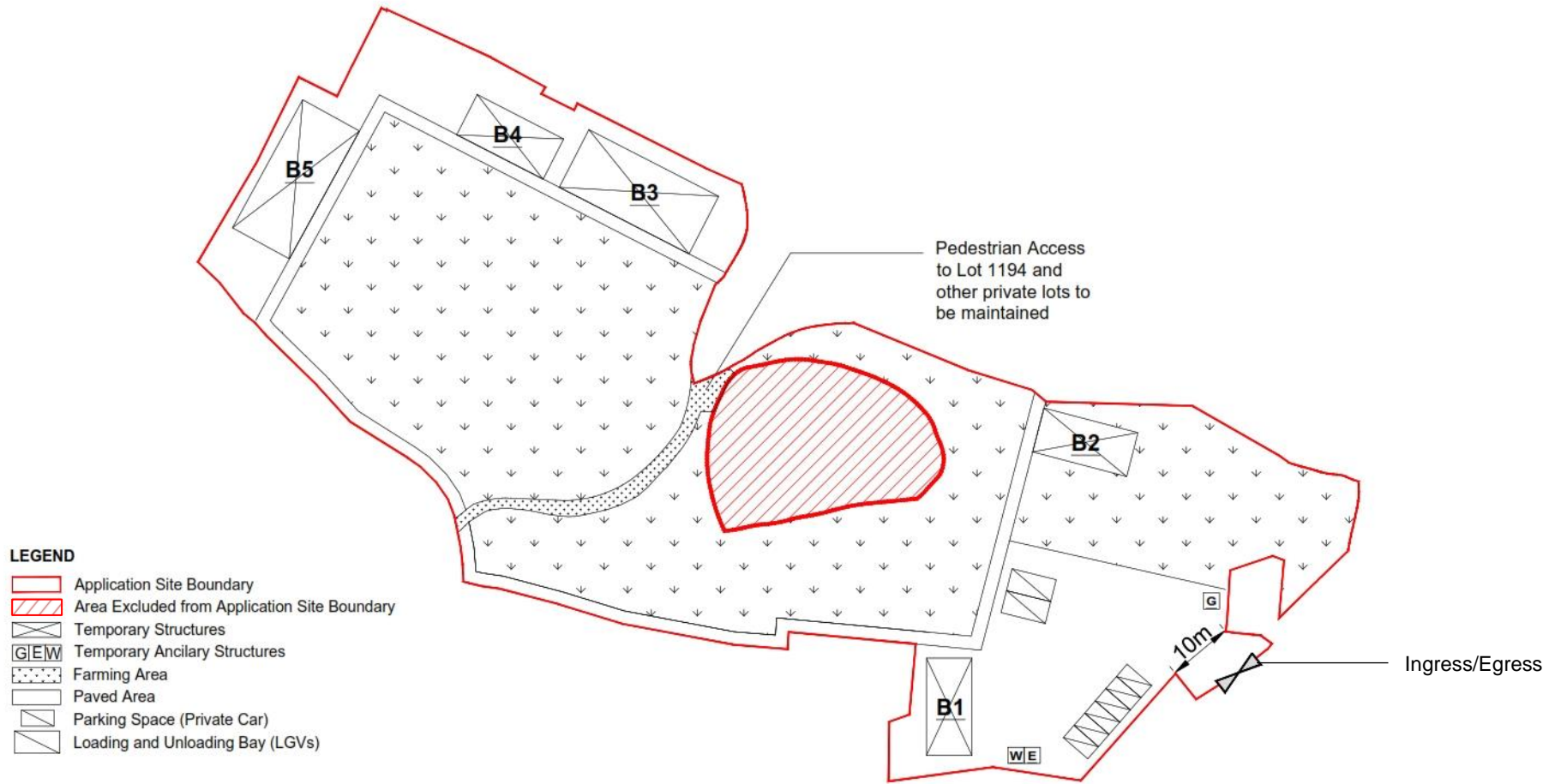
Nov 2024

Ref.: ADCL/PLG-10304/R001/F003

 **Man Chi**  
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STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	Refreshment Kiosk, Washroom	105 sq.m. (ABOUT)	105 sq.m. (ABOUT)	3.5M (NOT MORE THAN) (1- STOREY)
B2	Storeroom of Farmtools	105 sq.m. (ABOUT)	105 sq.m. (ABOUT)	3.5M (NOT MORE THAN) (1- STOREY)
B3	Agricultural Education Room	225 sq.m. (ABOUT)	225 sq.m. (ABOUT)	3.5M (NOT MORE THAN) (1- STOREY)
B4	Storeroom of Farmtools	105 sq.m. (ABOUT)	105 sq.m. (ABOUT)	3.5M (NOT MORE THAN) (1- STOREY)
B5	Handcraft Workshop and Storeroom	225 sq.m. (ABOUT)	225 sq.m. (ABOUT)	3.5M (NOT MORE THAN) (1- STOREY)
G	Guard House	5 sq.m. (ABOUT)	5 sq.m. (ABOUT)	3.5M (NOT MORE THAN) (1- STOREY)
E	Electricity Meter Room	5 sq.m. (ABOUT)	5 sq.m. (ABOUT)	3.5M (NOT MORE THAN) (1- STOREY)
W	Water Tank and Pump Room	5 sq.m. (ABOUT)	5 sq.m. (ABOUT)	3.5M (NOT MORE THAN) (1- STOREY)
<b>Total</b>		<b>780 sq.m. (ABOUT)</b>	<b>780 sq.m. (ABOUT)</b>	



**Project:** Section 16 Planning Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond at Lot Nos. 1155 (Part), 1190 (Part), 1191 (Part), 1192, 1193, 1195, 1196, 1197 RP (Part), 1198 RP (Part), 1205 RP (Part) in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

**Title:** Indicative Layout Plan

**Figure:** 4

**Scale:** Not to Scale

**Date:** Nov 2024

Ref.: ADCL/PLG-10304/R001/F004

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**Project:**  
Section 16 Planning Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land and Pond at Lot Nos. 1155 (Part), 1190 (Part), 1191 (Part), 1192, 1193, 1195, 1196, 1197 RP (Part), 1198 RP (Part), 1205 RP (Part) in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

**Title:**  
Proposed Filling of Land and Pond

**Figure:**  
5

**Scale:**  
Not to Scale

**Date:**  
Nov 2024

Ref.: ADCL/PLG-10304/R001/F005

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