

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Ms. YANG Kerwan Christine (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a period of 5 years (“the Proposed Development”) at Lot No. 60 S.C (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 60 S.C (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories. The Site is accessible from Nim Wan Road.
3. The site area is about 671 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. 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.
6. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	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
Total		<u>527</u>	<u>512</u>		
		Plot Ratio	Site Coverage		
		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 Site is currently unpaved and partly grassed. No filling of land is proposed at the Site. No vegetation clearance and tree felling will be carried out at the Site.
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.

Traffic

15. No parking space will be provided within the Site. Staff will take taxi to deliver necessary material and agricultural produce to the Site for operating the Proposed Development.
16. Visitors are notified that no parking space will be provided within the Site. Visitors are expected to get access to the Proposed Development by public transport. Green minibus (GMB) service is available at a distance of about 350 m to the northeast of the Site. The walking time to the nearest GMB stop (Sheung Pak Nai) is about 4 minutes (**Plan 4**).

Environment

17. 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 in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
18. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

19. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Proposed Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

20. 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 Site once it is accepted by the Director of Fire Services.

Planning Gain

21. The Proposed Development promotes agricultural activities and green lifestyle to the public, improves environmental quality in the vicinity and benefits the local community.

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