



LCH Planning and Development
Consultants Limited

**Section 16 Application for Proposed Temporary Place of
Recreation, Sports or Culture (Hobby Farm) and Education Centre
with Ancillary Facilities and Associated Filling of Land for a
Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen
Long, New Territories**

Planning Statement Report

Prepared by
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Report : Version 1.2



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for the proposed temporary place of recreation, sports or culture (hobby farm) and education centre with ancillary facilities and associated filling of land for a period of 3 years ("**the Proposed Development**") at Lot No. 1303 in Demarcation District No. (D.D.) 111 in Pat Heung, Yuen Long, New Territories ("**the Application Site**").

The Application Site falls within an area of "Agriculture" ("**AGR**") zone on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 ("**the OZP**"). It involves an area of about 700 square meters ("**sq. m.**"). According to the Notes of the OZP for "AGR" zone, the 'Field Study/Education/Visitor Centre' and 'Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)' are under the Column 2 uses that requires planning permission from the Board.

The Application is critical to support the eco-recreation and education. The promotion of sustainable farming and eco-recreation and education provision are well in line with the current Government policies, and the Proposed Development of a hobby farm and education centre offers a unique opportunity to foster agricultural revitalization, environmental sustainability, and urban-rural integration. The proposed use on a temporary basis would not jeopardise the long-term planning intention of the "AGR" zone. Similar applications in the Pat Heung, Kam Tin North and Kam Tin South areas have also been considered and approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就新界元朗八鄉丈量約份第 111 約地段第 1303 號 (下稱「**申請地點**」) 的用地，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議臨時康體文娛場所(休閒農場) 及教育中心連附屬設施及相關的填土工程，為期 3 年 (下稱「**擬議發展**」)。

申請地點現時於《八鄉分區計劃大綱核准圖編號 S/YL-PH/11》(下稱「**大綱圖**」) 劃作「農業」地帶。申請地點的面積約 700 平方米。根據「農業」地帶的分區計劃大綱圖註釋說明，「郊野學習／教育／遊客中心」及「康體文娛場所」屬於第 2 列用途，須向城規會申請規劃許可的用途。

申請對於支持康樂及消閒發展至關重要。申請亦響應現時政府政策，推廣永續農業、生態休閒及教育服務。擬議發展更為農業振興、環境永續性及城鄉融合提供獨特的機遇。擬議發展的臨時用途不會危及「農業」地帶的長期規劃劃意向。而且於八鄉、錦田北及錦田南亦已有不少相關申請曾被批准。擬議發展亦不會對交通、視覺、景觀、排水和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。

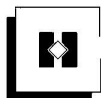


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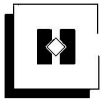
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1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare on behalf of its planning assessment for the proposed temporary place of recreation, sports or culture (hobby farm) and education centre with ancillary facilities and associated filling of land for a period of 3 years (hereinafter referred to as the “**Proposed Development**”) in Lot No. 1303 in Demarcation District No. (D.D.) 111 in Yuen Long, which is bounded by (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to be submitted to Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site falls within an area designated as “Agriculture” (“**AGR**”) zone on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 (“**the OZP**”) (**Figure 2**). According to the Notes of the OZP for “AGR” zone, the ‘Field Study/Education/Visitor Centre’ and ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ are under the Column 2 uses that requires planning permission from the Board.
- 1.1.3 According to the Explanatory Statement (ES) of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Application Site

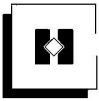
- 2.1.1 The Application Site covers a total of about 700 square metres ("sq. m."). The Application Site is currently fenced off and occupied by several temporary structures (**Diagram 1**). Hence, this Application also applies for regularisation of filling of land for about 106 sq.m. with concrete of not more than 0.2 meter ("m") in depth (about 15% of the Site) (**Figure 6**).
- 2.1.2 The Application Site is generally sitting on a gentle terrain with the level of about +19mPD. **Diagram 1** illustrates the location of the Application Site and its structure, and the existing condition of the Site (**Diagram 2** refers).



Diagram 1 Site Condition

2.2 Land Status

- 2.2.1 The Application Site falls within Lot No. 1303, Pat Heung, Yuen Long, New Territories ("the Lot") (**Figure 3**). The Lot is old scheduled agricultural lots, its development restrictions of the Lot is stipulated under the Block Government Lease which is solely held by the Applicant.
- 2.2.2 The Lot is subject to a Block Government Lease. Upon permission with or without conditions of this planning application, the Applicant shall apply for short-term waiver from the Lands Department (LandsD) for the Lots, if necessary, in order to temporarily relax user restriction of the Government Lease of the Lot for the erection of temporary structure(s).



2.3 Surrounding Context

- 2.3.1 The Application Site is located in the fringe of Kam Tin which is a rural area in the New Territories. The surrounding areas of the Site are rural in character, predominantly grasslands and farmlands intermixed with village houses, storage yards, temporary structures and open storage/warehouses. To the immediate north, the Site is in close proximity to the “Conservation Area” (“CA”) zone as well as the Lam Tsuen Country Park. A nullah is traversed from east to west of the Application Site, and further discharged to Kam Tin River.



Diagram 2 Surrounding Context

2.4 Land Use of the Subject Site

- 2.4.1 With reference to the aerial photos (refers to **Annexes 1a – 1g**), the Application Site has been served for agricultural use till now. It is mainly surrounded by hobby farms, plant nursery, cultivated land, temporary structures and open storage/warehouses. Since the 1990s, the area to the east of the site has been a widespread conversion of agricultural land for village development.

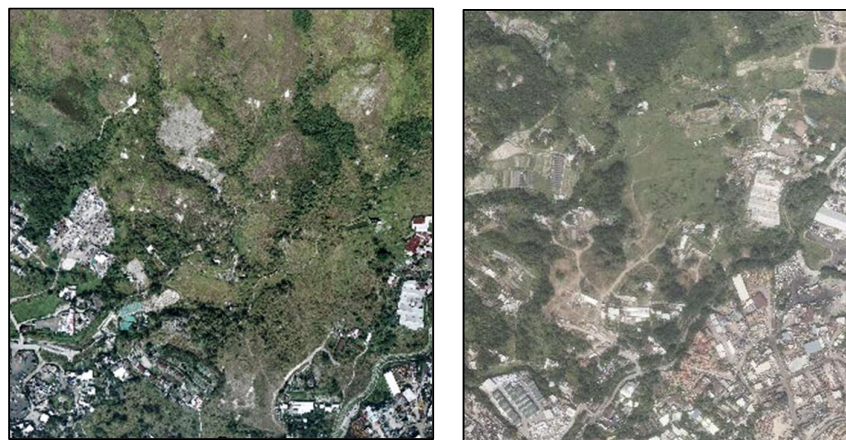
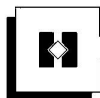


Diagram 3 Aerial Photos of 2009 (Left) and 2024 (Right)

(Source: Aerial Photo no. CW85449 taken in 2009 and Aerial Photo no. E236726C taken in 2024 both by LandsD, HKSAR Government)

- 2.4.2 Referring to the *Proposed delineation of quality farmland as Agricultural Priority Areas* under LC Paper No. CB(2)1591/2024(01), the Application Site may fall within one of the Agricultural Priority Areas (APAs) as proposed by Agriculture, Fisheries and Conservation Department (AFCD), in which to achieve the policy objective of putting the relevant land into agricultural use, and to roll out support measures to facilitate long-term active farming use.

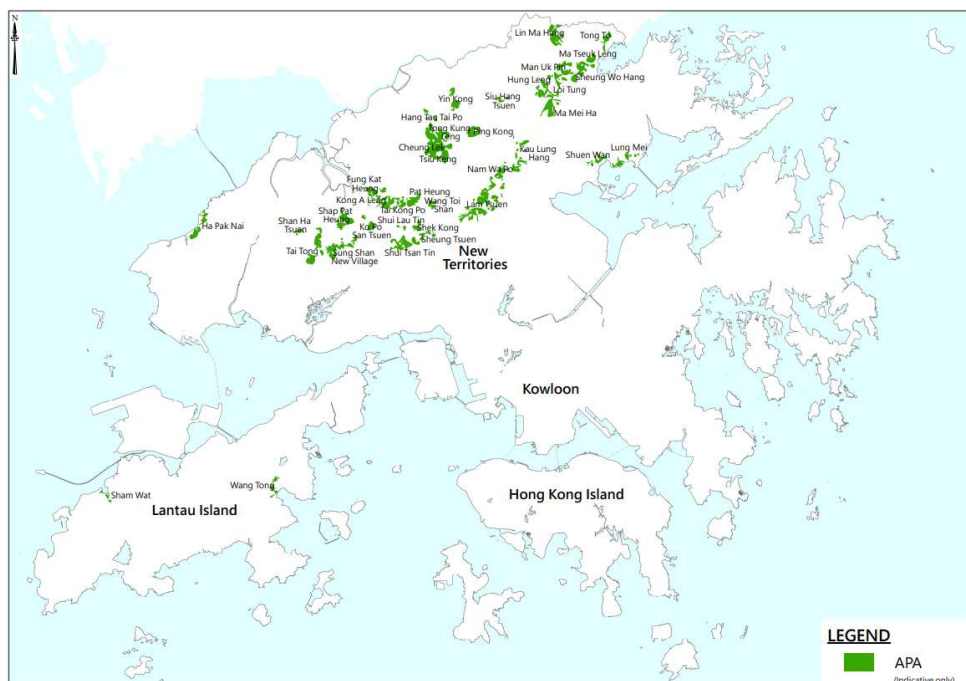
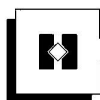


Diagram 4 Locations of 37 Proposed APAs

(Source: Agriculture, Fisheries and Conservation Department, HKSAR Government)



3 THE DEVELOPMENT PROPOSAL

3.1 Development Scheme

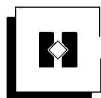
- 3.1.1 The Application Site covers a total of about 700 sq.m. and involve a single-block to be proposed for learning space and store rooms of about 106 sq.m. and shelter area of about 41 sq.m.. The open space within the site area of about 553 sq.m. will be reserved for related education activities for agricultural and hobby farming.
- 3.1.2 Details of the development proposal are provided in **Table 1** and indicative layout plan and indicative site plan of the Proposed Development are shown in **Figure 5** accordingly.

