

Planning Statement

1 Purpose

- 1.1 The applicant seeks planning permission to use the application site for temporary Place of Recreation, Sports and Culture (Hobby Farm) for a period of 3 years and associated filling of land, on the Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No. S/NE-MTL/3 (the OZP) at Lot 1219 (Part), 1222, 1223, 1226 (Part), 1228, 1230, 1242 (Part), 1243 and 1244 in D.D. 96 and adjoining Government Land, Shun Yee San Tsuen, Ma Tso Lung, New Territories (the site) from the Town Planning Board (TPB).
- 1.2 The site is easily accessible from a local track leading to Ma Tso Lung Road (refer to Plan 4). The site area is about 7978m², there will be fourteen temporary structures with a total GFA of about 1349m² and heights of not more than 4.5m within the site for agricultural education centres (B1 and B5), greenhouses (B4-1 to B4-10), wash room (B2) and store room (B3). There are three outdoor farming area (A1, A2 and A3) with a total area of about 4359m². A total of 2 parking spaces will be provided within the site, i.e., a private car and a light bus parking spaces, as shown on Plan 1.

2 Planning Context and Site Location

- 2.1 The site is currently zoned "Agriculture" ("AGR") on the OZP. According to the Notes of the OZP, the applied use is a Column 2 use within the "AGR" zone and filling of land within the "AGR" zone require permission from TPB.
- 2.2 The planning intention of "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.
- 2.3 According to the Town Planning Board Guidelines for "Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance" (TPB PG-No. 12C), the site partly falls within the Wetland Buffer Area (WBA). Under these guidelines, local and minor uses within the WBA, such as the proposed temporary hobby farm, are exempted from the requirement of an ecological impact assessment.
- 2.4 The "AGR" zone encourages the use of land for various agricultural purposes, including cultivation and aquaculture. It aims to provide an environment

conductive to farming activities supporting “AGR” land use in basis. While the primary focus is on agriculture, the zoning also allows for complementary uses that do not conflict with the agricultural activities. This includes educational and recreational activities related to agriculture, which can enhance public appreciation of farming.

- 2.5 The surrounding areas are predominantly rural setting with landscape characteristics comprising farmlands, vegetated areas, temporary structures and village houses. This rural setting supports the proposed use and aligns with the existing character of the landscape. Hence, the proposed development is compatible with the surrounding environment. As such, approval of the current application on a temporary basis of 3 years would optimise the fallow agricultural land to a better land use and without jeopardising the long-term planning intention of the “AGR” zone.

3 Development Proposal

- 3.1 The site area is about 7978m², including about 2729m² of Government Land (refer to Plan 2). The site will have a 11 m wide entrance to the east. The opening hours of the proposed use is restricted to 9:00 to 19:00 daily. Fourteen structures will be erected on the site for agricultural education centres (B1 and B5), greenhouses (B4-1 to B4-10), wash room (B2) and store room (B3) with a total GFA of about 1349m². There are ten greenhouses on the site, i.e., the dimension of each greenhouse will be about 12m (L) x 7.5m (W) x 4.5m (H) (refer to Plan 1). Details of the development parameters are shown in Table 1 as follows:

Table 1 – Main Development Parameters

Application Site Area	About 7978m ² including about 2729m ² of Government land
Covered Area	About 1349m ²
Uncovered Area	About 6629m ²
Outdoor Farming Area	About 4441m ²
Plot Ratio	About 0.17
Site Coverage	About 17 %
Number of Structure(s)	14
Total GFA	About 1349m ² (Non-domestic GFA)
Building Height	Not more than 4.5m
Number of Storey(s)	Not more than 1
Proposed Filling of Land Area	About 7844m ²

Land Filling Depth	Not more than 1.2m
Proposed Site Levels	+11.2 to +19.0 mPD

3.2 The proposed use will be able to accommodate about 3 staffs. A maximum of 12 visitors per day would be accommodated. The site is also accessible via a local track leading to Ma Tso Lung Road. A private car and a light bus parking spaces will be provided on the site. No vehicle, except private car and light bus ancillary to the activities of the proposed use, was allowed to be parked on the designated car park at any time. As visitors will be also encouraged to access to the site via public transport (Green Minibus No. 51B). Associated filling of land is proposed within the site for the purposes of site formation for temporary structures, car parking spaces and vehicular circulation respectively (refer to Plan 5). Fence will be erected around the site. No loudspeaker or any form of audio amplification system was allowed to be used on the site at any time.

