

## **Justifications**

### **Applied Use**

1. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a Period of 5 Years and Filling of Land.

### **Location**

2. The application site is on Lots 432 (Part), 433 (Part), 434 (Part), 435 S.A, 435 RP and 2073 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories. It is accessible by Kam Po Road. Please refer to Location Plan at Plan 1.

### **Site Area**

3. Area of the site is about 16,407 m<sup>2</sup>.which includes 16,155 m<sup>2</sup> (98%) of private land and 252 m<sup>2</sup> (2%) of Government Land.

### **Planning Context**

4. The site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
5. Planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural activities. It is also intended to retain fallow arable land for with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use (Place of Recreation, Sports or Culture (Hobby Farm)) is under column 2 of the “AGR” zone under the OZP. It may be permitted by the Town Planning Board (“TPB”) by submitting a planning application. Under the remarks of the OZP, filling of land within the AGR zone shall not be undertaken without permission from TPB.
7. All the structures of the proposed development are temporary in nature.

### Development Parameters

8. Please refer to the Layout Plan (Plan 3) and the following table for the details of the structure on site:

No.	Structure / Use	Floor Area (about) (m <sup>2</sup> )	Cover Area (about) (m <sup>2</sup> )	Height (not exceeding)	No. of Storeys
1	Reception with Ancillary Office	225	225	5m	1
2	Sitting Area and Agricultural Works Area	225	225	5m	1
3	Function Room and Agricultural Works Area	225	225	5m	1
4	Agricultural Works Area and Storage of Farm Tools and Materials	225	225	5m	1
5	Agricultural Works Area and Storage of Farm Tools and Materials	225	225	5m	1
6	Reception with Ancillary Office	225	225	5m	1
7	Sitting Area and Agricultural Works Area	225	225	5m	1
8	Function Room and Agricultural Works Area	225	225	5m	1
9	Agricultural Works Area and Storage of Farm Tools and Materials	225	225	5m	1
10	Agricultural Works Area and Storage of Farm Tools and Materials	225	225	5m	1
Total:		<u>2,250</u>	<u>2,250</u>		

9. About 6,533 m<sup>2</sup> (or 40%) of the site will be paved with concrete to provide waterproof surface for erection of the proposed structure and car parking. Depth of paving is about 0.1m.
10. The concrete paving will be reinstated when the operation is ended.
11. The proposed development is intended for small groups of people who would like to experience agricultural lifestyle. They have to make an appointment before they come. They can engage in agricultural activities throughout the week. Daily agricultural works will be maintained by staff.
12. The visitors are families, and other institutions. A maximum of 50 visitors per day during weekends are expected.

13. Summer crops, winter-spring crops and all year-round crops will be grown in the farm from time to time. The visitors may take the produce home. If the quantity of the produce is large enough, it will be sold to local vegetable wholesalers.
14. Operation hours of the proposed development are from 8 a.m. to 7 p.m. every day (including Sundays and public holidays).

### **No Adverse Impact to the Surroundings**

15. The proposed development involves 10 nos. of temporary structures which are not exceeding a height of 5m. It is in harmony with the surrounding rural settings of low-rise village houses and temporary structures.
16. Staff are residents living in the vicinity. They will come to the site by public transport or on foot. Visitors will come to the site by private car, public transport or taxi through Kam Po Road.
17. About 9,874 m<sup>2</sup> (about 60%) in area of the site is farm area. Surface runoff will be soaked into soil. No significant drainage impact is expected.
18. About 6,533 m<sup>2</sup> (about 40%) in area of the site will be paved with concrete to provide waterproof surface for erection of the proposed structure, internal road and car parking. Depth of concrete paving is about 0.1m.
19. The concrete paving will be reinstated when the operation is ended.
20. There are 2 light goods vehicles parking spaces for crops and tools delivery. The light goods vehicles come one to two times a week.
21. There are 6 private cars parking spaces for visitors. Please refer to Layout Plan (Plan 3) for details.
22. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Trip Attractions	Trip Generations	Trip Attractions	Trip Generations
08:00 – 09:00	1	0	3	0
09:00 – 10:00	1	0	3	0
10:00 – 11:00	0	0	0	0
11:00 – 12:00	0	0	0	0
12:00 – 13:00	0	1	0	3
13:00 – 14:00	1	1	3	3
14:00 – 15:00	1	0	3	0
15:00 – 16:00	0	0	0	0

	Weekday		Weekend	
	Trip Attractions	Trip Generations	Trip Attractions	Trip Generations
16:00 – 17:00	0	0	0	0
17:00 – 18:00	0	1	0	3
18:00 – 19:00	<u>0</u>	<u>1</u>	<u>0</u>	<u>3</u>
Total	<u>4</u>	<u>4</u>	<u>12</u>	<u>12</u>

23. Given the low trip attraction and generation rates, no significant impact to the existing traffic condition is expected.
24. Sufficient space is allowed for car manoeuvring within the site.
25. Parking spaces will be reserved for visitors who give prior notification. Visitors coming to the site without appointment will be asked to leave. They will be asked to leave and make appointment before coming.
26. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.

### **Planning gain**

27. The proposed development provides a place for environmental education and eco-tourism activities. It promotes agricultural activities and green lifestyle to the public, improves environmental quality in the vicinity and benefits the local community.

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