Development Parameters	Proposed Scheme
Site Area (about)	700 sq.m.
Covered Area (about)	106 sq.m.
Shelter Area (about)	41 sq.m.
No. of Structure	1
Plot Ratio (PR) (about)	Not more than 0.21
Building Height (BH) (about)	Not more than 5m
No. of Storey	1
Site Coverage (SC) (about)	21%

Table 1 Key Development Parameters of the Indicative Scheme

3.2 Operation Arrangement

- 3.2.1 The Proposed Development will accommodate not more than 30 students on a daily basis during office hours of weekdays and weekends, within 9a.m. to 5p.m.. It is expected that about 1-2 staffs will take charge of the normal operation of the Proposed Development. Prior appointment is required for groups and visitors.
- 3.2.2 The education centre will serve as a platform for interactive learning, offering workshops, guided tours, and programs that highlight the cultural and ecological significance of Hong Kong's agriculture heritage. Advanced technology of new agricultural activities including hydroponics and aquaponics may be involved.
- 3.2.3 The farming practice is similar to the always permitted agricultural use. Groups and visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables (i.e. romaine lettuce, Italian lettuce, cherry tomato, tomato, beetroot, potato, strawberry, citrus, cucurbita, cucumber, zucchini, etc.), and will be free to carry the crops away for personal consumption. The use of pesticides will be strictly prohibited at the Site.
- 3.2.4 In addition, on-site farm-related workshops will be carried out, including agricultural skills workshop and farm-to-table cooking workshop, to support the operation of the Proposed Development. The Applicant would arrange



disposal properly regarding any waste generated from such activities/operation. Food waste would be recycled on-site for the compost for farming, whilst inevitable waste should be source-separated and recycled to gainful resources. No nuisance or injurious or dangerous to health and surrounding environment is anticipated.

- 3.2.5 No public announcement system, portable loudspeaker or any form of audio amplification system will be allowed to be used at the Site at any time.

3.3 Traffic Arrangement

- 3.3.1 The Application Site is situated between the villages of Tsat Sing Kong and Sheung Che Village within walking distance to these villages, with village houses, temporary structures and open storage surrounding the Site. The run-in/out is located at the southern boundary of the Application Site, and the Site is accessible from Kam Tin Road and Kam Tai Road via a local track road.

- 3.3.2 Given that there is no vehicular access connecting the Application Site, no parking spaces and loading/unloading (L/UL) bays will be provided at the Site. Goods supporting the daily operation of the proposed development will be delivered by staff with trolleys, hence, no L/UL space will be required.

- 3.3.3 Prior booking will be required for visitors to access the Site. Hence, franchised bus services would be provided for the visitors from Kam Sheung Road Mass Transit Railway (MTR) Station to the nearby local track road, within 10 to 15 minutes walking distance to the Application Site. In addition, visitors are also advised to gain access to the Application Site by existing public transport services.

- 3.3.4 Existing public transport services to the vicinity are shown below in **Table 2** and **Diagram 5**: -

Mode	Route No.	Origin - Destination	Frequency
Scheduled Green Minibus	608	Yuen Long (Fung Cheung Road) - Wang Toi Shan	10 - 13 minutes
	608S	CONCORDIA Tsat Sing Kong - Kam Sheung Road Station	15 - 30 minutes
Franchised Bus	77K	Sheung Shui - Yuen Long (Fung Cheung Road)	20 - 25 minutes
	251B	Pat Heung Road - Sheung Tsuen (Circular)	25 - 30 minutes
	54	Yuen Long (West) - Sheung Tsuen (Circular)	30 minutes

Table 2 Existing Public Transport Services to the Application Site



Diagram 5 Existing Public Transport Services to the Application Site

- 3.3.5 It only takes not less than 10 minutes to walk from the Application Site via the local track road, by going through the existing carpark nearby.

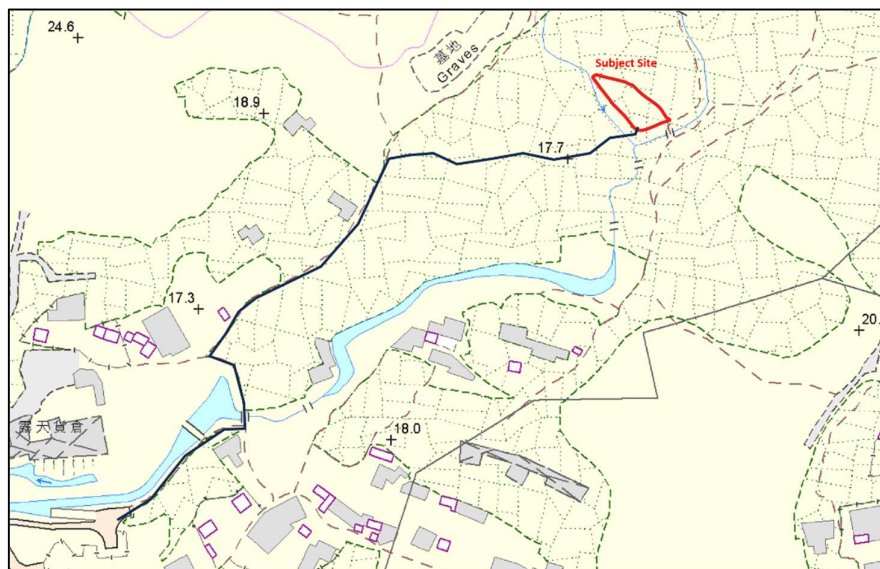
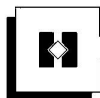


Diagram 6 Walking Path to Existing Carpark

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



4 PLANNING CONTEXT

4.1 National and Territorial Policy Context

4.1.1 Hong Kong's agriculture and fisheries industries, deeply embedded in the local cultural heritage, is playing a vital role in supporting local ecosystem, and promoting tourism and educational initiatives. In the context of national and territorial policies, the Proposed Development with the provision of eco-recreation and education with agricultural activities shall support agricultural revitalization and urban-rural integration, as well as to foster the future sustainable development.

a) National Level

National 14th Five-Year Plan (2021-2025)

4.1.2 The Central Government has released the *National 14th Five-Year Plan (2021-2025)* in March 2021, in which highlights that agricultural production in rural areas not only enhances urban-rural synergies but also promotes ecological conservation and restoration, as well as the promotion of agricultural and rural reforms in *Chapters 24 - 25*. Moreover, *Chapter 37* emphasizes a commitment to supporting biodiversity conservation by implementing biodiversity conservation and strengthening the protection and ecosystem restoration.

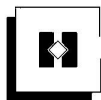
14th Five-Year National Agricultural Green Development Plan

4.1.3 Referring to the *14th Five-Year National Agricultural Green Development Plan* as published by the Central Government in September 2021, it demonstrates the commitment of China to significantly enhance the utilisation of agricultural resources, improve the environmental quality of producing areas and the agricultural ecosystem, increase the supply of green products, and strengthen capabilities for emission reduction and carbon sequestration by 2025, so as to focus on the initiative of sustainable agricultural development. Such efforts align with the broader national goals of achieving carbon neutrality, fostering ecological civilisation, and promoting a circular economy by 2035.

b) Territorial Level

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030

4.1.4 The *Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (HK2030+)* was published in October 2017 with the major vision to formulate a broad planning framework to guide the future development of Hong Kong "to become a liveable, competitive and sustainable city, championing sustainable development as the overarching planning goal". The *HK2030+* emphasizes to achieve sustainability with adopting "proactive" active in conservation implementation. Thus, the Proposed Development is in line with the *HK2030+* that it aims to offer eco-recreation and education provision



with rehabilitation and cultivation, thereby enhancing the existing ecological value and biodiversity of the Application Site.