3.3 Sufficient space will be provided for private car and light bus to manoeuvre smoothly within the site to ensure that no aforesaid vehicle turns back onto the local access, as shown on Plan 3. As the traffic generated and attracted by the proposed use is minimal (as shown in Table 2 below), no adverse traffic impacts are anticipated.

Table 2 – Estimated Trip Generation and Attraction

Time Period	Private Car		Light Bus		2-way total
	IN	OUT	IN	OUT	
Trips at AM peak per hour (9:00 to 10:00)	1	0	1	0	2
Trips at AM peak per hour (17:00 to 19:00)	0	1	0	1	2
Traffic trip per hour (average)	1	1	1	1	4

3.4 The applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all the environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the site.

4 Justifications

- 4.1 Consistency with Agricultural Use: The proposed use as a hobby farm aligns with the broader agricultural context of the planning intention. The hobby farm will utilise the land for activities consistent with agricultural and recreational purposes which adhering to the planning intention of the “AGR” zone.
- 4.2 Harmonious Integration with Surroundings: The proposed use is in harmony with the predominantly rural landscape character of the surrounding. Excluding the pond at lots 1224 and 1225 in D.D. 96 to protect existing pond which is vital components of the local agricultural character. The subject site boundary has been setback by at least 3m to the north in order to prevent encroachment upon the pond situated to the north (refer to Plan 1). The applicant will construct a concrete wall (1 metre in height) along the northern site boundary at all times during the planning approval period in order to prevent any land filling materials from affecting the pond in the vicinity. It will maintain the open nature of the area. The proposed structures are small scale and designed to complement the rural aesthetic which will not induce any negative impact on the visual amenity of the locality.
- 4.3 Temporary in Nature: The proposed use is temporary and will not result in permanent alteration or development of the agricultural land. It will not jeopardise the long-term planning intention of the “AGR” zone.
- 4.4 The shape suits local condition: As there is a man-made cut slope along the northeastern boundary of the site, setback have been made of a 5m buffer zone along the toe of the cut slope (to the north portion of Lot 1219 in D.D.96) to mitigate potential risks to the proposed development from slope instability.
- 4.5 Tree Preservation: A tree preservation area has been incorporated to ensure the protection of existing trees in the east and southeast portions of the site (refer to Plan 1). This area indicates that the trees will be preserved in their natural state and healthy growth, and that no filling of land will be conducted.

5 Conclusion

- 5.1 The applicant seeks approval from TPB for the proposed temporary Place of Recreation, Sports and Culture (Hobby Farm) for a period of 3 years and associated filling of land at the site falling within “AGR” under S.16 of Town Planning Ordinance.
- 5.2 In light of the evidence furnished in this planning statement supported by the various analysis and the applicant’s strong commitment to strictly comply with all control ordinances, it is believed that this planning application for such use should be favourably considered by TPB.

Maxtop Sky Limited
APRIL 2024

List of Plans

Plan 1	Layout Plan
Plan 2	Land Status Plan
Plan 3	Swept Path Analysis
Plan 4	Location Plan
Plan 5	Filling of Land Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 7,978 m ² (ABOUT)
COVERED AREA	: 1,349 m ² (ABOUT)
UNCOVERED AREA	: 6,629 m ² (ABOUT)
PLOT RATIO	: 0.17 (ABOUT)
SITE COVERAGE	: 17% (ABOUT)
NO. OF STRUCTURE	: 14
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,349 m ² (ABOUT)
TOTAL GFA	: 1,349 m ² (ABOUT)
BUILDING HEIGHT	: 4.5 m (NOT MORE THAN)
NO. OF STOREY	: 1 (NOT MORE THAN)

