
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM)
WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS
IN “AGRICULTURE” ZONE AND AREA SHOWN AS ‘ROAD’**

**VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND
TING KOK, TAI PO, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Great City Holdings Limited

Consultancy Team

Planning Consultant:

R-riches Planning Limited



October 2025

Version 1.0

FILE CONTROL

FILE NAME : DD17 Lot 606 & VL - Planning Statement (20251003) Ver1.0

FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD17 Lot 606 & VL – Place of Recreation in TK)\Submission(Sep 25)\Planning Statement

REVISION NO. : 1.0

APPLICANT : Great City Holdings Limited

TYPE OF APPLICATION : S.16 Planning Application

PROPOSED USE : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling Land for a Period of 5 Years

SITE LOCATION : Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part), 1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17 and adjoining Government Land, Ting Kok, Tai Po, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20251003)	CC (20251002)

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 17 and Adjoining Government Land (GL), Ting Kok, Tai Po, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of 5 Years**' (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") and area shown as 'Road' on the Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19. The Site occupies an area of 16,273 m² (about), including 32 m² (about) of GL.
- 12 single-storey structures are proposed at the Site for rooms for agricultural education, ancillary eating place, guardhouse, storage of farm tools, reception, office, and canopy for parking spaces with total gross floor area (GFA) of 2,542 m² (about). The remaining area is reserved for hobby farm area, landscape area, and vehicle parking, loading/unloading (L/UL) and circulation area.
- The Site is accessible from Ting Kok Road. The operation hours of the proposed development are from 09:00 to 21:00 daily (including public holidays).
- Details of development parameters are as follows:

Site Area	16,273 m ² (about), including 32 m ² (about) of GL
Covered Area	2,542 m ² (about)
Uncovered Area	13,731 m ² (about)
Plot Ratio	0.16 (about)
Site Coverage	16% (about)
No. of Structure	12
Total GFA	2,542 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,542 m ² (about)
Building Height	3 m to 6 m (about)
No. of Storey	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界大埔汀角丈量約份第 17 約多個地段及毗連政府土地的規劃申請，於上述地點作「**擬議臨時康體文娛場所(休閒農場)連附屬食肆及相關填土工程(為期 5 年)**」(擬議發展)。
- 申請地點所在的地區在《汀角分區計劃大綱核准圖編號 S/NE-TK/19》上劃為「農業」及顯示為「道路」。申請地盤面積為 16,273 平方米(約)，當中包括 32 平方米(約)的政府土地。
- 申請地點將設有 12 座單層構築物作農業教學室、附屬食肆、保安更亭、農具存放、接待處、辦公室及車輛泊位上蓋用途，總樓面面積合共為 2,542 平方米(約)，申請地點的其餘地方將預留作休閒農場空間、園景空間及車輛停泊、上／落貨和流轉空間。
- 申請地點可從汀角路前往，擬議發展的作業時間為每日上午九時至下午九時(包括公眾假期)。
- 擬議發展的詳情發展參數如下：

地盤面積：	16,273 平方米(約)，包括 32 平方米(約)的政府土地
上蓋總面積：	2,542 平方米(約)
露天地方面積：	13,731 平方米(約)
地積比率：	0.16 (約)
上蓋覆蓋率：	16% (約)
構築物數目：	12
總樓面面積	2,542 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	2,542 平方米(約)
構築物高度：	3 米至 6 米(約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Great City Holdings Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Various Lots in D.D. 17 and adjoining GL, Ting Kok, Tai Po, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of 5 Years**' (the proposed development). The Site currently falls within an area zoned "AGR" and area shown as 'Road' on the Approved Ting Kok OZP No. S/NE-TK/19 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 2 use within the "AGR" zone. As such, the applied use requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings (**Plans 1 to 6**), as well as the as-built drainage plan, the fire service installations (FSIs) proposal and the accepted run-in/out and pedestrian crossing proposals (**Appendices I to III**) are provided with the Planning Statement. Other assessments to mitigate potential adverse impacts would be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

2. SITE CONTEXT

Site Location

- 2.1 The Site is located approximately 1 km west of Tai Mei Tuk Bus Terminus and 9 km east of Tai Po Market MTR Station.

Accessibility

- 2.2 The Site is accessible from Ting Kok Road (**Plan 1**).