- 4.1.5 In view of the technology advancement, the proposed education centre shall also provide advanced technology of new agricultural activities, in which is in line with the New Agriculture Policy (NAP) with the support of sustainable agriculture development.

Chief Executive's 2016, 2022, 2024 and 2025 Policy Address

- 4.1.6 In the Chief Executive's 2022 Policy Address, a New Proactive Conservation Policy was proposed, aiming to enhance the environmental capacity for development in Hong Kong, particularly in the Northern Metropolis (NM). Further to the 2024 Policy Address, the Environment and Ecology Bureau (EEB) would continue to advance the Blueprint for the Sustainable Development of Agriculture and Fisheries by increasing the local mariculture production by 100% by 2027 compared to 2022, with the measures including implementation of urban farming strategy in the New Development Areas (NDAs) to support the sustainable development of the Agriculture and Fisheries Industries in Hong Kong. Additionally, the 2025 Policy Address also highlighted the rapidly promote leisure farming and fisheries.

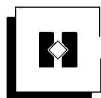
- 4.1.7 The 2016 Policy Address has first announced a NAP aiming to modernize and promote sustainable local agriculture development. Key initiatives under this policy include identifying and designating "Agricultural Priority Areas" (APA) and setting up a Sustainable Agricultural Development Fund. At district level, there is a flourishing consciousness in optimising blue and green resources for recreation, tourism and conservation development.

Northern Metropolis Development Strategy

- 4.1.8 According to the Northern Metropolis Development Strategy (NMDS) as published in October 2021, it suggested that the abundant cultural and natural resources in the northern New Territories, comprising urban areas, rural townships, villages, fish ponds and agricultural land, etc., should be suitably utilised, revitalised and conserved in such a way as to create the NM with unique metropolitan landscape that embodies "Urban-Rural Integration and Co-existence of Development and Conservation". At local level, the provision of eco-recreation and education spaces with agricultural activities of the Proposed Development is in line with the urban-rural integration.

Northern Metropolis Action Agenda

- 4.1.9 The Northern Metropolis Action Agenda (NMAA) promulgated in October 2023, has recommended the development theme of 'Blue and Green Recreation, Tourism and Conservation Circle' for recreation and tourism development. The NMAA sets out targets including but not limited to ecological conservation and urban-rural integration through proactive conservation and restoration to increase environmental capacity in the NM.



Hence, some lands are reserved to promote the development of modernised aquaculture as well as scientific research on aquaculture.

Blueprint for the Sustainable Development of Agriculture and Fisheries

- 4.1.10 The Blueprint for the Sustainable Development of Agriculture and Fisheries published in December 2023, has outlined the sustainable development and enhance the productivity and value of the local agriculture industry. APAs are designated for long-term agricultural use to exploit the industry's strength to develop agriculture-related leisure activities, and hence to facilitate the greening of rural fringes and contributing to the integration of urban and rural development.
- 4.1.11 In view of the aforementioned planning context, it is timely to review the untapped potential of the Application Site for provision of eco-recreation and education provision with rehabilitation and cultivation. Its proximity to the designated APA, will also create synergy on enhancing the existing ecological value and biodiversity. This planning statement is therefore submitted to seek support from the concerned stakeholders for agricultural initiatives that align with the planning vision of the NM and to optimise the sacred private land resources for agriculture activities.

4.2 Statutory Planning Context

- 4.2.1 The Application Site falls within an area designated as "Agriculture" ("AGR") zone on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11(**Figure 4**). The planning intention of the "AGR" zone is *"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"*.
- 4.2.2 According to the Notes of the OZP for "AGR" zone, the 'Field Study/Education/Visitor Centre' and 'Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)' are under the Column 2 uses that requires planning permission from the Board.
- 4.2.3 Temporary use or development of any land or building not exceeding a period of three years requires permission from the Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- 4.2.4 According to Definitions of Terms/Broad Use Terms Used in Statutory Plans as published by the Board, 'Place of Recreation, Sports or Culture' is referring to *"arts centre, arts gallery, city hall, civic centre, concert hall, cultural complex, rehearsal room for art performance, fitness centre, gymnasium, indoor recreation centre, museum, planetarium, stadium, sports ground/complex, sports training grounds and water sports centre, velodrome,*



oceanarium, outdoor go-kart ground, radio control model aircraft flying field, outdoor radio control model car playing ground, motocross ground, hobby farming, fishing ground”.

- 10 -

S/YL-PH/11

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended 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.

Remarks

(a) Any filling of pond, 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 co-ordinated 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)



AGRICULTURE (cont'd)

Remarks (cont'd)

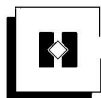
- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Pat Heung Outline Zoning Plan No. S/YL-PH/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

9.7 Agriculture ("AGR") : Total Area 112.40 ha

- 9.7.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The areas under this zoning are usually well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.
- 9.7.2 The areas under this zoning are located at the eastern, southern, south-western, and north-eastern parts of the Area and comprise both land under active cultivation of vegetables and fallow agricultural land.
- 9.7.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

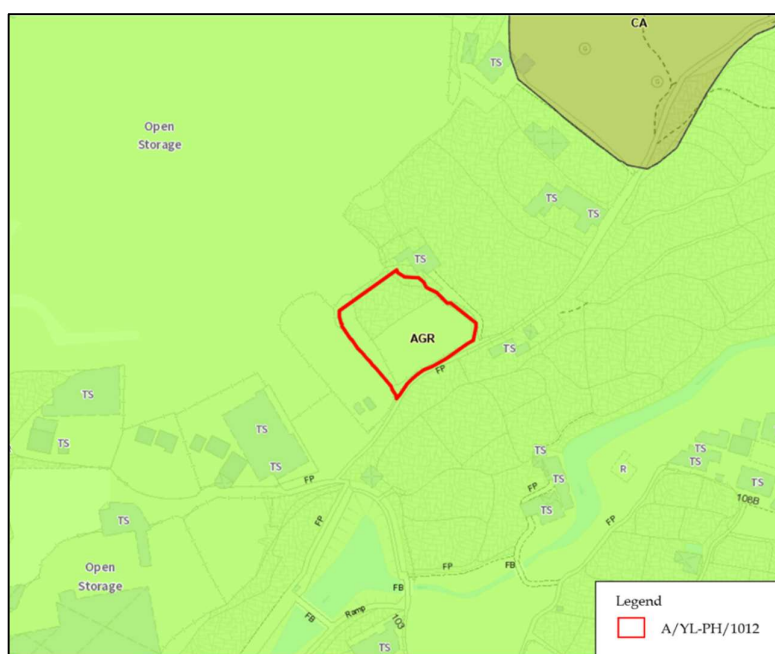
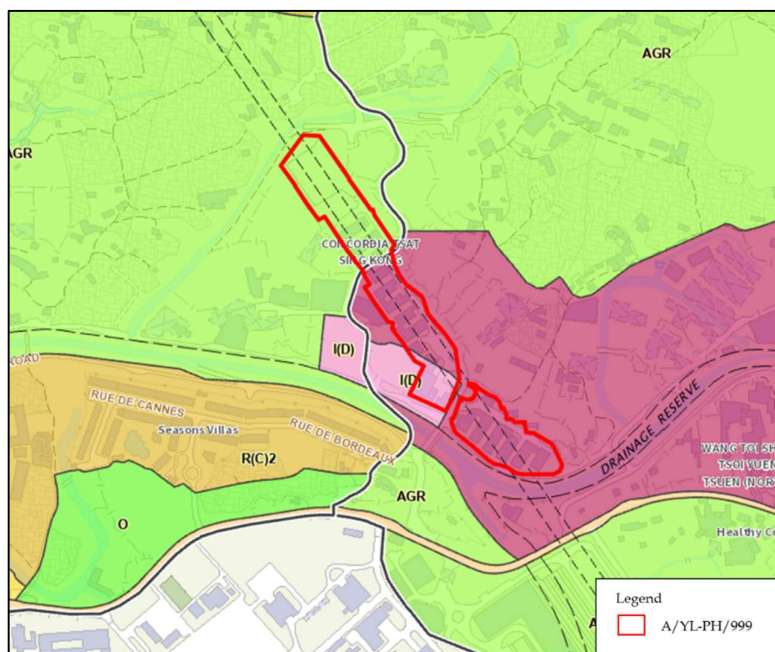
- (11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
- structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

