

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Ms. YANG Kerwan Christine (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a period of 5 years (“the Proposed Development”) at Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories. The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 2,319 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

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

No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Open shed for agriculture		225	225	6	1
	1a	Meter room	under structure 1	under structure 1		
	1b, 1d	Covered seating area				
	1c	Pantry				
	1e	Temperature-controlled storage of seeds & flowers				
	1f-1h	Indoor agricultural room				
2	Open shed for agriculture		225	225		
	2a	Temperature-controlled germination room	under structure 2	under structure 2		
	2b	Temperature-controlled storage of seeds & flowers				
	2c-2d	Indoor agricultural room				
3	Open Shed for agriculture		225	225		
	3a-3c	Indoor agricultural room	under structure 3	under structure 3		
	3d	Storage of agricultural tools				
4	Open Shed for agriculture		219	219		
	4a-4c	Indoor agricultural room	under structure 4	under structure 4		
	4d-4e	Temperature-controlled germination room				
	4f	Farmer resting room				
	4g	Meter room				
5	Open Shed for agriculture		222	222		
	5a-5i	Indoor agricultural room	under structure 5	under structure 5		
6	Open Shed for agriculture		222	222		
	6a-6f	Indoor agricultural room	under structure 6	under structure 6		
	6g-6h	Temperature-controlled germination room				
7	Open Shed		80	80		
	7a	Transformer room	under structure 7	under structure 7		
	7b	Transformer room				
8	Open Shed		25	25		
	8a	Meter room	under structure 8	under structure 8		
Total			<u>1,443</u>	<u>1,443</u>		
			Plot Ratio	Site Coverage		
			0.62	62.2%		

9. The Proposed Development targets at people who are interested in experiencing agricultural practice. Visitors could engage in agricultural activities throughout the week. They are usually families, and other institutions. Visitors are required to make prior appointment before visiting the Site. A maximum of 10 visitors per day during weekends and public holiday are expected.
10. The Proposed Development allows space for the cultivation of agricultural produce such as ginger, orchids and other houseplants.
11. Solar panels ancillary to the agricultural use are proposed to be installed above the proposed structures to generate electricity for agricultural use only. Large amounts of electricity are required for the daily operation of the Proposed Development, including the use of artificial lighting to provide suitable indoor growing environment for plants; the use of ventilation fan to maintain proper ventilation of the indoor growing process; the use of temperature-controlled facilities for seed germination and storage of seeds and flowers etc.
12. The hard paving within the Site had existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7.
13. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). About 2 to 3 nos. of staff will station at the Site to maintain the agricultural works.
14. 1 no. of parking space for light goods vehicle (LGV) and 1 no. of parking space for private car are proposed for the daily operation of the Proposed Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
15. Visitors are required to make prior appointment before visiting the Site. Parking space will be reserved for customers who have given prior notification.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant nursery, open storage yards, shop and services, fish ponds and residential structures/dwellings.
17. No vegetation clearance and tree felling would be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

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

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

19. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. The Site is accessible from Nim Wan Road. 1 no. of parking space for LGV and 1 no. of parking space for private car are proposed for the daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering, and leaving the Site. No parking, reversing, or turning of vehicles on public road is expected (**Plan 4**).
21. Prior booking will be required for visitors coming to the Site. Parking space will be reserved for customers who have given prior notification.
22. Visitors are encouraged to get access to the Proposed Development by public transport. Green minibus (GMB) service is available at a distance of about 350 m to the northeast of the Site. The walking time to the nearest GMB stop (Sheung Pak Nai) is about 4 minutes (**Plan 5**).

Environment

23. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
24. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

25. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Proposed Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

26. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Planning Gain

27. The Proposed Development provides job opportunities and passive recreational outlet and promotes agricultural activities in the area.

- End -