

## 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 S.A(Part), 572 S.B(Part), 572 RP(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 S.A(Part), 572 S.B(Part), 572 RP(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.
4. The gate on the Government Land has been removed. Please refer to the site photos and the Plan Showing Viewpoint of Site Photos (**Plan 6**) for details.

### Planning Context

5. 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.
6. 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.
7. 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.
8. 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

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

| No.          | Uses  | Floor Area<br>(ab.) (m <sup>2</sup> ) | Covered Area<br>(ab.) (m <sup>2</sup> ) | Height<br>(ab.) (m) | No. of<br>Storey |
|--------------|---|---------------------------------------|---|---------------------|------------------|
| 1            | Multi-function room<br>(Office and storage) | 225                                   | 225                                     | 5                   | 1                |
| 2            | Multi-function room<br>(Office 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%                                   |                     |                  |

10. 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.
11. Crops such as seasonal vegetables, herbs, and perennials will be grown in the hobby farm. The visitors may take the produce home.
12. 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**).
13. 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.
14. 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

15. 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.
16. A Tree Preservation Proposal (**Appendix IV**) has been conducted to outline the approach and findings of the tree survey and describes the type, number and condition of all existing trees found within the Site.

Traffic

17. 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> |

18. 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.
19. 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

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 (EPD) 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.

Water Gathering Ground (WGG)

22. A Risk Assessment Report (**Appendix II**) has been conducted to evaluate and eliminate the potential risks to the environmental quality of the WGG.

Geotechnical

23. A Geotechnical Planning Review Report (**Appendix III**) has been conducted in support of this planning application.

Drainage

24. 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

25. 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**

26. 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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