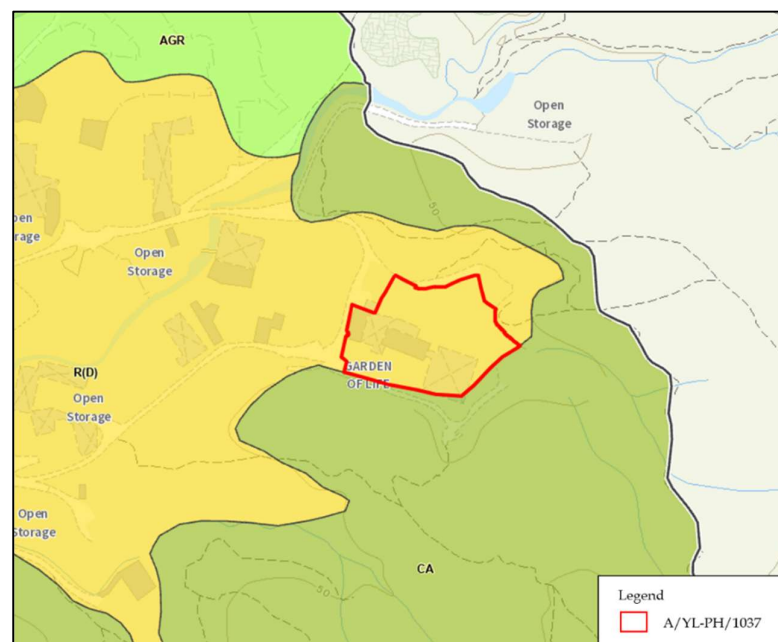
(Source: Town Planning Board, HKSAR Government)



4.3 Similar Approved Applications for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre

4.3.1 There are four precedent approved applications (Nos. A/YL-PH/999, 1012, 1019 and 1037) for proposed temporary place of recreation, sports or culture (hobby farm) in the Subject OZP. Details of the approved applications are summarized in the **Diagrams 7a – 7d** and **Table 3**.





Diagrams 7a - 7d Similar Approved Applications in the Subject OZP
(Source: Town Planning Board, HKSAR Government)

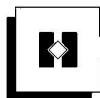
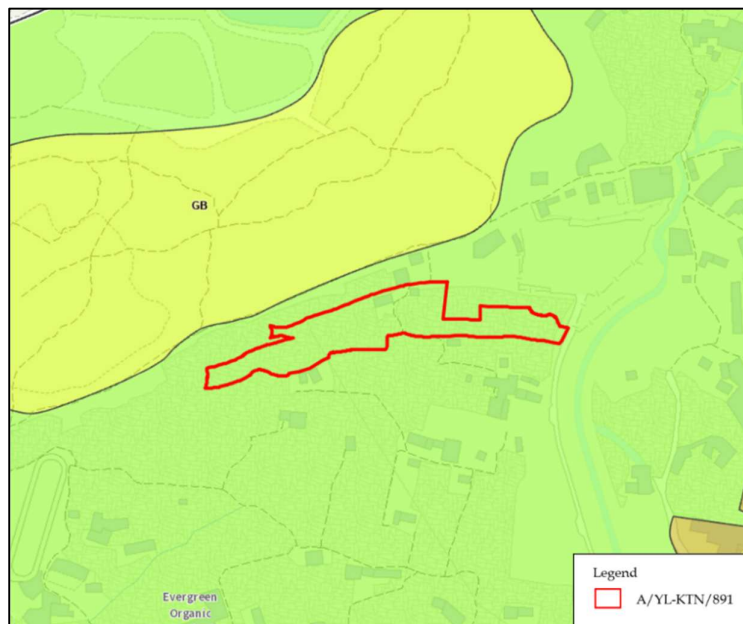


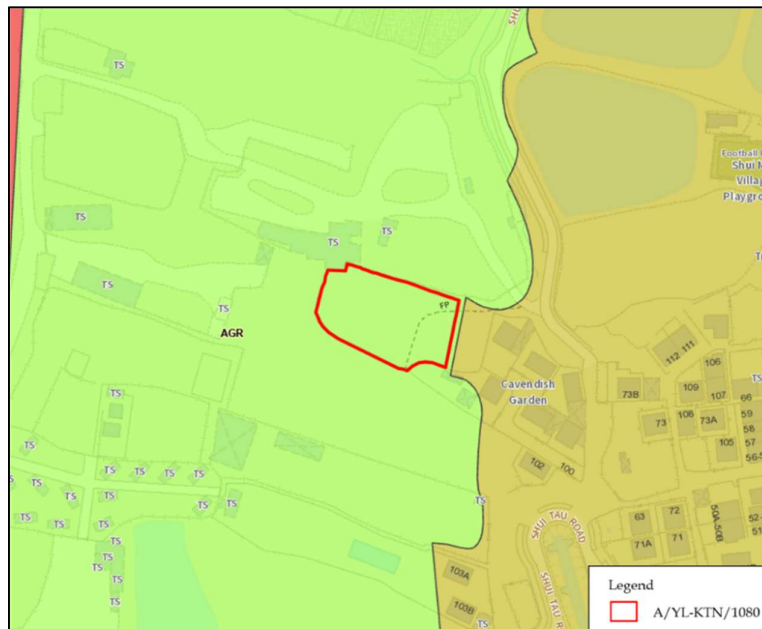
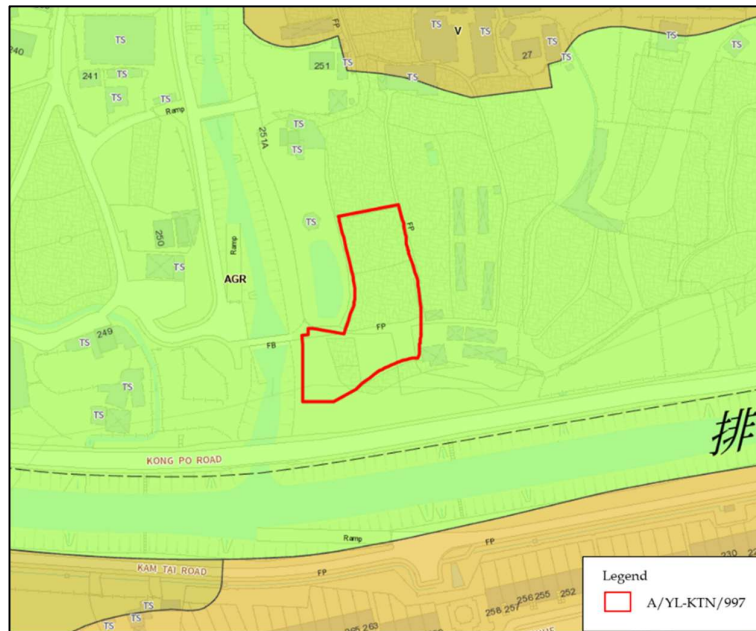
Table 3 Similar Approved Applications in the Subject OZP

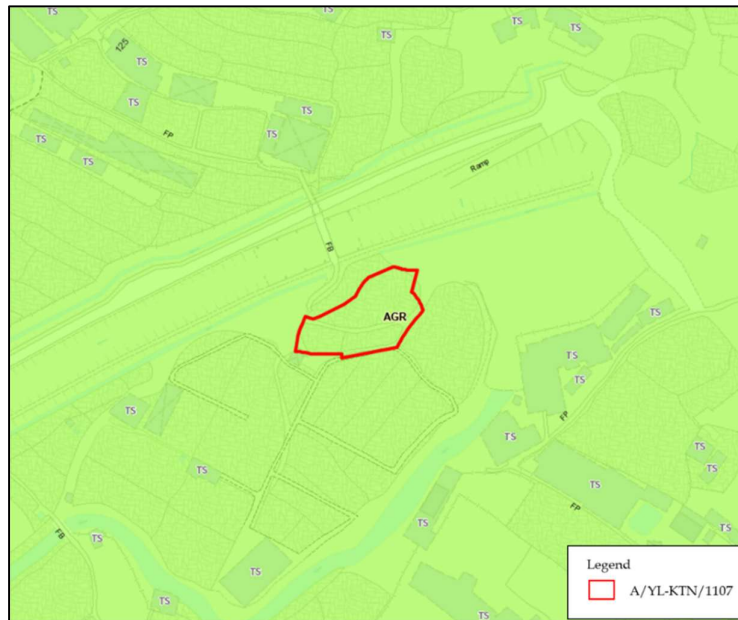
Application No.	Proposed Uses	Zoning	Approval Date	Decision
A/YL-PH/999	Renewal of Planning Approval for Temporary Transitional Housing Development and Hobby Farm Uses for a Period of 3 Years	"OS"; "I(D)"; and "AGR"	19/04/2024	Approved on a temporary basis
A/YL-PH/1012	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	"AGR"	04/10/2024	Approved with condition(s) on a temporary basis
A/YL-PH/1019	Temporary Place of Recreation, Sports or Culture for a Period of 3 Years and Associated Filling of Land	"V"	20/12/2024	Approved with condition(s) on a temporary basis
A/YL-PH/1037	Proposed Temporary Place of Recreation, Sports or Culture and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	"R(D)"	06/06/2025	Approved with condition(s) on a temporary basis

(Source: Town Planning Board, HKSAR Government)

- 4.3.2 Additionally, there are several applications for proposed temporary place of recreation, sports or culture (hobby farm) in the vicinity of the Application Site which falls within the Approved Kam Tin North OZP No. S/YL-KTN/11. Details of the approved applications are summarized in the **Diagrams 8a – 8e** and **Table 4**.







