

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-PK/148**

- Applicant** : Green Culture Generation Limited
- Site** : Lots 2120, 2122 S.A and 2122 S.B in D.D. 91 and adjoining Government Land, Ping Kong, Sheung Shui, New Territories
- Site Area** : About 9,012 m<sup>2</sup> (including about 3,914 m<sup>2</sup> of Government land)
- Land Status** : (a) Block Government Lease (demised for agricultural use) (about 56.6% of the Site)  
(b) Government land (about 43.4% of the Site)
- Plan** : Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11
- Zonings** : “Agriculture” (“AGR”) (about 85.5% of the Site) and Green Belt (“GB”) (about 14.5% of the Site)
- Application** : Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a temporary place of recreation, sports or culture (hobby farm and ancillary barbecue site) for a period of 3 years at the application site (the Site) (**Plan A-1**). The Site falls within an area largely zoned “AGR” (about 85.5% ) with a portion zoned “GB” (about 14.5%) on the approved Ping Kong OZP No. S/NE-PK/11. According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ under “AGR” zone and ‘Place of Recreation, Sports or Culture’ under “GB” zone are Column 2 uses requiring planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use without valid planning permission.
- 1.2 The Site is accessible from Fan Kam Road via a local road (**Plan A-1**). The applied use comprises farmland, grassland and 28 structures with a total floor area of 1,147.5 m<sup>2</sup> for office/staff quarters, barbecue sites, kiosk, shelters, activity rooms, store rooms, livestock sheds and latrine uses. 27 structures are one storey in height while one structure is of two storeys (ranging from 3.5m to 4.1m). About 70% of the site area is used for cultivation and rearing of livestock, with only about 0.98% (about 88 m<sup>2</sup>) for barbecue area. The hobby farm provides

various activities for visitors, including farming seminar on nature education, livestock rearing, workshop, barbecue etc. The operation hours of the hobby farm are between 10:00 a.m. and 5:00 p.m. holding maximum 400 visitors daily, and evening barbecue is available between 3:00 p.m. and 10:30 p.m. on weekends and public holidays. The hobby farm only accepts bookings by one organization each day and visitors are required to reach there by coach. Visitors should be dropped off outside main entrance to the Site and walk to the hobby farm via a local track. The applicant will deploy traffic wardens to direct traffic along the local track leading to the Site to ensure smooth traffic and pedestrian safety. The master layout plan and vehicular access plan submitted by the applicant are at **Drawings A-1 to A-3**.

- 1.3 The Site is part of the subject of two previous applications (No. A/NE-PK/121 and 134) for the same use submitted by the same applicant. The latest one (No. A/NE-PK/134) was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 1.2.2019 for a period of 3 years up to 1.2.2022. However, the application was revoked on 2.3.2021 due to non-compliance with the approval condition regarding the implementation of proposals for fire service installations (FSIs). The applied use under current application is the same as the last approved one in terms of major development parameters and layout (**Plan A-2**). A FSIs proposal approved by Fire Services Department (FSD) under the previous application is also incorporated as part of current submission.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 26.4.2021 (**Appendix I**)
  - (b) Further Information (FI) received on 11.6.2021\* (**Appendix Ia**)
  - (c) FI received on 26.8.2021\* (**Appendix Ib**)
  - (d) FI received on 5.10.2021\* (**Appendix Ic**)

*\*accepted and exempted from the publication and recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the attachments of the Application Form and FI at **Appendices I, Ia, Ib and Ic**. They can be summarized as follows:

- (a) the hobby farm under application with agricultural and recreation activities is in line with the planning intentions of “AGR” and “GB” zones;
- (b) there is no new structure proposed in the Site. The hobby farm will maintain the natural setting and the harmony between human and nature;
- (c) the number of existing structures and their total floor area will remain unchanged as that under the previous approval. No filling of pond, excavation

of land and tree felling is proposed under this application;