OUTDOOR FARMING AREA

A1	1,072 m ² (ABOUT)
A2	1,317 m ² (ABOUT)
A3	1,970 m ² (ABOUT)
TOTAL	4,359 m ² (ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTER	209 m ² (ABOUT)	209 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B2	WASH ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT) (1-STOREY)
B3	STORE ROOM	13 m ² (ABOUT)	13 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 1	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 2	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 3	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 4	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 5	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 6	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 7	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 8	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 9	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 10	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B5	AGRICULTURAL EDUCATION CENTER	209 m ² (ABOUT)	209 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
TOTAL		1,349 m ² (ABOUT)	1,349 m ² (ABOUT)	



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND

	APPLICATION SITE
	AGRICULTURAL EDUCATION CENTER
	WASH ROOM
	STORE ROOM
	GREENHOUSE
	FARMLAND
	HARD PAVING
	PARKING SPACE 2.5 m (W) X 5 m (L)
	PARKING SPACE (LIGHT BUS) 3 m (W) X 8 m (L)
	ENTRANCE / EXIT
	1m thk. CONCRETE WALL
	TREE PRESERVATION AREA (CLEAR ZONE)

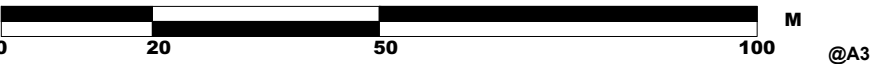
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D	REVISED LAYOUT PLAN	23 APR 2025
C	REVISED LAYOUT PLAN	20 MAR 2025
B	REVISED LAYOUT PLAN	18 FEB 2025
A	REVISED LAYOUT PLAN	17 OCT 2024
-	LAYOUT PLAN	23 AUG 2024

drawn	CL & LY	DATE 23 AUG 2024
checked	-	DATE -
approved	-	DATE -
contract no.	-	
project no.	-	

TITLE :
PROPOSED TEMPORARY PLACE OF
RECREATION, SPORTS AND CULTURE (HOBBY
FARM) FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION :
VARIOUS LOTS IN D.D. 96, SHUN YEE
SAN TSUEN, MA TSO LUNG, NEW
TERRITORIES

drawing title.	LAYOUT PLAN
drawing no.	rev. scale
PLAN 1	E N.T.S.






LAND STATUS

APPLICATION SITE AREA : 7,978 m² (ABOUT)
AREA OF PRIVATE LAND : 5,249 m² (ABOUT)
AREA OF GOVERNMENT LAND : 2,729 m² (ABOUT)



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LEGEND

-  APPLICATION SITE
-  GOVERNMENT LAND
-  PRIVATE LAND

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



D	REVISED LAYOUT PLAN	28 APR 2025
C	REVISED LAND STATUS PLAN	21 MAR 2025
B	REVISED LAND STATUS PLAN	18 FEB 2025
A	REVISED LAND STATUS PLAN	17 OCT 2024
-	LAND STATUS PLAN	23 AUG 2024

