

SUPPLEMENTARY PLANNING STATEMENT

APPLICATION FOR PERMISSION UNDER SECTION 16
OF THE TOWN PLANNING ORDINANCE (CAP.131)

**PROPOSED TEMPORARY PLACE FOR RECREATION, SPORTS
OR CULTURE (HOBBY FARM), BARBECUE SITE AND SHOP
AND SERVICES WITH ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
AT LOT 1347 (PART), 1398 (PART), 1403, 1404, 1406,
1408, 1409, 1410, 1411, 1412, 1413 RP (PART), 1415,
1419, 1420, 1421, 1422, 1423 RP, 1441 (PART) AND 1447
RP (PART) IN D.D. 117 AND ADJOINING GOVERNMENT
LAND, TAI TONG, YUEN LONG, NEW TERRITORIES**

AUG 2026

APPLICANT:

HAPPY FARM HK LIMITED

PLANNING CONSULTANT:



DeSPACE (International) Limited



Table of Contents

Executive Summary	2
行政摘要.....	3
1. Introduction	4
2. Site Context.....	4
2.1 Application Site and Its Surrounding Areas	4
2.2 Land Administration	4
3. Town Planning Context	5
3.1 Statutory Planning Requirements	5
3.2 Previous Planning Application	5
4. Proposed Development.....	6
5. Planning and Development Justifications.....	7
5.1 No Frustration of Long-term Planning Intention of “AGR” Zone	7
5.2 Compatible Land Use	8
5.3 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site	8
5.4 No Insurmountable Traffic Impacts	8
5.4 No Insurmountable Environmental Impacts	9
5.5 No Insurmountable Drainage Impacts	9
5.6 No Insurmountable Fire Safety Impacts	9
6. Conclusion	10

Figures

- Figure 1 ----- Location Plan
- Figure 2 ----- Lot Index Plan
- Figure 3 ----- Layout Plan
- Figure 4 ----- Swept Path Analysis

Appendices

- Appendix 1 ----- Land Filling Plan
- Appendix 2 ----- Existing Run In/out Plan
- Appendix 3 ----- Drainage Record Plan
- Appendix 4 ----- Fire Service Installations Proposal
- Appendix 5 ----- Landscape Proposal

Executive Summary

The Applicant now seeks town planning permission from the Town Planning Board (“TPB”) for Proposed Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years (the “Proposed Development”) at Lot 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D.117 (the Application Site). The Application Site has a total area of about 17,660m². The Planning Statement serves to provide background information and planning justifications in support of the Application.

According to the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (the “OZP”), the proposed “Place for Recreation, Sports or Culture (Hobby Farm)” and “Barbecue Site” are Column 2 uses under the “Agriculture” zone, which requires planning permission from the TPB. While ‘Shop and Services’ use is neither a Column 1 or 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Board.

The Proposed Development is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by active agricultural land and temporary structures intermixed with parking of vehicles, open storage.
- The proposed development is of the same nature as the previous approved planning application No. A/YL-TT/643;
- The nature of proposed temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services could serve the needs of local residents as well as visitors in the area.;
- There is no immediate permanent development proposal at the Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage and fire safety issues.

Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the current Application.

行政摘要

申請人為現時元朗大棠丈量約份第 117 約地段第 1347 號 (部份)、第 1398 號 (部份)、第 1403 號、第 1404 號、第 1406 號、第 1408 號、第 1409 號、第 1410 號、第 1411 號、第 1412 號、第 1413 號餘段 (部份)、第 1415 號、第 1419 號、第 1420 號、第 1421 號、第 1422 號、第 1423 號餘段、第 1441 號 (部份)、第 1447 號餘段 (部份)及毗連政府土地 (「申請地點」) 向城市規劃委員會 (「城規會」) 申請於上述地點作擬議臨時康體文娛場所 (休閒農莊)、燒烤場、商店及服務行業連附屬設施及相關的填土工程 (為期 3 年) (「擬議發展」)。申請地點總面積約 17,660 平方米。本規劃綱領旨在提供背景資料及規劃理據以支持是次規劃申請。

