

**GoldRich** PLANNERS & SURVEYORS LTD.

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Your Ref.: A/YL-PN/80

Our Ref.: P23036/TL24511

25 September 2024

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)****S.16 Application for**

**'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities' for a Period of 5 Years in "Agriculture" zone, Lot No. 60 S.C (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (S.16 Application No. A/YL-PN/80)**

We write to submit FI in response to comments from the Planning Department for the captioned application, which serves to supersede our previous submission under our reference P23036/TL24503 dated 23.9.2024.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TMYLW, PlanD

(Attn.: Mr. Wilfred CHU)

*By E-mail only*

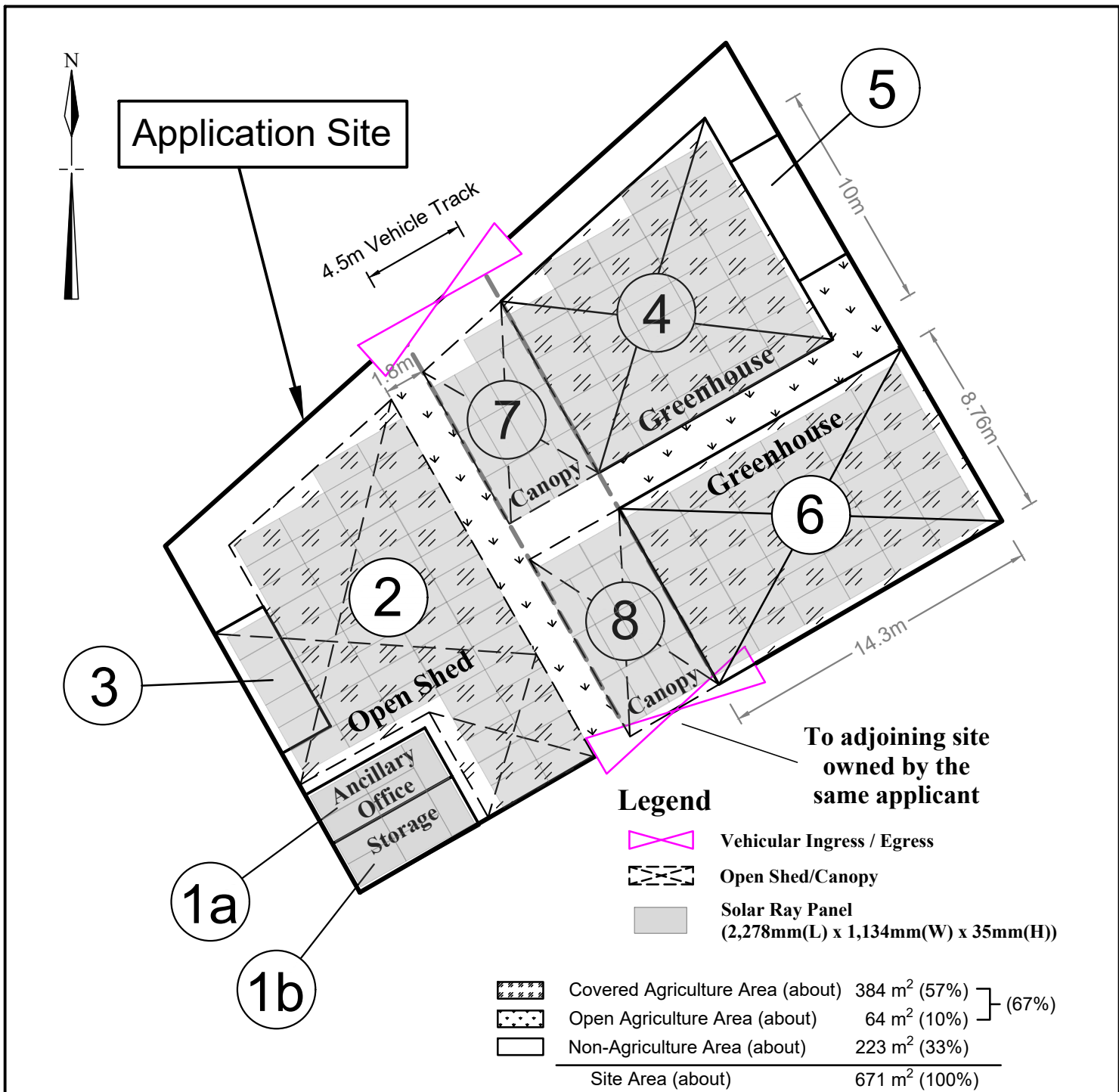
**Further Information for Planning Application No. A/YL-PN/80****Response-to-Comment****Comments from the Planning Department**