Diagrams 8a – 8e Similar Approved Applications in the KTN OZP
(Source: Town Planning Board, HKSAR Government)

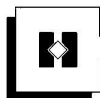


Table 4 Similar Approved Applications in the KTN OZP

Application No.	Proposed Uses	Zoning	Approval Date	Decision
A/YL-KTN/933	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	"AGR"	11/08/2023	Approved with condition(s) on a temporary basis
A/YL-KTN/891	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land	"AGR"	24/11/2023	Approved with condition(s) on a temporary basis
A/YL-KTN/977	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Associated Filling of Land	"AGR"	16/02/2024	Approved with condition(s) on a temporary basis
A/YL-KTN/1080	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	"AGR"	14/03/2025	Approved with condition(s) on a temporary basis
A/YL-KTN/1107	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	"AGR"	01/08/2025	Approved with condition(s) on a temporary basis

(Source: Town Planning Board, HKSAR Government)

- 4.3.3 There is a recent similar planning application for proposed temporary place of recreation, sports or culture (hobby farm) and education centre (No. A/YL-KTS/1011) in the vicinity of the Application Site which falls within the Approved Kam Tin South OZP No. S/YL-KTS/15. It was approved with conditions on temporary basis by the Rural and New Territories Planning Committee on 28 February 2025 (**Diagram 9** refers).

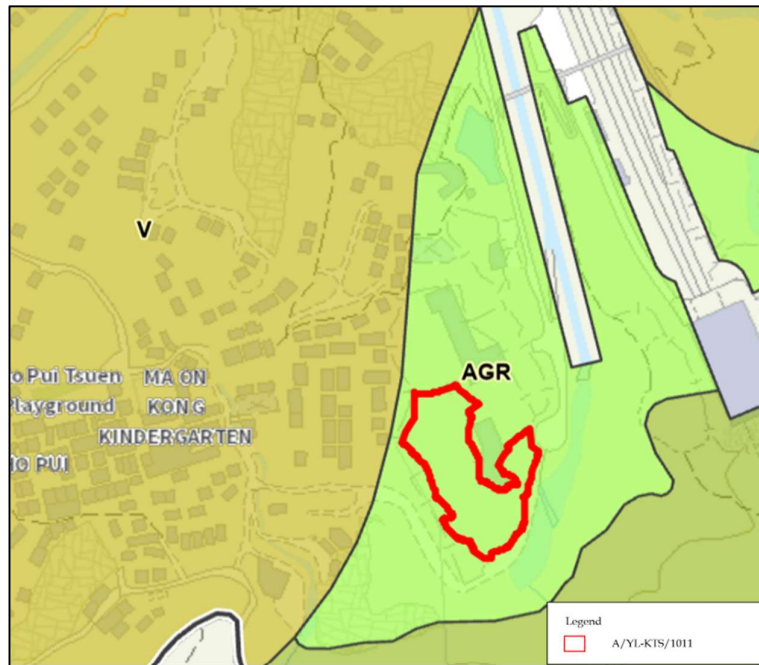


Diagram 9 Similar Approved Application in the KTS OZP
(Source: Town Planning Board, HKSAR Government)

4.4 Drainage Consideration

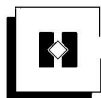
- 4.4.1 There is an existing nullah running around the Application Site. The existing nullah shall serve the drainage of surface runoff of the Application Site already.

4.5 Sewerage Consideration

- 4.5.1 It is proposed to properly collect/drain the internal sewage by the proposed internal drainage system. Solid waste will be collected manually, and will be further disposed outside the Application Site by staffs at regular intervals, and disposed to the nearby refuse collection points/collected by contractors. Provision of septic tanks and soakaway system will be provided to accommodate all sewerage generated.
- 4.5.2 Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Application Site.

4.6 Environmental Consideration

- 4.6.1 The Applicant will carry out environmental mitigation measures such as visual screening from the adjoining areas. Environmental protection/pollution control ordinances, including but not limited to the Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, would be followed at all times during the approval period of this s.16 application.



4.6.2 To avoid causing noise nuisance to the surrounding area, no public announcement system, portable loudspeaker or any form of audio amplification system will be allowed to be used at the Site at any time.

4.6.3 The Applicant will follow the relevant mitigation measures and requirements in the latest *“Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”* to minimize any potential environmental impact. No adverse environmental impact is anticipated.

4.7 Traffic Consideration

4.7.1 Referring to **Section 3.3**, there is no vehicular access connecting the Application Site. Visitors are advised to gain access to the Application Site by existing public transport services and/or surrounding carparks (refer to **Table 2** and **Diagram 10** accordingly).

4.7.2 Based on the site inspection conducted in August 2025, a few public car park facilities are found in the vicinity of the Application Site (**Diagram 9** refers). While there is an existing local track road connecting to the Application Site, to minimise potential impact, no parking spaces will be provided in the Application Site. During operation stage, visitors are expected to access the Application Site by public transportation (i.e. franchised bus, green minibus (GMB) services and taxis) or private vehicle(s) that parked in surrounding carparks, and then walk to the existing local track road. Staff will guide the visitors to walk to the Proposed Development all the way round.

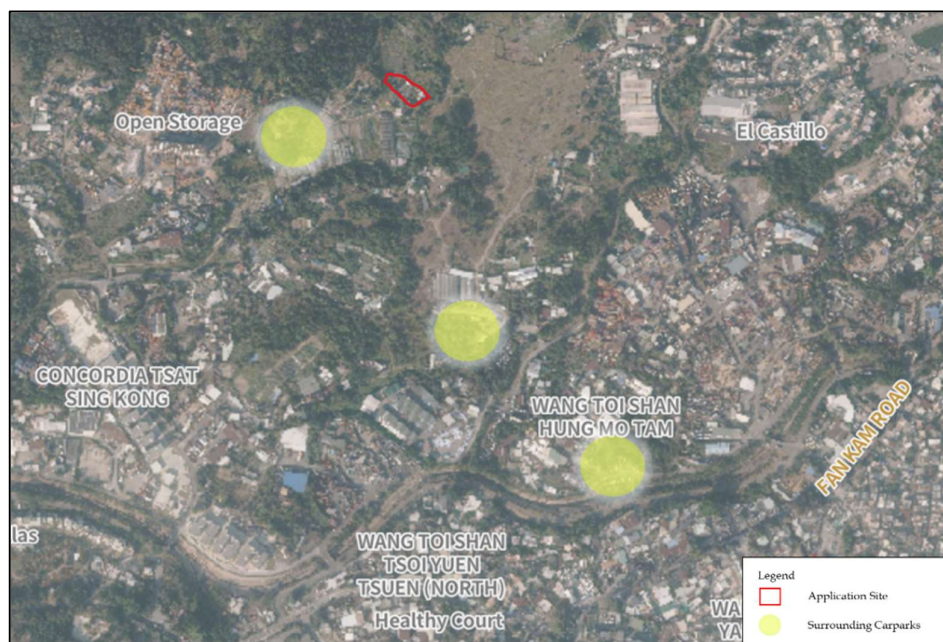
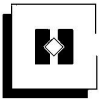


Diagram 10 Surrounding Carparks in the Vicinity of Application Site
(Source: GeoInfo Map, HKSAR Government)



4.7.3 For possible transportation of goods, it is expected the future staffs may transport the agricultural products within the nearby carparks as quickly as possible, in accordance with the *Road Users' Code* published by the Transport Department (TD). Hence, visitors are expected to travel to and from the Application Site on foot from the existing local track.

4.7.4 No significant traffic trip rate is anticipated as the small development scale of the proposed use and no vehicular access leading to the Application Site, no additional traffic flow will be generated. The Proposed Development will not incur adverse traffic impact.

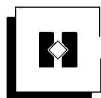
4.8 Fire Safety Consideration

4.8.1 Adequate fire service installations (FSIs) including exit sign, emergency lighting, fire extinguishers, etc., will be provided in situ. Corresponding submission and implementation of the fire services installation proposal will be provided to the Fire Services Department (FSD) for approval in the due course. There will be no fire safety concern for the Development.

4.9 Visual and Landscape Compatibility

4.9.1 The Application Site is situated in area of rural village landscape character which is surrounded by temporary structures and workshop activities. The proposed place of recreation, sports or culture (hobby farm) and education centre use is compatible with the surrounding land use and will not disturb the prevailing rural village landscape character.

4.9.2 The proposed structure with a maximum height of not more than 5m is visually compatible with the temporary structures along the south and west boundary. No felling of tree is anticipated.