- (d) the hobby farm under application is popular to the public. Visitors can gain farming experiences and nature conservation knowledge in the hobby farm;
- (e) the hobby farm only accepts booking by one organization each day and visitors have to reach there by coach. Traffic generation/attraction will be restricted to non-peak hours (10:00 a.m. to 3:00 p.m.) on Mondays to Fridays. The applicant will deploy traffic wardens to direct traffic along the local track to the Site to ensure smooth traffic and pedestrian safety. The applicant would continue to accept the imposition of an approval condition restricting the receiving and departure time of visitors to the said non-peak hours, as imposed in the previous approval; the applicant would also closely monitor the situation of the access road and keep close contact with relevant departments to ensure road safety;
- (f) the hobby farm is mainly for agricultural activities with occasional barbecue activities. Adequate portable toilets would be provided. It would not generate adverse environmental, traffic and sewerage impacts to the surrounding environment;
- (g) no adverse comment on / objection to the previous application (No. A/NE-PK/134) were raised from relevant government departments. The applied use under current application is largely the same as this previous application;
- (h) most approval conditions under Application No. A/NE-PK/134 had been complied with except the implementation of FSIs. The condition was not complied with mainly due to (i) Covid-19 epidemic and (ii) time required for fundraising and liaison with relevant professionals for implementing works; and
- (i) the applicant had made effort to comply with approval conditions. The drainage proposal had been implemented and FSIs proposal had been approved by Fire Services Department. The approved FSIs proposal is incorporated as part of the current submission. Should this application be approved, it is anticipated that the FSIs proposal could be implemented timely.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not the “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and publishing notices in local newspapers. For Government land within the Site, the TPB PG-No. 31A is not applicable. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

Part of the Site falls within “GB” zone. The Town Planning Board Guidelines No. 10 (TPB PG-No. 10) for ‘Application for Development within “GB” zone under section 16

of the Town Planning Ordinance' is relevant to the consideration of this application. The relevant assessment criteria are summarized below:

- (a) there is a general presumption against development in the "GB" zone;
- (b) applications for new development in "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning ground. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not be itself the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

## **5. Background**

The Site was the subject of a previous planning approval (Application No. A/NE-PK/134) which was revoked on 1.3.2021. It is now under monitoring. Enforcement action would be instigated as appropriate.

## **6. Previous Application**

- 6.1 The Site is part of the subject of two previous applications (No. A/NE-PK/121 and 134) for the same use submitted by the same applicant.
- 6.2 Application No. A/NE-PK/121 was rejected by the Committee on 17.8.2018 mainly on the considerations that the proposed coach and car parking areas in the development were not in line with the planning intention of "GB" zone and the

Town Planning Board Guidelines No. 10 as they would affect the existing natural landscape; and approval of the application would set an undesirable precedent for similar applications within the “GB” zone.

- 6.3 Application No. A/NE-PK/134 involving a reduced application site and no proposal of coach and car parking areas was approved with conditions on 1.2.2019 for a period of 3 years up to 1.2.2022. However, the application was revoked on 2.3.2021 due to non-compliance with the approval condition regarding the implementation of proposal for FSIs. The applied use under current application is largely the same as the last previous application in terms of major development parameters and layout.
- 6.4 Details of the previous applications are summarized at **Appendix II** and their locations are shown on **Plans A-1** and **A-2**.

## **7. Similar Application**

There is no similar application for ‘place of recreation, sports or culture (hobby farm and ancillary barbecue site)’ use in the “AGR” and “GB” zones in the vicinity of the Site.

## **8. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo on Plan A-3 and site photos on A-4a to A-4c)**

### **8.1 The Site is:**

- (a) currently used for a hobby farm without valid planning permission. It generally comprises three portions, namely a southeastern portion on government land and a western and northern portion on private land. The western portion comprises mainly the farmland and the northern portion comprises a grassland for outdoor group activities and a few temporary structures. Most of the structures are located in the southeastern portion; and
- (b) accessible from Fan Kam Road via a local track.