根據大棠分區計劃大綱核准圖編號 S/YL-TT/20 (「大綱草圖」)，擬議「康體文娛場所 (休閒農莊)」及「燒烤場」用途屬於「農業」地帶內的第二欄用途，須取得城規會的規劃許可。雖然「商店及服務行業」用途並非「農業」地帶的第一欄或第二欄用途，但根據大綱圖《註釋》說明頁，在任何土地或建築物進行為期不超過三年的臨時用途或發展，均須取得城規會的規劃許可。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展的規模及土地用途與其附近以農地、臨時構築物、車輛停泊處及露天貨倉為主的鄉郊發展相容；
- 擬議發展的性質與先前獲批的規劃申請編號 A/YL-TT/643 相同。
- 擬議康體文娛場所 (休閒農莊)、燒烤場、商店及服務行業的性質可配合區內居民及訪客的需要；
- 申請地點目前並無永久發展計劃，批出為期 3 年的臨時許可並不影響「農業」地帶的長遠規劃意向；及
- 擬議發展不會對周邊交通、環境、排水及消防安全造成不良影響。

基於以上理據，申請人謹請城規會批准本申請。

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

1. Introduction

DeSPACE (International) Limited acts on behalf of the Applicant, namely **Happy Farm HK Limited**, to prepare and submit this Section 16 Town Planning Application to the Town Planning Board ("TPB") to seek planning permission for a Proposed Temporary Place For Recreation, Sports Or Culture (Hobby Farm), Barbecue Site And Shop And Services With Ancillary Facilities and associated filling of land for a period of 3 years at Lot 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D.117 and adjoining government land, Tai Tong, Yuen Long, New Territories (See **Figure 1** – Location Plan & **Figure 2** – Lot Index Plan).

The Application Site falls within the area zoned as "Agriculture" ("AGR") and "Open Storage" ("OS") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (the "OZP", see **Figure 1**). Since the portion of the Application Site falls within the "OS" area is only about 200m² (about 1% of the Application Site area), this area portion is regarded as minor boundary adjustment which is allowed under the covering Notes of the OZP. According to the Notes of the OZP, the applied uses are either a column 2 use; or not a column one nor two uses within the subject zones, hence, require planning permission from the Board.

This Planning Statement is written to provide the project information and justifications of the captioned planning application in order to seek favourable consideration by the TPB.

2. Site Context

2.1 Application Site and Its Surrounding Areas

The Application Site is partly fenced off and mainly consists of two portions. The western portion is partly paved with concrete/gravel and currently used for barbecue site with temporary structures, parking of vehicle and children recreational ground, whilst the eastern portion is currently used for agricultural use. It abuts to a local track connecting Tai Tong Shan Road (See **Figure 2**).

The surrounding areas are rural in nature, predominantly occupied with active agricultural land and temporary structures intermixed with parking of vehicles, open storage. The nature of the proposed development is considered not incompatible with the surrounding area.

2.2 Land Administration

With reference to the preliminary land status check, the Application Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.

Valid Short-Term Waiver ("STW") No. STW5915, STW5926, STW5927, STW5930 and STW5935 are held under the Application Site to permit the structures erected within the subject private lots. Regarding the occupation of GL, a valid Short-Term Tenancy ("STT") No. STTYL0363 is also held.

3. Town Planning Context

3.1 Statutory Planning Requirements

The Application Site is currently zoned “AGR” and “OS” on the OZP and the Applicant intends to use the Application Site for the purpose of a Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years. According to the Notes of the OZP with regard to “AGR” zone, 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. Majority of the Site (i.e. 10,596m², 60% of the Site) will be reserved as farm area, which is similar to the always permitted agricultural use within the “AGR” zone. Since the portion of the Application Site falls within the “OS” area is only about 200m² (about 1% of the Application Site area), this area portion is regarded as minor boundary adjustment which is allowed under the covering Notes of the OZP.

According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Board. Approval of the current application on a temporary basis would therefore not frustrate the long-term planning intention of the “AGR” zone and would better utilize deserted agricultural land in the New Territories.

3.2 Previous Planning Application

The Application Site is subject to 4 previous planning application under Section 16 of the Town Planning Ordinance (Nos. A/YL-TT/394, 417, 505 and 643) for similar use that were submitted by different applicant. They were approved by the Board between 2016 and 2024. Approval of the current application is in line with the Board’s previous decisions. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the “AGR” and “OS” zone and is not incompatible with the surrounding area. The other major development parameters, including the gross floor area (GFA), site coverage and no. of structures are slightly revised to meet the operational need of the proposed development while the no. of parking and loading/unloading (L/UL) spaces and operation hours remain unchanged.

