

### Executive Summary

1. The application site (the Site) is on Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572(Part) and 576(Part) in D.D. 16, Tai Po, New Territories.
2. The site area is about 3,873 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated Filling of Land’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 3 single-storey temporary structures are proposed on site for multi-function rooms and meter room uses. The gross floor area is about 636 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界大埔丈量約份第 16 約地段第 86 號、第 90 號、第 91 號（部分）、第 92 號（部分）、第 103 號（部分）、第 147 號（部分）、第 148 號 A 分段（部分）、第 148 號 B 分段（部分）、第 149 號（部分）、第 150 號 A 分段、第 151 號 A 分段（部分）、第 153 號（部分）、第 572 號（部分）及第 576 號（部分）。
2. 申請地點的面積為大約 3,873 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時康體文娛場所(休閒農場)連附屬設施及相關填土工程」(為期 5 年)。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 3 個單層臨時構築物作多功能活動室及電錶房用途，總樓面面積為大約 636 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

## Planning Statement

### Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Wealth Generation International Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated filling of land for a period of 5 years’ (“the Proposed Development”) at Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572(Part) and 576(Part) in D.D. 16, Tai Po, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572(Part) and 576(Part) in D.D. 16, Tai Po, New Territories. The Site is accessible from Tai Wo Service Road West via a local track leading to the ingress to its east.
3. The site area is about 3,873 m<sup>2</sup>. No Government Land is involved.

### Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (the “OZP”) No. S/NE-KLH/11.
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 <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Multi-function room (Office, toilet and storage)	225	225	5	1
2	Multi-function room (Office, toilet and storage)	225	225	5	1
3	Meter room	186	186	4	1
<b>Total</b>		<b><u>636</u></b>	<b><u>636</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.16	16.4%		

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 12 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. The hard-paving of about 13% (i.e. 491 m<sup>2</sup>) of the Site has existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Kau Lung Hang OZP No. S/NE-KLH/9. About 26% (i.e. 1,025 m<sup>2</sup>) of the Site will be paved with concrete of about 0.2 m in depth for the provision of solid ground for vehicle maneuvering and erection of temporary structure. The remaining area will be used as agriculture area (**Plan 5**).
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.
13. 6 nos. of parking space for private cars with Electric Vehicle (EV) charging facilities and 1 no. of parking space for light goods vehicle (LGV) are proposed within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

## No Adverse Impacts to the Surroundings

### Visual and Landscape

14. 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, agricultural land and residential structures/dwellings. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

### Traffic

15. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	0	0	0	0
10:00 – 11:00	2	0	2	0
11:00 – 12:00	0	1	0	1
12:00 – 13:00	0	0	1	1
13:00 – 14:00	1	1	0	0
14:00 – 15:00	1	1	1	1
15:00 – 16:00	1	1	2	0
16:00 – 17:00	0	1	0	3
17:00 – 18:00	0	0	0	0
<b>Total Trips</b>	<b><u>5</u></b>	<b><u>5</u></b>	<b><u>6</u></b>	<b><u>6</u></b>

16. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
17. The Site is accessible from Tai Wo Service Road West via a local track. 6 nos. of parking space for private cars with EV charging facilities and 1 no. of parking space for LGV are proposed within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

### Environment

18. 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 (EPD) in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
19. 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

20. 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.

### Sewerage

21. Septic tank and soakaway system will be provided on site. It will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23. The wastewater generated from toilets will be discharged to the septic tank and soakaway system.

### Fire Safety

22. 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**

23. 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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