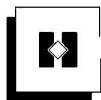
5 PLANNING MERITS & JUSTIFICATIONS

5.1 Echoes with Existing National and Territorial Policy Context

- 5.1.1 This s.16 planning application for proposed temporary place of recreation, sports or culture and education centre aims to offer eco-recreation and education provision with rehabilitation and cultivation, thereby enhancing the existing ecological value and biodiversity of the Application Site. As discussed in **Section 4** above, the Proposed Development is in line with various national and territorial policies including the *National 14th Five-Year Plan (2021-2025)*, *14th Five-Year National Agricultural Green Development Plan, HK2030+*, various Policy Addresses, NMDS, NMAA and Blueprint for the Sustainable Development of Agriculture and Fisheries.
- 5.1.2 The proposed temporary place of recreation, sports or culture and education centre provides an opportunity to foster sustainable development in Hong Kong, incorporating with urban-rural integration and agricultural revitalization. Additionally, the proposed education centre shall also provide advanced technology of new agricultural activities, that serves a platform to raise awareness about sustainable farming practices, environmental conservation, and the significance of local ecosystems.

5.2 Promotion of Sustainable Agricultural Development

- 5.2.1 The promotion of sustainable farming and eco-recreation and education provision are well in line with the current Government policies, and the Proposed Development of a hobby farm and education centre offers a unique opportunity to foster agricultural revitalization, environmental sustainability, and urban-rural integration. The education centre will serve as a platform for interactive learning, offering workshops, and programs that highlight the cultural and ecological significance of Hong Kong's agriculture heritage. In addition, on-site farm-related workshops will be carried out to support the operation of the Proposed Development. These initiatives will engage diverse audiences to foster greater public awareness and appreciation of sustainable practices.
- 5.2.2 In view of the technology advancement, the proposed education centre shall also provide advanced technology of new agricultural activities, in which is in line with the NAP with the support of sustainable agriculture development.
- 5.2.3 It will create a sustainable land use alternative to agricultural development with the integration of educational programs and eco-recreation opportunities. The Proposed Development not only could foster sustainable agricultural development, but also to provide employment opportunities in the rural area.



5.3 In Line with the Long-term Planning Intention of “AGR” zone

- 5.3.1 According to the Notes of the OZP, the planning intention of “AGR” zone is 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”*. Thus, the Proposed Development is in line with the planning intention of “AGR” zone to provide recreation and leisure activities. As the temporary set up is small in scale and the intensity and uses can optimise land resources solely for passive recreational purposes while being compatible with the surrounding environment. The proposed use on a temporary basis would not jeopardise the long-term planning intention of the “AGR” zone.

5.4 Supported by Previous Planning Approvals of Similar Applications

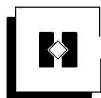
- 5.4.1 There are four precedent approved applications (Nos. A/YL-PH/999, 1012, 1019 and 1037) for proposed temporary place of recreation, sports or culture (hobby farm) and education centre in the vicinity. Additionally, there is a recent similar planning application for proposed temporary place of recreation, sports or culture (hobby farm) and education centre (No. A/YL-KTS/1011) in the vicinity of the Application Site. With the support of previous planning approval of similar applications, there is no adverse planning implications is likely to be anticipated.

5.5 Development Not Incompatible with Surrounding Development

- 5.5.1 The Proposed Development of a maximum height of not more than 5m is considered visually compatible with surrounding that comprises village houses, storage yards, temporary structures, open storage/warehouses and agricultural land. No felling of tree is anticipated. There is no change to the rural village landscape character as well. The Proposed Development will not affect the prevailing rural landscape character.
- 5.5.2 Referring to **Section 2.4**, the Application Site may fall within one of the APAs as proposed by AFCD, in which shall support the goal of developing agricultural area. The nature of the Proposed Development is tallied with its goal of developing agricultural area and promotion of active agricultural uses.
- 5.5.3 Noted the Application Site is in close proximity to the “CA” zone and the Lam Tsuen Country Park, the Proposed Development with a proposed hobby farm and education centre aims to offer a unique opportunity to foster agricultural revitalization, environmental sustainability, and urban-rural integration, as well as to support the conservation of the existing natural landscape or scenic quality of the area.

5.6 No Adverse Infrastructural nor Environmental Impacts

- 5.6.1 For the transportation arrangement mentioned above, while there is an existing local track road connecting to the Application Site, to minimise any potential impact, no parking spaces and U/UL bays will be provided in the

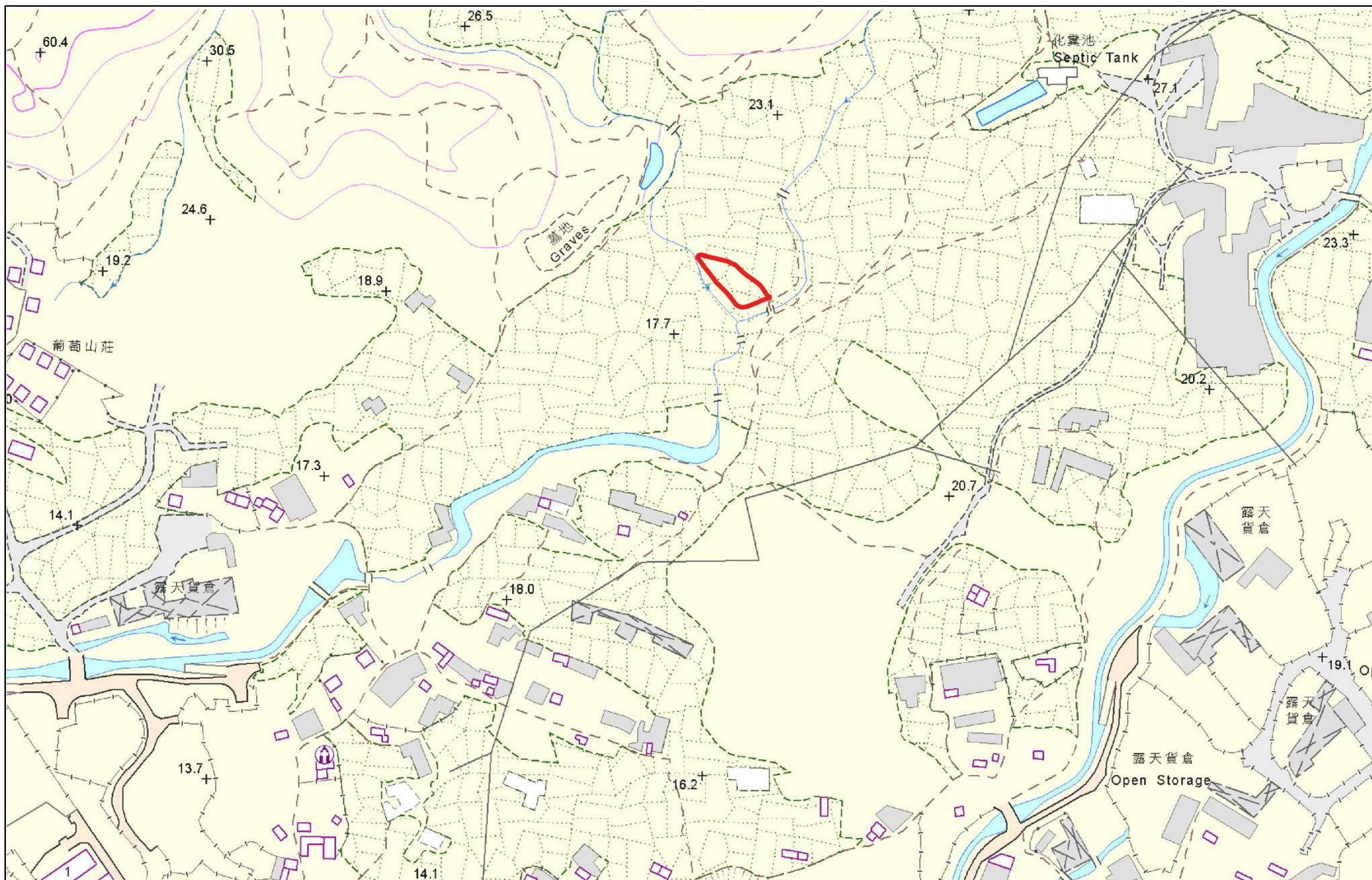


Application Site. During operation stage, visitors are expected to access the Application Site by public transportation (i.e. franchised bus, GMB services and taxis) or private car(s), and then via the existing local track road. Or else, they are expected to park their vehicles in surrounding carparks (refers to **Diagram 9**), and hence travel to and from the Application Site on foot via a local track road. As such, adverse traffic impact is not anticipated from the Proposed Development.

- 5.6.2 The Applicant will follow the relevant mitigation measures and requirements in the latest *"Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites"* to minimize any potential environmental impact. No adverse environmental impact is anticipated.
- 5.6.3 The Application Site adjoins an existing nullah which will direct surface runoff. Septic tank and soak-away system will be provided to serve the sewerage consideration, its design and construction shall follow the requirements of Environmental Protection Department (EPD) Practice Note for Professional Person (ProPECC) PN 1/23 *"Drainage Plans subject to Comment by the Environmental Protection Department"*. Food waste generated within the Application Site would be recycled on-site for the compost for farming, whilst inevitable waste should be source-separated and recycled to gainful resources in accordance with the Waste Disposal Ordinance (Cap. 354).
- 5.6.4 Mitigation measures as suggested will be adopted during construction nor operation stages to ensure no adverse infrastructural nor environmental impacts on the surrounding environment.
- 5.6.5 The Proposed Development will be for agricultural development and promotion of active agricultural uses. No air and noise emission activities will be involved. Therefore, air pollution and noise impacts are not expected. The above proposed mitigation measures could minimise and control the adverse impact to the surrounding environment.