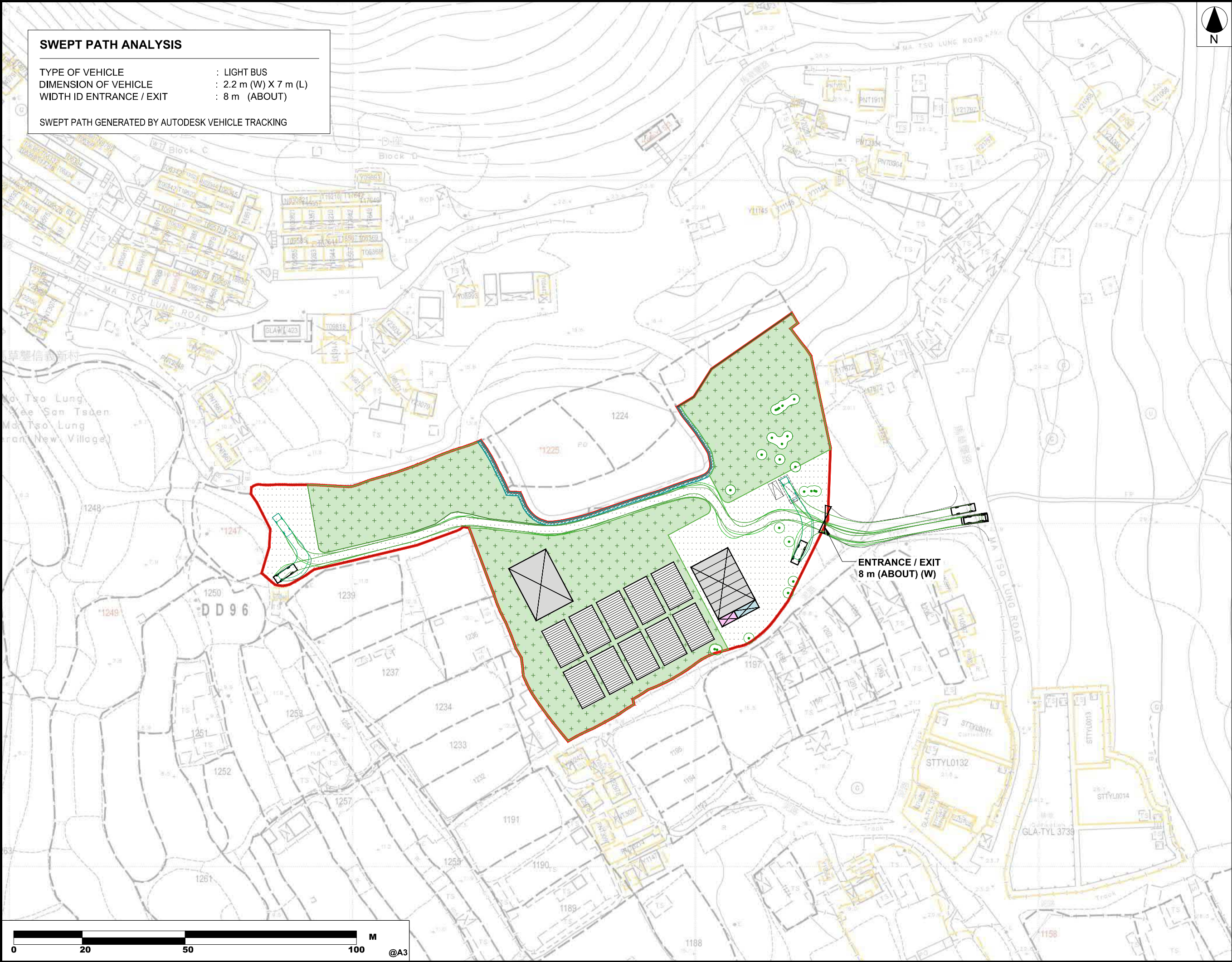
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	name	
drawn	CL & LY	DATE 23 AUG 2024
checked	-	DATE -
approved	-	DATE -

contract no. -
project no. -

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ASSOCIATED FILLING OF LAND

SITE LOCATION :
VARIOUS LOTS IN D.D. 96, SHUN YEE
SAN TSUEN, MA TSO LUNG, NEW
TERRITORIES

LAND STATUS PLAN		
drawing no.	rev.	scale
PLAN 2	D	N.T.S.



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS
DIMENSION OF VEHICLE : 2.2 m (W) X 7 m (L)
WIDTH ID ENTRANCE / EXIT : 8 m (ABOUT)

SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING

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LEGEND

- APPLICATION SITE
- AGRICULTURAL EDUCATION CENTER
- WASH ROOM
- STORE ROOM
- GREEHOUSE
- FARMLAND
- HARD PAVING
- PARKING SPACE
2.5 m (W) X 5 m (L)
- PARKING SPACE
(LIGHT BUS)
3 m (W) X 8 m (L)
- ENTRANCE / EXIT
- 1m thk.
CONCRETE WALL
- TREE PRESERVATION
AREA (CLEAR ZONE)

REV	DESCRIPTION	DATE
E	REVISED LAYOUT PLAN	28 APR 2025
D	REVISED LAYOUT PLAN	23 APR 2025
C	REVISED LAYOUT PLAN	21 MAR 2025
B	REVISED LAYOUT PLAN	18 FEB 2025
A	REVISED SWEEP PATH ANALYSIS	17 OCT 2024
-	SWEPT PATH ANALYSIS	23 AUG 2024

