

Planning Statement

1. Background

The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 2309 RP in D.D. 118, Tai Tong, Yuen Long, New Territories (the application site) for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years’ (the proposed development).

The Site currently vacant and covered in wild grass.

2. Planning Context

The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. According to the Notes of the OZP, the applied use is a column two use within the “AGR” zone, which requires planning permission from the Board with or without conditions on application. The proposed development with low-rise structures is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 5 years would better utilize agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone.

3. Development Proposal

The site occupies an area of 177.4 m² (about) (Appendix 2). The structure is provided at the Site for farm reception and ancillary storage of farming tools and documents with total GFA of 38.4 m² (about). Ancillary facilities (i.e. farm reception and ancillary storage) are intended to support the daily operation of the Site. The operation hours of the Site are Mondays to Sundays from 08:00 to 18:00 daily, including public holidays. The number of staff working at the Site is 1. It is anticipated that the Site would be able to attract about 4-6 visitors, from Monday to Friday. On Saturdays and Sundays, it will accommodate around 8-10 visitors per day. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	177.4 m ² (About)
Covered Area	19.2 m ² (About)
Uncovered Area	158.2 m ² (About)
Plot Ratio	0.22 (About)
Site Coverage	10.8% (About)
Number of Structure	1
Total GFA	38.4 m ² (About)

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 2309 RP in D.D. 118, Tai Tong, Yuen Long, New Territories

Building Height	Not Exceeding 7m
No. of Storey	2

The Application Site is covered with grass. The current application serves to apply the hard-paving with concrete, the proposed levels is +27.8 mPD, which is about 57 m² (About 32.1% of the Application site area) (Appendix 4). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme during the planning approval period.

The Application Site is accessible from Tai Shue Ha Road East and a local track. 1 parking space for private cars (PC) is provided at the Application Site for staff/customer parking and transportation of goods use. Advance booking is required to access the Application Site for visitors: this is intended to regulate the number of visitors and vehicles at the Application Site to avoid affecting the public and surrounding environment. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure that no vehicle will turn back onto the local access (Appendix 3). Details of parking provision are shown at Table 2 below:

Table 2 – Parking Provision

Type of Space(s)	No. of Space(s)
Parking space for Private Car (PC) - 2.5m (W) x 5 m (L)	1

Only Private Cars are allowed to enter/exit the Application Site at any time during the planning approval period. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/exit the Application Site. The trip generation and attraction rates are as shown at Table 3 below.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	PC		2-Way Total
	In	Out	
Trips at 7:00-11:59	1	1	2
Trips at 12:00-23:59	1	1	2
Trips at 00:00-06:59	0	0	0

Relevant environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. will be strictly complied with during the planning approval period.

4. Conclusion

The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. the submission of FSIs proposal and the drainage proposal for the Planning Application to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years’.

補充文件

漁農自然護理署

本申請主要耕種大眾化及比較不受氣候影響的蔬果，例如蕃茄等。申請主要提供土地及空間讓比較少接觸郊區及農業的人士明白相關概念及實際困難。本申請亦會而「格仔田」形式將少量農地出租予嘗試自行種植的參與人士。

如果耕種有成果，會讓耕種人士取回自己的蔬果。本申請預計在星期一至五會同時接待 1 個家庭，約 4-6 人，星期六、日約有 8-10 人，一日會進行兩組的活動。

申請暫時計劃安排 1 位員工在場接待參加人士及進行耕種。

申請包括平整約 177.4 平方米，當中約 57 平方米使用混凝土平整，以混凝土平整的地方會用停泊車輛、車輛轉動空間及興建構築物。其餘約 120.4 平方米不會平整，以便耕種。

計劃在 Reception 內提供空間更換及儲存參加人士的私人物品及衣服，當參加人士準備後便會進行有關耕種的講解及下田，耕種期間會讓參加人士自行影相留念，申請範圍不會進行大型活動，以免影響附近地方及居民。

由於較少人流，講解工作能夠在平整的地方及安靜的環境進行，因此不會使用任何擴音裝置。講解後才會下田耕種，減低土壤污染及提高成功耕種的機會。相信這些活動及少量的人流不會影響土壤及在附近棲息的動物，也不會對此區的規劃意向帶來長遠或產生偏差的影響。

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lot 2309 RP in D.D. 118, Tai Tong, Yuen Long, New Territories

本申請會以保護河道為重點，務求不會影響附近的河道。申請範圍的北面雖然進入緩衝區 3 米內的距離，但該範圍不會進行任何發展，會繼續以農業用途使用。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

渠務署

本申請會以保護河道為重點，務求不會影響附近的河道。申請範圍的北面雖然進入緩衝區 3 米內的距離，但該範圍不會進行任何發展，會繼續以農業用途使用。

渠道建議將在申請獲批後向 貴署提供，相信小型發展不會對附近渠道有負面影響。

3 米緩衝區請參考 Appendix 7。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

運輸署

出入本申請地點主要使用大樹下東路，該道路為一條雙線雙程的道路，並備有避車處，之後轉到郊區小徑。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段(7:00-11:59)	1	1	0	0	0	0	0	0	2
下午時段 (12:00- 23:59)	1	1	0	0	0	0	0	0	2
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0

現申請 1 個私家車停車位。該私家車位置為員工及訪客車位，以便上落耕種用具及其他所需用品。訪客需以有效方式（例如電話）向申請人預約使用該停車位，不接受未有預約的車輛使用。申請人計劃聘請附近居住的員工處理日常事務，因此上述的私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經大樹下東路，再轉到郊區小徑到達申請地點。大樹下東路沿途道路約有 6 米闊，並設有避車處。私家車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 4.5 米闊。

連接本申請地點的郊區小徑約 1 公里長，約有 3-6 米闊，並設有避車處。

在申請地點內有足夠空間讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 5。

申請人建議參與人士使用公共交通工具前往本申請地點，申請地點可透過綠色公共小巴路線 73 及 73A 線能到達申請地點出入口外約 190 米。少量的訪客及車流量不會對道路及公共交通流量造成負面影響。位置請參考文件末端的 Appendix 6。

申請人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。