Existing Site Condition

- 2.3 The Site is vacant, generally flat and scarcely grassed (**Plans 1 and 3**).

Surrounding Area

- 2.4 The Site is mainly surrounded by sites for eating place, barbecue site, car park and hobby farm, unused/vacant land, temporary structures and village houses (**Plans 1 and 3**).
- 2.5 To its immediate north is Ting Kok Road, across which is unused/vacant land covered with vegetation intermixed with temporary structures. To its further north are unused/vacant land falling within an area zoned "Other Specified Uses" annotated "Spa Resort Hotel".
- 2.6 To its immediate east are vegetated land and a drainage outfall. To its further east is a vehicle park and Tai Po Lung Mei Beach.
- 2.7 To its immediate south is unused/vacant land covered with grass intermixed with some temporary structures and village houses. To its further south is the sea frontage of Plover Cove.
- 2.8 To its immediate west are the sites of approved car park, barbecue site and/or eating place under planning application Nos. A/NE-TK/701, 712, 783 and 796. To its further west are cultivated land.

3. PLANNING CONTEXT

Zoning

- 3.1 The Site currently falls within an area zoned "AGR" and area shown as 'Road' on the Approved Ting Kok OZP No. S/NE-TK/19 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 2 use within the "AGR" zone. As such, the applied use requires planning permission from the Board.

Planning Intention

- 3.2 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.*
- 3.3 Area shown as 'Road' is intended for road/road improvement works.

Restriction on Filling of Land

- 3.4 According to the Remarks of the "AGR" zone, *any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Board under S.16 of the Ordinance.*

Previous Application

- 3.5 The Site was subject of a previous application No. A/NE-TK/678 for the same applied use submitted by the same applicant, which was approved by the Board in 2020 on a temporary basis for a period of 5 years. During the approval period of the previous application, the applicant has made effort to comply with all submission-related conditions. Details of the compliance records are shown at **Table 1** below.

Table 1 – Compliance Records of the Previous Application

Planning conditions under application No. A/NE-TK/678		Date of Compliance
(d)	The submission of a revised drainage proposal	07.12.2022
(e)	The implementation of the revised drainage proposal	Not complied with
(f)	The submission of proposals for water supplies for firefighting and FSIs	08.04.2022
(g)	The provision of the water supplies for firefighting and FSIs	Not complied with
(h)	The submission of a run-in/out proposal	09.09.2022

(i)	The implementation of the run-in/out proposal	Not complied with
(j)	The submission of a pedestrian crossing proposal	09.09.2022
(k)	The implementation of the pedestrian crossing proposal	Not complied with

- 3.6 The applicant submitted the applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) on 01.12.2020 for the erection of structures and the occupation of GL. Although the applicant has complied with all submission-related conditions (i.e. conditions (d), (f), (h) and (j)) within the approval period of the previous application, the applicant was not able to launch the implementation works before obtaining the required STW and STT from DLO/TP, LandsD. The planning permission was revoked on 20.10.2024 due to non-compliance with the implementation-related planning conditions (i.e. conditions (e), (g), (i) and (k)).
- 3.7 Given that the drainage proposal was considered acceptable by the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) on 07.12.2022 under planning condition (d) of the previous application (**Appendix I**), the applicant has already implemented the drainage facilities at the Site during the approval period. However, the applicant was not able to make submission to comply with **planning condition (e)** due to insufficient time before its revocation. Upon obtaining relevant planning permission for the proposed development, the applicant will provide photographic records showing the existing conditions of the drainage facilities for the consideration of relevant authorities.
- 3.8 The FSIs proposal was considered acceptable by the Director of Fire Services (D of FS) on 08.04.2022 under planning condition (f) of the previous application. Due to the fact that the applicant could not launch relevant works to erect the proposed structures before obtaining the required STW and STT from DLO/TP, LandsD as mentioned in Section 3.6 above, the applicant was not able to comply with **planning condition (g)**. In view of the change in layout under the current application, the applicant has prepared for a revised FSIs proposal for the consideration of D of FS (**Appendix II**). Once received the STW and STT approval from DLO/TP, LandsD, the applicant will carry out works to erect the proposed structures and install the proposed FSIs. Certificates of FSIs and Equipment (FS 251) will be submitted for the consideration of relevant authorities.
- 3.9 The run-in/out proposal and pedestrian crossing proposal were considered acceptable by the Commissioner for Transport (C for T) on 09.09.2024 under planning conditions (h) and (j) of the previous application (**Appendix III**). However, the applicant was not able to make submission to comply with **planning conditions (i) and (k)** due to insufficient time before its revocation. Upon obtaining relevant planning permission for the proposed development, the applicant will proceed to implement the accepted run-in/out and pedestrian crossing proposals, and submit photographic records for the consideration of relevant authorities.