In support of the application, the applicant submitted photographic records of the existing run-in/out, drainage record plan, fire service installations (FSIs) and landscape proposals to mitigate potential impact arisen from the proposed development (**Appendices 1 to 5**).

4. Proposed Development

The Application Site has a total site area of about 17,660m², including about 92m² of GL. The Proposed Development involves 28 blocks of temporary structures (See **Figure 3 – Layout Plan**).

As compared with the previously approved application No. A/YL-TT/643, the current application has a decrease in total GFA, covered area, and plot ratio, whereas the proposed use, maximum BH, no. of storeys and operation hours are the same. A comparison of the major development parameters of the current application and the previous approved application is summarised as **Table 1** below.

Table 1: Major Development Parameters

Major Development Parameters	A/YL-TT/643 (a)	Current Application (b)	Difference (b) - (a)
Proposed Use	Temporary Place For Recreation, Sports Or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years		-
Site Area (about)	17,660m ² (incl. 92m ² of GL)	17,660m ² (incl. 92m ² of GL)	-
Total GFA (about)	2,744m ²	2,583m ²	- 161m ² (- 5.9%)
Plot Ratio (about)	0.16	0.15	-0.01 (-6.25%)
Covered Area (about)	2,744m ²	2,583m ²	- 161m ² (- 5.9%)
Uncovered Area (about)	14,916 m ²	15,077m ²	+161m ² (+ 5.9%)
No. of Blocks	28	28	-
Maximum BH	6m	6m	-
No. of Storey	1	1	-
No. of Parking Spaces	Private car parking space for Staff (5m(L) x 2.5m(W))		
	5 spaces	5 spaces	-
	Private car parking space for Visitors (5m(L) x 2.5m(W))		
	20 spaces	20 spaces	-
	Light Goods Vehicle L/UL (3.5m (W) x 8m (L))		
	1 space	1 space	-
	Minibus L/UL (3m (W) x 8m (L))		
	2 spaces	2 spaces	-
Operation Hours	9:00 a.m. - 10:00 p.m. (daily), including public holidays		-

A total of 28 structures, with a total GFA of 2,583 m², are proposed at the Site. They are proposed for a reception, shop and services, storage areas for tools and barbecue equipment, rain shelters for barbecue and recreational activities, a covered children playing area, a landscaping water tank, a guard house and portable toilets.

The majority of the Site, covering about 10,596 m² (60%), will be retained as farmland. To provide flat surface for the site formation of the proposed structures, barbecue area, parking and loading/unloading spaces, and internal circulation, portions of the Site have previously been filled with concrete (about 4,232 m²) and gravel (about 1,088 m²) to a depth of not more than 0.2 m (see **Appendix 1 – Land Filling Plan**). Such land filling is essential for the operation of the proposed development and has been limited to the minimum necessary extent. The Applicant will strictly adhere to the proposed scheme, and no additional land filling will be undertaken during the planning approval period.

One ingress/egress point, approximately 5 m wide, is provided at the southern part of the Site (**Appendix 2 - Existing Run In/out Plan**). No medium or heavy goods vehicles, as defined under the Road Traffic Ordinance, will be permitted to enter, exit, park or be stored at the Site at any time during the planning approval period.

The farm area will operate on an organic basis without the use of pesticides, with various fruits and vegetables cultivated for visitors to harvest and take away. Recreational facilities, including a barbecue area and covered shelters for activities such as ball games, card games and yoga, will also be provided. Given the absence of restaurants in the immediate vicinity, a covered barbecue area comprising no more than 40 barbecue pits and a fresh provision shop selling chilled and frozen meat at Structure B2 will be made available exclusively to Site visitors.

Following the TPB's grant of planning permission, the Applicant will submit an application to the Food and Environmental Hygiene Department for a Fresh Provision Shop Licence to permit the sale of chilled and frozen meat in support of the Site's barbecue activities.

The proposed development will operate daily, including public holidays, from 9:00 a.m. to 10:00 p.m., with 15 staff members working at the Site. The number of visitors is expected to be limited to no more than 80 per day. Admission will be by prior appointment and subject to an entrance fee, while the use of parking spaces must also be reserved in advance. These arrangements will enable the Applicant to control visitor and vehicle numbers, regulate parking demand and minimise potential disturbance to the public. Walk-in visitors will not be permitted.