### **8.2 The surrounding areas have the following characteristics:**

- (a) rural in landscape character predominated by active/fallow agricultural land, vacant land, temporary structures for domestic and storage purposes, ponds and scattered tree groups;
- (b) to the north, east and west are mainly active/fallow agricultural land and temporary structures for storage and domestic uses;
- (c) to the south is a vegetated knoll with graves; and
- (d) to the further west is the Tai Lung Experimental Farm.

## **9. Planning Intentions**

- 9.1 The planning intention of the “AGR” zone in Ping Kong area 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.
- 9.2 The planning intention of the “GB” zone in Ping Kong area is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

## **10. Comments from Relevant Government Departments**

- 10.1 The following government departments have been consulted and their views on the application are summarized as follows:

### **Land Administration**

- 10.1.1 Comment of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site comprises Lots No. 2120, 2122 S.A and 2122 S.B in D.D. 91 and adjoining government land (GL). The private lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guaranteed right of access. The applicant should make his own arrangement for acquiring access to the Site and there is no guarantee that any adjoining GL will be allowed for the vehicular access to the Site for the applied use;
- (b) the actual occupation area of the hobby farm does not tally with the Site. It is noted that large portion of GL adjoining the application lots is occupied without valid application for Short Term Tenancy (STT) and the existing structures on the Site (both in private and GL) were erected without approval from his office. The total built-over area and number of structures are larger than those under the application. His office reserves the right to take necessary lease enforcement actions against the structures on private lots and land control action against the unauthorized occupation of GL as appropriate; and
- (c) if the application is approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) and a STT. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW and STT applications are approved, their commencement date will be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office.

### **Agriculture and Nature Conservation**

#### 10.1.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) given that substantial area of the Site will be used directly for agricultural and related education purposes, he has no comment on the application from agriculture point of view;
- (b) it is noted that there are trees within the Site, some of which are large and mature or species of conservation concern. Should the application be approved, the applicant should be advised that the need for tree preservation should be duly considered in using the Site so as to avoid causing any damage or disturbance to the existing trees and the surrounding environment;
- (c) the subject farm is located in the Livestock Waste Control Area within which livestock keeping licence from his department is required for raising pigs. However, if any person who owns or keeps one pig, he is exempted from obtaining the said licence but still subject to the requirements of environmental regulations. Apart from the livestock keeping licence issued, exhibition licence for any paid exhibition of animals/ birds should be considered if the animal farm is for recreation and tourism purpose; and
- (d) it is noted from the applicant's submission that only one pig will be kept in the Site and he would comply with the requirements under Waste Disposal (Livestock Waste) Regulations (**Appendix Ia**).

### **Traffic**

#### 10.1.3 Comments of the Commissioner for Transport (C for T):

- (a) the application can be tolerated from traffic engineering viewpoint;
- (b) the applicant should strictly comply with the traffic arrangement as proposed in its submission (**Appendices I and Ia**), including the restriction of receiving and departure time of visitors to non-peak hours (10:00 a.m. to 3:00 p.m.) on Mondays to Fridays, and deployment of traffic warden to provide guidance on the receiving and departure activities to ensure the safety of the visitors; and
- (c) the vehicle access from Fan Kam Road to the Site is not managed and maintained by her department.

### **Environment**

#### 10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) no adverse comments on the application as the major activities on the

Site are farming-related and sufficient portable toilets will be provided for sewage disposal;

- (b) should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP in order to minimize any potential environmental impact; and
- (c) there was no substantiated environmental complaint against the Site in the past 3 years.

### **Landscaping**

10.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no objection to the application from landscape planning perspective;
- (b) the Site is located in an area of settled valleys landscape character surrounded by farmlands and vegetated areas. It is partially covered by vegetation, active farmland and temporary structures. With reference to the applicant’s submission, there will be no change in the layout and height of structures under the previous approval, and no tree removal is required. As such, significant adverse impact arising from the application on existing landscape resources and landscape character is not anticipated;
- (c) since existing vegetation buffer surrounding the Site is observed and there is no major public frontage along the Site boundary, should the application be approved, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent; and
- (d) the applicant should be advised that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Approval for any proposed tree works from relevant departments prior to commencement of the tree works should be sought.