Contact person: Mr. Wilfred CHU (Tel.: 2158 6290)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	As revealed from our site visit on 13.9.2024, it is noticed that solar panels are installed on the canopies and structures of the Site. Please advise if the solar panels are also part of the application or they would be removed. If the solar panels are part of the applied hobby farm, please provide the revised layout plan indicating the location and dimension of the solar panels, as well as clarification on whether the solar panels are ancillary to the agricultural use. Please also provide justifications for the scale of solar panels. You may wish to make reference to your submission for a similar application no. A/YL-TYST/1274.	<p>Solar panels are ancillary to the agricultural use and are part of the applied hobby farm. They are proposed to be installed above the proposed structures to generate electricity for agricultural use only. Please refer to the revised layout plan (<b>Plan 3</b>) for details.</p> <p>Large scale of solar panels is proposed as large amounts of electricity are required for the daily operation of the Proposed Development, including the use of artificial lighting to provide suitable indoor growing environment for plants; the use of ventilation fan to maintain proper ventilation of the indoor growing process; the use of aeroponic system to nourish plants with nutrient-laden mist, the use of temperature-controlled facilities for storage of seeds and flowers etc.</p>
2.	Referring to para. 11 of the planning statement, it says that the Site is currently unpaved and partly grassed. However, as revealed from our site visit on 13.9.2024, it is noticed that the Site is hard paved. Grateful if you could clarify on the site condition accordingly. You may wish to make reference to your previous submission for A/YL-PN/73.	The hard paving within the Site had existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7. Para.11 of the planning statement has been revised ( <b>Appendix I</b> ).

3.	Please clarify on whether the hard paving of the site would be kept or removed and update the layout plan accordingly. If the hard paving would not be removed in the covered and open agriculture areas, please also provide justifications as to why the hard paving needs to be maintained for the agricultural activities of the hobby farm.	The hard paving of the site would be kept. Plants will be grown in pots or containers in the hobby farm. As such, the existing hard paving does not need to be removed for carrying out agricultural activities.
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- END -



No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	Storeys
1a	Ancillary office	15m <sup>2</sup>	15m <sup>2</sup>	5m	1
1b	Storage of agricultural tools	15m <sup>2</sup>	15m <sup>2</sup>	5m	1
2	Open shed for plant nursery	147m <sup>2</sup>	147m <sup>2</sup>	5m	1
3	Meter room	under structure 2	15m <sup>2</sup>	3m	1
4	Greenhouse for plant nursery	117m <sup>2</sup>	117m <sup>2</sup>	5m	1
5	Meter room	15m <sup>2</sup>	15m <sup>2</sup>	3m	1
6	Greenhouse for plant nursery	126m <sup>2</sup>	126m <sup>2</sup>	5m	1
7	Canopy	37m <sup>2</sup>	37m <sup>2</sup>	5m	1
8	Canopy	40m <sup>2</sup>	40m <sup>2</sup>	5m	1
Total:		512m <sup>2</sup>	527m <sup>2</sup>		

<b>1:500</b>	<b>Layout Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>September 2024</b>	<b>Lot 60 S.C (part) in D.D. 135 Pak Nai, Yuen Long, New Territories</b>	<b>Plan 3 ( P 23036B )</b>

No.	Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1a	Ancillary Office	15	15	5	1
1b	Storage of agricultural tools	15	15	5	1
2	Open shed for plant nursery	147	147	5	1
3	Meter room	15	under structure 2	3	1
4	Greenhouse for plant nursery	117	117	5	1
5	Meter room	15	15	3	1
6	Greenhouse for plant nursery	126	126	5	1
7	Canopy	37	37	5	1
8	Canopy	40	40	5	1
<b>Total</b>		<b><u>527</u></b>	<b><u>512</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.79	76.3%		

9. The Proposed Development targets at people who are interested in experiencing agricultural practice. Visitors could engage in agricultural activities throughout the week. They are usually families, and other institutions. Visitors are required to make prior appointment before visiting the Site. A maximum of 5 visitors per day during weekends and public holiday are expected.
10. The Proposed Development allows space for the cultivation of agricultural produce such as ginger, orchids and other houseplants.
11. The hard paving within the Site had existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7.
12. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). About 2 to 3 nos. of staff will station at the Site to maintain the agricultural works.

### No Adverse Impacts to the Surroundings

#### Visual and Landscape

13. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant nursery, open storage yards, shop and services, fish ponds and residential structures/dwellings.
14. No vegetation clearance and tree felling would be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.