

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. WONG Wai Kin (“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 and associated filling of land (“the Proposed Development”) at Lot No. 386 S.A in D.D. 112, 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. 386 S.A in D.D. 112, Yuen Long, New Territories. The Site is accessible from Kam Sheung Road via a local track leading to the ingress to its south.
3. The site area is about 258 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Shek Kong Outline Zoning Plan (the “OZP”) No. S/YL-SK/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. Any filling of land within the “AGR” zone shall not be undertaken without the permission from 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
1	Open Shed	40	40	4.5	1
2	Toilet	Under structure 1	Under structure 1	3	1
3	Multi-function room (Office and Storage)	36	18	7	2
4	Existing Meter room	2	2	2.3	1
Total		<u>78</u>	<u>60</u>		
		Plot Ratio	Site Coverage		
		0.3	23.3%		

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 required to make prior appointment before visiting the Site. Visitors are usually families, and other institutions. A maximum of 5 visitors per day during weekends and public holiday are expected.
10. Summer crops, winter-spring crops and all year-round crops will be grown in the farm from time to time such as tomato, Chinese cabbage, choy sum, cucumber etc. The visitors may take the produce home.
11. About 32% (i.e. 82 m²) of the Site will be paved with concrete of about 0.1 m in depth for the provision of solid ground for the erection of temporary structures and a buffer area to avoid water stagnates around the structures (**Plan 4**). The remaining area will be used as farming area.
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.

Similar Application

13. There are 13 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-SK/283	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	21.8.2020
A/YL-SK/290	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	20.11.2020
A/YL-SK/294	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	8.1.2021

Application No.	Applied Use	Date of Approval
A/YL-SK/299	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021
A/YL-SK/306	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	11.6.2021
A/YL-SK/313	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	10.9.2021
A/YL-SK/341	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	21.4.2023
A/YL-SK/356	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	22.12.2023
A/YL-SK/361	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	15.3.2024
A/YL-SK/359	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	10.5.2024
A/YL-SK/374	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	5.7.2024
A/YL-SK/378	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	16.8.2024
A/YL-SK/368	Temporary Place of Recreation, Sports or Culture with Ancillary Office for a Period of 3 Years and Filling of Land	20.9.2024

14. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the application are relevant to the similar approved application.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant nursery, fallow agricultural land, shop and services and residential structures/dwellings.
17. 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

18. 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.
19. Visitors are notified that no parking space will be provided within the Site. Visitors and staff are expected to access the Site by public transport services, which are available at a distance of about 220 m from the Site. The walking time to the nearest Bus Stop/Green Minibus Stop is about 3 minutes (**Plan 5**).

Environment

20. 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.
21. 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

22. 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

23. 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

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

- End -