REVISION	name	DATE
drawn	CL & LY	23 AUG 2024
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approved	-	DATE

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SITE LOCATION :
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SAN TSUEN, MA TSO LUNG, NEW
TERRITORIES

drawing title.
SWEPT PATH ANALYSIS

drawing no.	rev.	scale
PLAN 3	E	N.T.S.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,978 m² (ABOUT)

VEHICLE ACCESS
ACCESSIBLE FROM A LOCAL TRACK LEADING TO MA TSO LUNG ROAD



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LEGEND



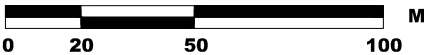
APPLICATION SITE



ACCESS ROUTE

ACCESSIBLE FROM A LOCAL
TRACK LEADING TO MA TSO
LUNG ROAD

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



@A3

D	REVISED LAYOUT PLAN	28 APR 2025
C	REVISED LAYOUT PLAN	21 MAR 2025
B	REVISED LAYOUT PLAN	18 FEB 2025
A	REVISED LOCATION PLAN	17 OCT 2024
-	LOCATION PLAN	26 AUG 2024

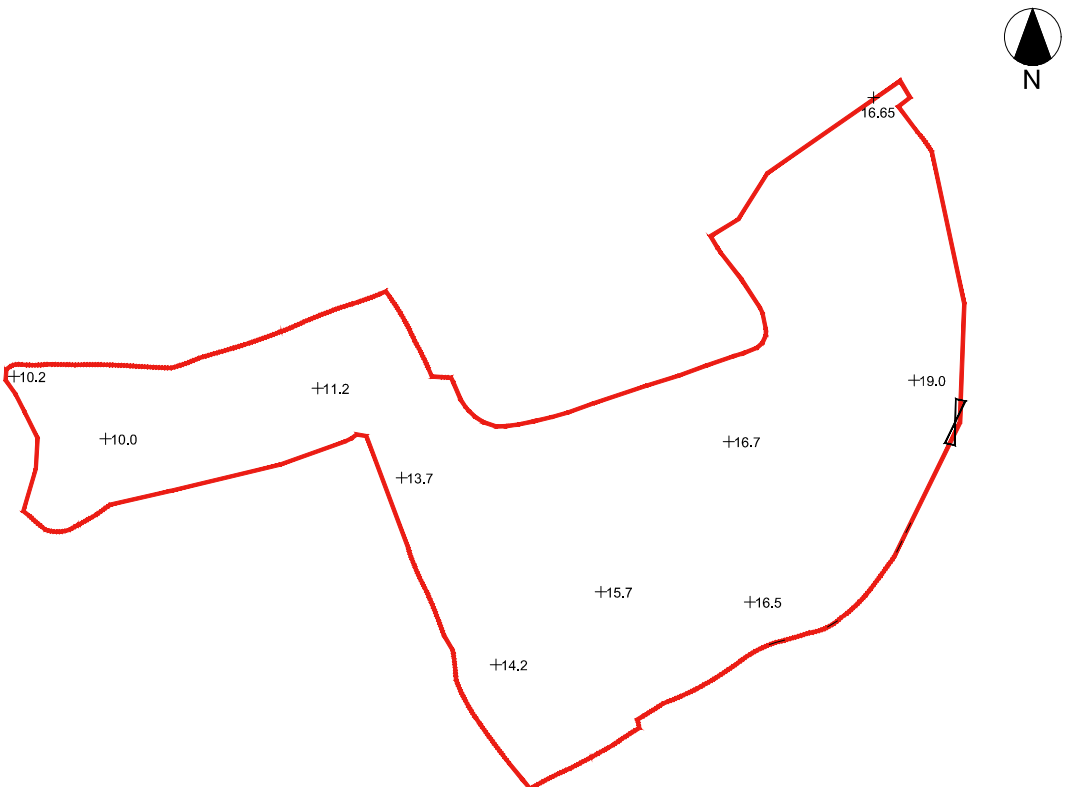
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checked	-	DATE -
approved	-	DATE -

contract no. -
project no.