6 CONCLUSION

- 6.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.

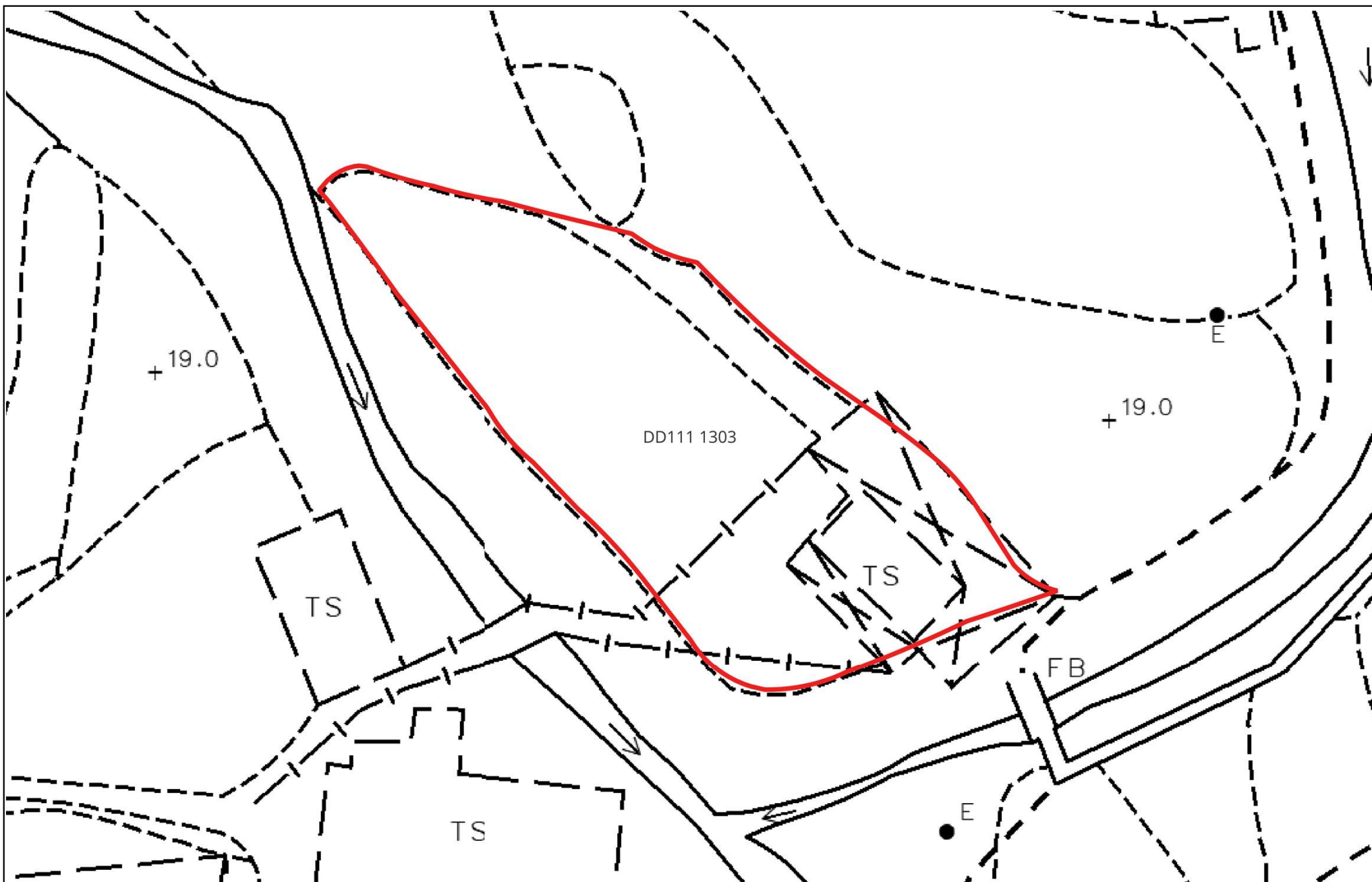


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Figure 1 : Location Plan

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)

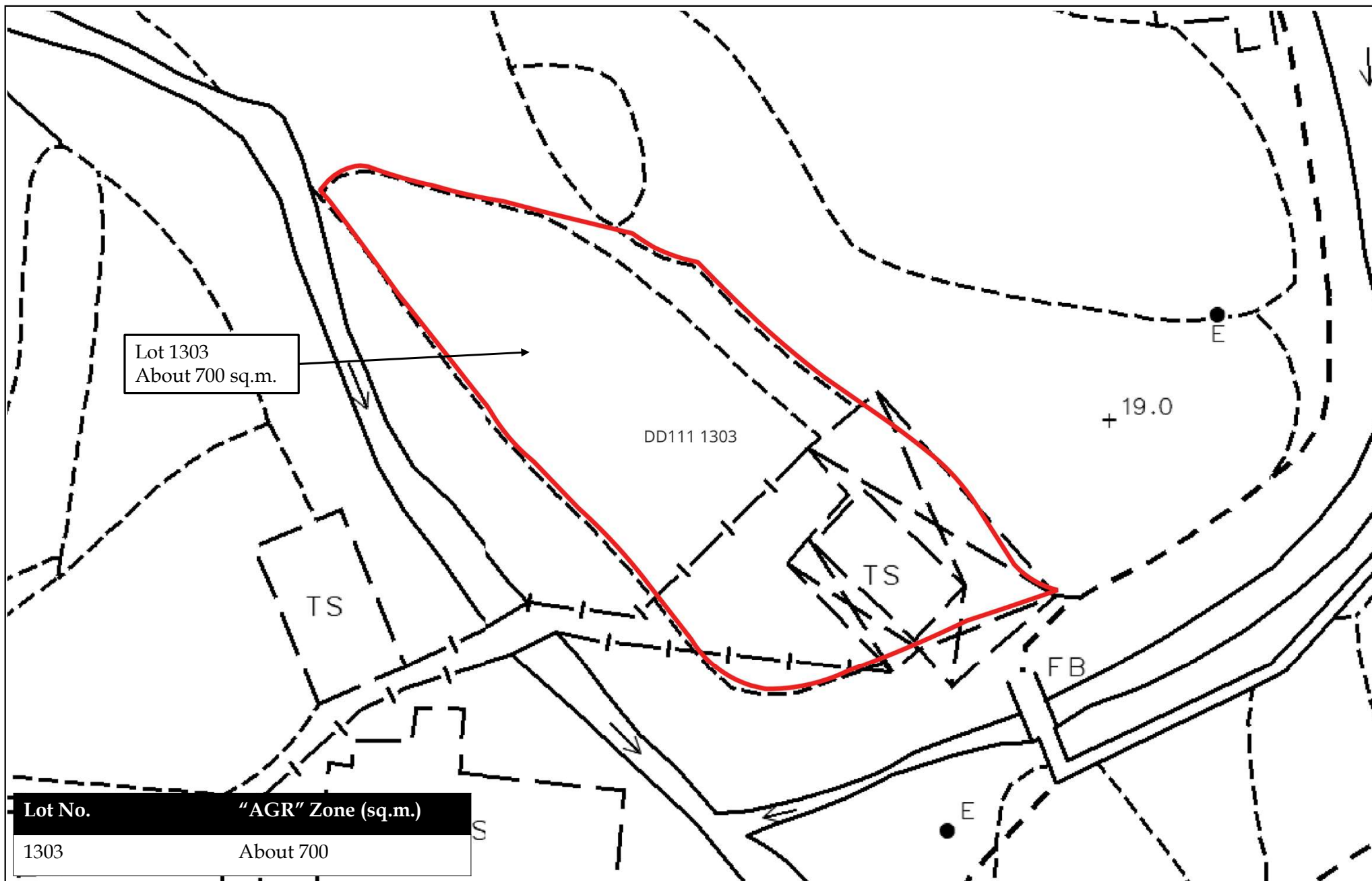


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Figure 2 : Site Plan

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)

