

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lot in D.D. 76 and Adjoining Government Land (GL), Hok Tau, Fanling, New Territories (the Site)* for '**Proposed Temporary Place of Recreation, Sports or Culture (Horse Riding Centre and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development) (**Plan 1**).
- 1.2 Due to the shortage of venue for '*holiday camp*' and '*recreational, sports or cultural*' activities in the rural area of New Territories, locals living in the New Territories often require travelling to the urban area of Hong Kong to participate the aforesaid activities. This undoubtedly causes inconvenience for the locals. In view of this, the applicant would like to use the Site for the applied use to alleviate the pressing demand of such use, in order to better serve the nearby locals.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Hok Tau Outline Zoning Plan (OZP) No.: S/NE-HT/7 (**Plan 2**). According to the Notes of the OZP, the applied uses are not column 1 nor 2 uses within the "AGR" zone, which require planning permission from the Board.
- 2.2 The vicinity of the Site is predominantly of rural character. The applied uses are considered not incompatible with surrounding land uses. Although the applied uses are not entirely in line with the planning intention of the "AGR" zone, no active agricultural activities can be found within the Site. As such, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "AGR" zone and can better utilize precious land resources in the New Territories.
- 2.3 The Site is the subject of 3 previous planning applications (Nos. A/NE-HT/9, 16 and 21) for '*Place of Recreation, Sports or Culture*' use, which the latest application (No. A/NE-HT/21) was approved by the Board on a temporary basis of 3 years in 2024. As such, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 19,227 m² (about), including 316 m² (about) of GL (**Plan 3**). A total of 18 structures are proposed at the Site for stables, changing rooms, recreational activities room, refreshment kiosk, washrooms, storage of horse supplies, barbecue pits, tools and miscellaneous goods, reception and site office, and meter rooms with total gross floor area (GFA) of 987 m² (about) (**Plans 4 and 5**). The uncovered area (i.e. 18,240 m² (about), 95% of the Site) will be designated as horse corral, horse loading/unloading (L/UL) area, tent camping area, barbecue area, lawn area, landscaping area, open space for recreational activities, and vehicle parking and L/UL area.
- 3.2 The operation hours of the proposed development are from 07:00 to 22:00 daily, including public holidays (except for overnight tent camping activity). The estimated number of staff working at the Site will be 10. The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is anticipated that the holiday camp and barbecue site would attract not more than 50 visitors on weekends during peak seasons. Visitors are expected to bring and set up their own camping tent within the tent camping area. Barbecue pits and tools are provided on site. Prior appointment is required for the general public to use the camping and barbecue facilities at the Site.
- 3.3 The horse riding centre aims to provide a recreation venue for the general public who are interested in horse riding activities. A horse corral (70 m (L) x 40 m (W)) is provided within the Site to allow outdoor activities for horses. About 10 nos. of horse will be kept inside the stables. Given that the daily quotas for horse riding is limited, prior appointment is required for the general public to take part in horse riding activities at the Site.
- 3.4 A 3 m buffer between Pat Sin Leng Country Park and the Site is reserved. Besides, as advised by the Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD) in previous application No. A/NE-HT/9, the northern part of the Site was designated as a 'non-building' area within which no critical facilities will be located. Existing landscape areas separating the Site from nearby country park and natural stream are also provided (**Plan 4**). Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	19,227 m ² (about), including 316 m ² (about) of GL
Covered Area	987 m ² (about)
Uncovered Area	18,240 m ² (about)
Plot Ratio	
	0.05 (about)
Site Coverage	
	5% (about)
Number of Structure	
	18
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	987 m ² (about)
Building Height	
	3 to 4 m
No. of Storey	
	1

- 3.5 A minor portion of the Site (i.e. 5,095 m² (about), 26% of the site area) is proposed to be filled with concrete of not more than 0.2 m in depth for site formation of structures and circulation space (**Plan 6**). Concrete site formation is required to meet the operational needs and that has been kept minimal. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.
- 3.6 No public announcement system, whistle-blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at all time during the planning approval period. Tent camping visitors are required to avoid making substantial noise during their overnight stay.
- 3.7 The Site is accessible from Hok Tau Road via a local access (**Plan 1**). A 7.3 m wide ingress/egress is proposed at the southern part of the Site. Regarding the logistics arrangement, horses will be transported by medium goods vehicle (MGV); foods and goods supporting the daily operation will be transported by light goods vehicle (LGV). The routine delivery is expected to be carried out beyond peak hours between 11:00 to 15:00. A total of 24 parking and L/UL spaces are proposed. Details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Parking Space	No. of Space
Private Car Parking Spaces for Visitor - 2.5 m (W) x 5 m (L)	18
Private Car Parking Spaces for Staff - 2.5 m (W) x 5 m (L)	4
Type of L/UL Space	No. of Space
L/UL Spaces for LGVs - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for MGVs - 3.5 m (W) x 11 m (L)	1

3.8 Sufficient space is provided for vehicles to manoeuvre smoothly at the southern portion of the Site to ensure no vehicle will queue back to or reverse onto/from the Site to public roads (**Plan 7**). All exiting traffic will have to give way to allow sufficient space for the incoming traffic. Besides, a notice will be posted at a prominent location of the Site to indicate that no heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. Moreover, to enhance pedestrian safety, vehicle speed will be limited to 5 km/h within the Site. As the estimated trip generation/attraction of the proposed development is minimal (**Table 3**), adverse traffic impact to the surrounding road network is not envisaged.

Table 3 – Trip Generation/Attraction of the Proposed Development

Time Period	Trip Generation/Attraction						
	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	0	1	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	0	4
Traffic trip per hour (average)	5	5	1	1	0.5	0.5	13

3.9 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 at all times during the planning approval period. The applicant will strictly implement good practices under *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site. Licensed collectors will

be employed by the applicant to collect and dispose of sewage on a regular basis to minimize adverse environmental impact to the surrounding areas. Furthermore, one staff will stay overnight at the Site to handle potential complaints arising from the proposed development.

3.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding areas.

4) Conclusion

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Place of Recreation, Sports or Culture (Horse Riding Centre and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Details of Structures
Plan 6	Plan Showing the Filling of Land at the Site
Plan 7	Swept Path Analysis (MGV)