Similar Applications

- 3.10 Similar applications Nos. A/NE-TK/706, 778 & 797 for the same applied use within/straddling the same "AGR" zone were approved by the Board between 2021 and 2024.

Land Status

- 3.11 The Site comprises 60 private lots i.e. *Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A, 627 S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part), 1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17*, with private land area of 16,241 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the above private lots, the Site also consists of 32 m² (about) of GL (**Plan 3**).
- 3.12 Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will continue to liaise with DLO/TP, LandsD for the STW and STT applications to make way for the erection of the proposed structures at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

4. DEVELOPMENT PROPOSAL

Development Details

- 4.1 The Site consists of an area of 16,273 m² (about), including 32 m² (about) of GL. Details of the development parameters are shown at **Table 2** below.

Table 2 – Development Parameters

Site Area	16,273 m ² (about), including 32 m ² (about) of GL
Covered Area	2,542 m ² (about)
Uncovered Area	13,731 m ² (about)
Plot Ratio	0.16 (about)
Site Coverage	16% (about)
No. of Structure	12
Total GFA	2,542 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,542 m ² (about)
Building Height	3 m to 6 m (about)
No. of Storey	1

- 4.2 12 single-storey structures are proposed at the Site for rooms for agricultural education, ancillary eating place, guardhouse, storage of farm tools, reception, office, and canopy for parking spaces with total GFA of 2,542 m² (about). The remaining area is reserved for hobby farm area (about 9,967 m²; 61.3% of the Site), soiled lawn/landscape area (about 1,030 m²; 6.3% of the Site), and vehicle parking, L/UL and circulation area (**Plan 4**).

Filling of Land

- 4.3 Portion of the Site (about 5,276 m²; 32.4% of the Site) is proposed to be hard-paved with concrete of not more than 0.2 m in depth for site formation of structures and vehicle parking, L/UL and circulation space (**Plan 5**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, the hard-paving is considered necessary and has been kept to a minimum to meet the operational need of the proposed development. No further filling of land beyond the approved scheme will be carried out by the applicant. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

Operation Mode

- 4.4 The proposed development aims to promote sustainable and organic farming and provide a passive recreation outlet for the general public interested in practicing leisure farming.

The farming practice is similar to the always permitted agricultural use within the "AGR" zone. Visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables, and be free to carry the produce away for personal consumption.

- 4.5 The operation hours of the proposed development are from 09:00 to 21:00 daily (including public holidays), comprising two time slots (09:00 to 14:00 and 14:00 to close of business). Visitors are required to reserve their access in advance by appointment. It is anticipated that the maximum number of visitors will be 40 on Monday to Fridays and 150 on Saturdays, Sundays and public holidays. Quotas for visitor admission will be on a first-come-first served basis. Walk-in visitors will not be accepted. The ancillary eating place would serve visitors of the proposed development with prior appointment only. About 20 staff members will station to work at the Site.

Minimal Traffic Impact

- 4.6 The Site is accessible from Ting Kok Road (**Plan 1**). An 8 m-wide ingress/egress is provided at the northern part of the Site (**Plan 4**). A 2.5 m-wide pedestrian entrance/exit is also proposed to the east of the vehicular access. The applicant will implement the run-in/out and pedestrian crossing proposals accepted by C for T under the previous application (**Appendix III**). A total of 34 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL space provision are shown at **Table 3** below.

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	32
Parking space for light bus (LB) - 3 m (W) x 8 m (L)	1
L/UL spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 4.7 Visitors can get access to the Site by public transportation services, which is readily available on Ting Kok Road. Besides, visitors accessing by private cars will be strictly required to make prior appointment, which would serve to regulate the number of vehicles accessing the Site. LGV will be deployed for the transportation of goods into/out of the Site solely during non-peak hours (i.e. beyond 08:00 to 09:00 and 18:00 to 19:00).
- 4.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. Moreover, 'BEWARE OF PEDESTRIAN' signs will be shown at the site ingress/egress to further enhance road and pedestrian safety. The breakdowns of estimated vehicular trip generation/attraction of proposed development on weekdays and weekends/public holidays are provided at

Appendix IV. As the estimated vehicular trips are expected to be minimal, the adverse impact to the surrounding road network is not anticipated.