5. Planning and Development Justifications

5.1 No Frustration of Long-term Planning Intention of "AGR" Zone

The applied use of temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years had a valid planning approval obtained in 2024. It is revoked due to the non-compliance of approval condition (c): the implementation of the revised drainage proposal. There is no immediate permanent development proposal at the Application Site. Approval of the current application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" and "OS" zone. The Proposed Development will not cause permanent or irreversible influence on

the land and its temporary nature will not generate significant nuisance. The majority of the Site is used as farm area which is in line with the planning intention of the “AGR” zone. It should be encouraged to make economic use and better utilisation of scarce land resources on a temporary basis.

5.2 Compatible Land Use

In view of the surrounding land uses which are intermixed with active agricultural land and temporary structures intermixed with parking of vehicles, open storage, the proposed temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services could serve the needs of local residents as well as visitors in the area.

5.3 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site

The Applicant would like to re-submit the application to extend the time limit for complying with the outstanding approval condition of the previously planning application No. A/YL-TT/643 as the time limit has expired. As compared with the previous approved application, the proposed development is of the same nature. The Applicant has already secured approval on the drainage proposal and fire service installations proposal which are applicable to the subject application. As a matter of fact, the Applicant has completed the implementation of the drainage proposal under Planning Application No. A/YL-TT/643. Please find **Appendix 3 – Drainage Record Plan** respectively.

5.4 No Insurmountable Traffic Impacts

The Application Site is accessed via a local track connected to Tai Tong Shan Road (see **Figure 1**). Ample internal circulation space within the Site will allow for smooth vehicle movements to and from the access road, thereby avoiding vehicle queuing and maintaining an efficient traffic flow. A detailed swept path analysis is provided in **Figure 4 – Swept Path Analysis**.

To accommodate the projected traffic demand, TWENTY(20) private car parking spaces (5m(L) x 2.5m(W)) will be designated exclusively for visitor parking. No goods vehicles will be permitted to enter the site. Staff will be deployed at the ingress/egress of the Site to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site. Based on observations of existing activity patterns, the incremental traffic impact during peak hours is expected to be negligible, as summarized in **Table 2**.

In conclusion, the Proposed Development is not expected to cause any adverse traffic implications on the local access road or adjoining road network. The minor increase in traffic generation will be well within the capacity of the existing infrastructure.

Table 2: Trip Generation and Attraction of the Proposed Development

Time Period	PC		Minibus		LGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00-10:00)	15	8	1	1	1	1	27
Trips at PM peak per hour (18:00-19:00)	10	12	1	1	1	1	26
Traffic trip per hour (average)	5	5	0.5	0.5	0.5	0.5	12

5.4 No Insurmountable Environmental Impacts

No significant sewage impact will be caused to the surrounding areas. 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 to minimise adverse environmental impacts and nuisance to the surrounding area.

5.5 No Insurmountable Drainage Impacts

Although the previous planning approval (Planning No.: A/YL-TT/643) was revoked due to the non-compliance of approval condition (c): the implementation of the revised drainage proposal, the implementation of the drainage proposal is completed now. The approved revised drainage proposal and the evidence of the implementation of the drainage proposal are attached as **Appendix 3**. It is anticipated that drainage impacts from the Proposed Development are negligible. The Applicant will be liable for the maintenance of the proposed drainage at his/her cost. The change in the drainage proposal under the current application compared to the previously approved proposal is minimal with no significant change.

5.6 No Insurmountable Fire Safety Impacts

An approved FSI proposal is attached as **Appendix 4**. It is anticipated that fire safety impacts from the Proposed Development are negligible. The Applicant will be liable for the implementation and maintenance of the proposed FSI at his/her cost. The change in the FSI provision under the current application compared to the previously approved proposal is minimal.

6. Conclusion

This section 16 planning application is submitted to seek planning permission for a Proposed Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years at Lot 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D.117 and adjoining government land, Tai Tong, Yuen Long, New Territories.

The proposal is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by active agricultural land and temporary structures intermixed with parking of vehicles, open storage.;
- The proposed development is of the same nature as the previous approved planning application No. A/YL-TT/643;
- The nature of temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services could serve the needs of local residents as well as visitors in the area.;
- There is no immediate permanent development proposal at the Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage and fire safety issues.

In view of the above, members of the TPB are respectfully requested to favourably consider the present application in support of the proposed development.