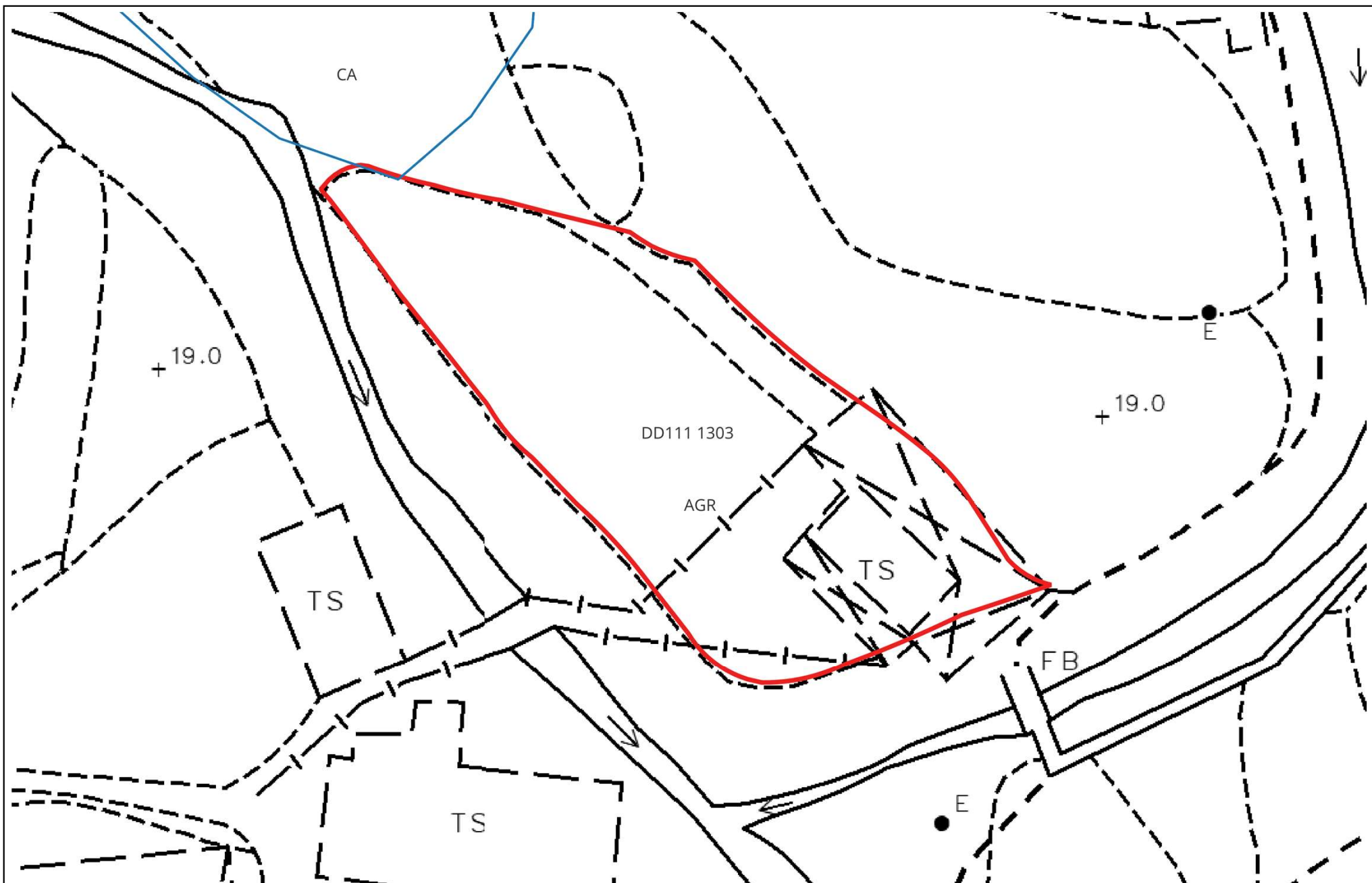


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Figure 3 : Land Status

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



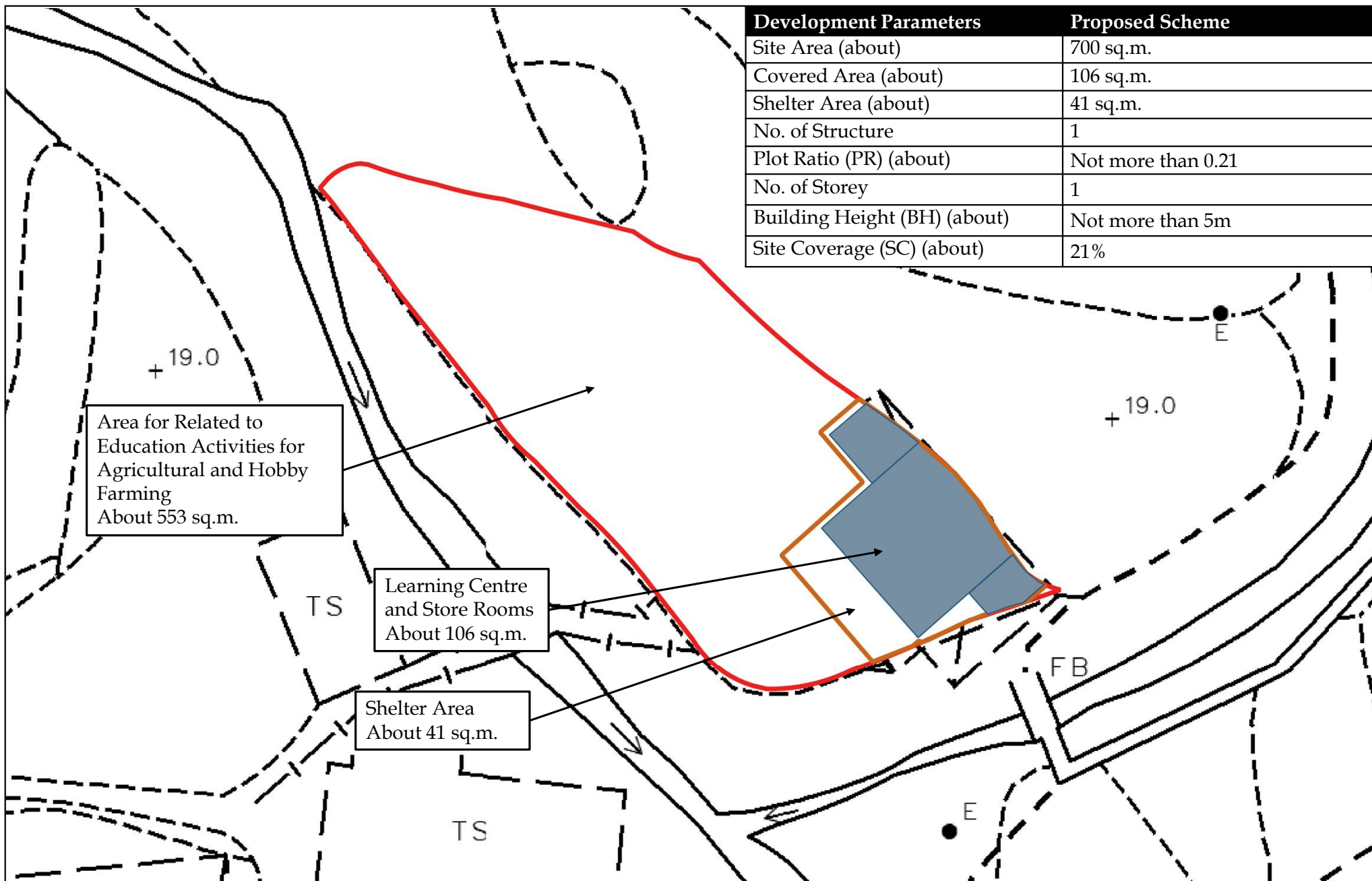
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Figure 4 : Extract of Outline Zoning Plan

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)

Development Parameters	Proposed Scheme
Site Area (about)	700 sq.m.
Covered Area (about)	106 sq.m.
Shelter Area (about)	41 sq.m.
No. of Structure	1
Plot Ratio (PR) (about)	Not more than 0.21
No. of Storey	1
Building Height (BH) (about)	Not more than 5m
Site Coverage (SC) (about)	21%



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Figure 5 : Indicative Site Plan

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories



(Source: HK GEODATA STORE, HKSAR Government)

Application Site Area: about 700 sq.m.

Associated Filling of Land
About 0.2m thick of concrete
About 106 sq.m. in area (about 15% of the
total Site Area)

Existing Site Levels: about +19mPD

Legend

-  Application Site
-  Associated Filling of Land

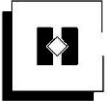


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Figure 6 : Land Filling Plan

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



ANNEX 1

AERIAL PHOTOS



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Annex 1a: Aerial Photos

(Extracted based on Aerial Photo no. A22874 taken in 1990 by Lands Department)

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 1b: Aerial Photos

(Extracted based on Aerial Photo no. CN07454 taken in 1994 by Lands Department)

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 1c: Aerial Photos

(Extracted based on Aerial Photo no. CN27744 taken in 2000 by Lands Department)

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 1d: Aerial Photos

(Extracted based on Aerial Photo no. CW85449 taken in 2009 by Lands Department)

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



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Annex 1e: Aerial Photos

(Extracted based on Aerial Photo no. CS52487 taken in 2014 by Lands Department)

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
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Annex 1f: Aerial Photos

(Extracted based on Aerial Photo no. E131294C taken in 2021 by Lands Department)

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
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Annex 1g: Aerial Photos

(Extracted based on Aerial Photo no. E236726C taken in 2024 by Lands Department)

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories

(Source: HK GEODATA STORE, HKSAR Government)