### **Drainage**

10.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) he has no comment on the application from the public drainage/sewerage operation and maintenance point of view; and



- (b) the applicant is reminded to maintain the drainage works properly and rectify the drainage system if it is found to be inadequate or ineffective during operation.

### **Fire Safety**

#### 10.1.7 Comments of the Director of Fire Services (D of FS):

- (a) he has no in-principle objection to the application subject to FSIs being provided to the satisfaction of his department;
- (b) it is noted that the applicant has submitted the approved FSIs proposal under the previous application No. A/NE-PK/134 as part of the current application. Should this application be approved, a condition should be imposed to ensure the implementation of the FSIs proposal; and
- (c) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority.

### **Food and Environmental Hygiene**

#### 10.1.8 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) he has no adverse comment on the application provided that relevant food licence/ restricted food permit would be obtained if food business is involved; and
- (b) his advisory comments are provided at paragraph (i) of **Appendix IV**.

### **District Officer's Comments**

#### 10.1.9 Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- (a) he has consulted the locals regarding the application. The Chairman of Sheung Shui District Rural Committee (SSDRC), the incumbent North District Council (NDC) members of Yu Tai and Sheung Shui Rural Constituencies, and the Indigenous Inhabitant Representative of Ping Kong objected to the applied use on the ground that it would cause adverse traffic impact while the Resident Representative of Ping Kong has no comment on the application; and
- (b) the existing access road to the Site is non-standard with most sections not provided with safety facilities such as passing bay

and safety railing. It is expected that the proposal will invite more traffic flow to the Site and may aggravate the situation. On the basis that the applicant will closely monitor the situation and keep close contact with his office to address the concern, he has no further comment in this regard.

10.2 The following government departments have no comment on / no objection to the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD).

## **11. Public Comments Received During Statutory Publication Period (Appendix III)**

- 11.1 On 4.5.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, 60 public comments were received. Of them, 58 support, one has no comment and one gives views on various issues.
- 11.2 The 58 comments supporting the application were submitted by individuals. They consider that the hobby farm is worthy to be retained as there are few hobby farms in Hong Kong, and the hobby farm under application promotes nature-related education and environmental protection and it is suitable for kids and family.
- 11.3 One comment raised by an individual indicates no comment on the application. The remaining comment submitted by another individual considers that the applicant should duly comply with the approval conditions, ensure traffic safety and adequacy of sewerage capacity, and obtain proper licence for keeping the pig.

## **12. Planning Considerations and Assessments**

- 12.1 This application is for a temporary place of recreation, sports or culture (hobby farm and ancillary barbecue site) for a period of 3 years at the Site, which falls mainly within “AGR” zone (about 85.5%) with a portion within “GB” zone (about 14.5%) on the OZP (**Plan A-1**). The applied use is not entirely in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. It is also not in line with the planning intention of “GB” zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. As a substantial area of the Site is used directly for agricultural and related education purposes, DAFC has no comment on the application from agriculture point of view. Given it is

temporary in nature and only a minor portion of the Site falls within the “GB” (**Plan A-2**), it is considered that the approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” and “GB” zones.