Minimal Environmental Impact

- 4.9 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 4.10 During the construction stage, the applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt/grit will be removed on a regular basis, at the start/end of each rainstorm, to ensure that these facilities are always operational.
- 4.11 For the operation of the proposed development, the applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect the sewage generated from the proposed development. Noting that the Site is in proximity to a stream course to its west, the design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in *ProPECC PN 1/23*. Licensed collectors will be employed to collect and dispose of sewage regularly, and the location of washrooms will be located away from the stream course in the vicinity.
- 4.12 The applicant will follow EPD's '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' to control oily fume and cooking odour emissions generated from the ancillary eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 4.13 No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time. 2.5 m high solid metal fencing will be erected along the northern, southern and western boundary of the Site to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 4.14 No old or valuable tree or any protected species has been identified at the Site. The majority of the Site will be disturbed by the site clearance practice for the farming activities and proposed hard-paving works. The remaining area will be affected by the erection of structures. Given that all existing trees will be affected, it is not proposed to retain any of the existing trees at the Site.
- 4.15 In order to enhance the landscape quality of and to mitigate the potential landscape impact to the surroundings, the applicant proposes to provide soiled lawn/landscape areas along the northern, eastern and western periphery of the Site (**Plan 4**).

Minimal Drainage Impact

- 4.16 The drainage proposal was considered acceptable by CE/MN, DSD under the previous application (**Appendix I**). Subsequently, the applicant has implemented the drainage facilities at the Site during the approval period. Upon obtaining relevant planning permission for the proposed development, the applicant will provide photographic records showing the conditions of the existing drainage facilities. The implemented drainage facilities will be properly maintained by the applicant at all times.

Fire Safety Aspect

- 4.17 The applicant has submitted an FSIs proposal for the consideration of D of FS (**Appendix II**). Upon obtaining relevant planning permission for the proposed development and acceptance by D of FS, the applicant will implement the accepted proposal at the Site upon receiving the STW and STT approvals from DLO/TP, LandsD for the erection of structures as mentioned in Section 3.12 above, where the FSIs will be provided therewithin. Certificates of FSIs and Equipment (FS 251) will be submitted for the consideration of relevant authorities.

Water Supply Aspect

- 4.18 With a view to protecting the section of existing water mains at the southwestern edge of the Site (within Lot 662 in D.D. 17), no site formation and erection of structures will be conducted within 1.5 m from the centre line(s) of the existing water mains. Free access will be guaranteed at all times for staff of the Director of Water Supplies or their contractors to carry out construction, inspection, operation, maintenance and repair works. No trees/shrubs will be planted in the vicinity of the existing water mains.

5. CONCLUSION

- 5.1 The current application serves to seek planning permission to operate a passive recreation outlet with place of recreation, sports or culture (hobby farm) with ancillary eating place, on a temporary basis for a period of 5 years. The proposed development would provide a passive recreation outlet and meet the increasing demand for members of the public who are interested in practicing leisure farming.
- 5.2 Although the Site is not entirely in line with the long-term planning intention of the "AGR" zone, the Site has been vacant without active agricultural activity. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "AGR" zone and can better utilise deserted land in the New Territories.
- 5.3 The Site is surrounded by sites for eating place, barbecue site, car park and hobby farm, unused/vacant land, temporary structures and village houses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with surrounding areas. Apart from being subject of a previously approved application submitted by the same applicant for the same applied use, other applications for the same applied use within/straddling the same "AGR" zone have also been approved by the Board in the vicinity of the Site. Approval of the current application is therefore in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.
- 5.4 The proposed development is not envisaged to create significant nuisance to the surroundings. Upon obtaining relevant planning permission, adequate mitigation measures such as drainage condition records will be provided to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow EPD's '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*', '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' and relevant *Professional Persons Environmental Consultative Committee Practice Notes* to minimise all possible environmental impacts on the nearby sensitive receivers.
- 5.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited
October 2025