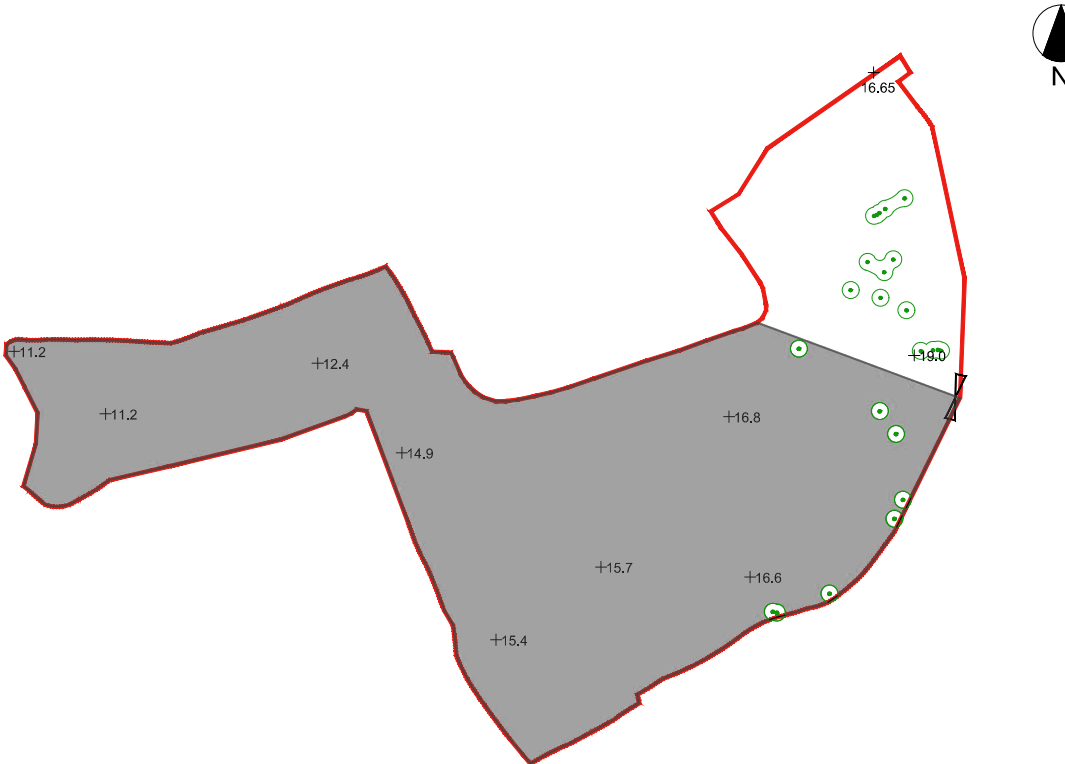
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LOCATION PLAN		
drawing no.	rev.	scale
PLAN 4	D	N.T.S.



EXISTING SITE LEVEL

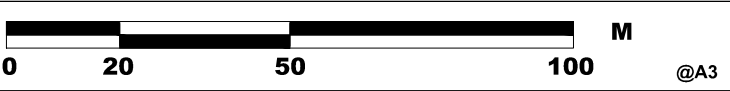


PROPOSED SITE LEVEL

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE


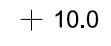


APPLICATION SITE AREA	: ABOUT 7,978 m ²
PROPOSED FILLING OF LAND AREA	: ABOUT 7,844 m ²
LAND FILLING DEPTH	: NOT MORE THAN 1.2 m
PROPOSED SITE LEVELS	: +11.2 mPD TO +19 mPD

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



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LEGEND

-  APPLICATION SITE
-  + 10.0 PROPOSED SITE LEVEL
-  PROPOSED FILL UP
-  TREE PRESERVATION AREA (CLEAR ZONE)

E	LAYOUT REVISED	28 APR 2025
D	SITE LEVEL REVISED	17 APR 2025
C	SITE BOUNDARY REVISED	31 MAR 2025
B	SITE BOUNDARY REVISED	18 FEB 2025
A	SITE BOUNDARY REVISED	17 OCT 2024
-	FILLING OF LAND PLAN	23 AUG 2024

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PLAN 5	E	N.T.S.