- 12.2 The Site is located in an area of settled valleys landscape character predominated by active/fallow agricultural land, vacant land, temporary structures for domestic and storage purposes, and scattered tree groups (**Plan A-2**). The applied use is considered not incompatible with the surrounding land uses. CTP/UD&L, PlanD, has no objection to the application as significant adverse impact on existing landscape resources is not anticipated. As there are existing mature trees within the Site, the applicant shall be advised to undertake necessary measure to avoid causing any damage or disturbance to these trees should the application be approved.
- 12.3 According to the applicant, the operation hours of the hobby farm are between 10:00 a.m. and 5:00 p.m. daily and evening barbeque is available between 3:00 p.m and 10:30 p.m on weekends and public holidays. The hobby farm will accept booking by only one organization each day and visitors should reach there by coach and should be dropped off outside main entrance to the Site and then walk to the hobby farm via a local track. The applicant will deploy traffic wardens to direct traffic along the local track leading to the Site to ensure smooth traffic and pedestrian safety. C for T considers that the above arrangement is acceptable and the application can be tolerated from the traffic engineering viewpoint. DEP has no adverse comments on the application as the major activities on the Site are farming-related and sufficient portable toilets will be provided for sewage disposal. Should the application be approved, the applicant shall be advised to follow the relevant mitigation measures and requirements in EPD’s latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize any potential environmental impact. Other relevant government departments consulted, including CE/MN of DSD, H(GEO) of CEDD, D of FS and CE/C of WSD, have no adverse comment on nor objection to the application.
- 12.4 The application is generally in line with the relevant criteria of the TPB PG-No.10 for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ in that the applied use is not incompatible with the surrounding land uses and does not involve clearance of existing natural vegetation nor affect the existing natural landscape. No significant adverse impacts on the geotechnical, environmental, drainage and traffic aspects are anticipated from the applied use.
- 12.5 The Site is part of the subject of two previous applications (No. A/NE-PK/121 and 134) for the same use submitted by the same applicant, each for a temporary period of 3 years. The latest Application No. A/NE-PK/134 was approved with conditions on 1.2.2019 for a period of 3 years up to 1.2.2022. The applied use under current application was the same as that in this previous approval in terms of major development parameters and layout. This previous planning approval was revoked on 2.3.2021 for non-compliance of the approval condition on the implementation of FSIs proposal. The applicant explains that the non-compliance was due to Covid-19 epidemic and time required for fundraising and liaison with relevant professionals for implementing FSIs. In support of the

current application, the applicant has incorporated the FSIs proposal approved by FSD under the previous application as part of the current submission. The applicant indicates that should the application be approved, the FSIs proposal which has already been approved by FSD could be timely implemented.

- 12.6 Having regard to the above and taking into account that there is no significant change in planning circumstances, it is considered that the current application could be given sympathetic consideration. Should the application be approved by the Committee, shorter compliance periods for approval conditions are recommended with a view to closely monitoring the progress on compliance with conditions. Furthermore, the applicants should be advised that if there is further non-compliance with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given to any further application.
- 12.7 Regarding the public comments and local views conveyed by DO(N), HAD as detailed in paragraphs 11 and 10.1.9 respectively, government departments' comments and the planning assessments in the above paragraphs are relevant.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12, public comments in paragraph 11 and local views conveyed by DO(N), HAD in paragraph 10.1.9, Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 15.10.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval Conditions

- (a) the receiving and departure time of the visitors be restricted to non-peak hours (10:00 a.m. to 3:00 p.m.) on Mondays to Fridays, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the implementation of traffic management measures during the planning approval period, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the maintenance of drainage facilities on the application site at all times during the planning approval period;
- (d) the provision of fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.4.2022;
- (e) if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease

to have effect and shall be revoked immediately without further notice;

- (f) if the above planning condition (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (g) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of Director of Planning or of the Town Planning Board.

#### Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

13.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejections are suggested for Members' reference:

- (a) the development is not in line with the planning intentions of the "GB" and "AGR" zones which are intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets; and to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis.

### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant

### **15. Attachments**

<b>Appendix I</b>	Application Form with Attachments received on 26.4.2021
<b>Appendix Ia</b>	Further Information received on 11.6.2021
<b>Appendix Ib</b>	Further Information received on 26.8.2021
<b>Appendix Ic</b>	Further Information received on 5.10.2021
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Drawings A-1 &amp; A-2</b>	Site Layout Plan

<b>Drawing A-3</b>	Vehicular Access Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
OCTOBER 2021**