

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107 and D.D.109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (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 currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not column 1 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vacant land, sites occupied by temporary structures for agricultural and recreational uses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize the precious land resources in the New Territories.
- 2.3 Furthermore, portion of the Site is the subject of 2 previous S.16 planning applications for the '*holiday camp*' and '*place of recreation, sports or culture*' uses (that were submitted by the different applicant), within which, the latest planning application (No. A/YL-KTN/693) was approved by the Board in 2020, therefore, approval of the current application is in line with the Board's previous decisions.

2.4 Similar S.16 planning applications for 'holiday camp' and 'place of recreation, sports or culture' uses were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-KTN/844) was approved by the Board on a temporary basis for 3 years in 2022. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.

### 3) Development Proposal

3.1 The Site occupies an area of 7,369 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the Site are from 07:00 to 22:00 daily, including public holidays (except for overnight holiday camping activities). A total of 14 structures are proposed at the Site for rain shelter for barbecue activities, rain shelter for recreational activities, rain shelter for recreation, sports or cultural activities, eating place, reception, office, store rooms, fire service pump room, play room, washrooms and windmill (decoration) with total GFA of 1,305 m<sup>2</sup> (**Plan 5**). The site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. Major development parameters are shown at **Table 1** below:

**Table 1** - Major Development Parameters

<b>Application Site Area</b>	7,369 m <sup>2</sup> (about)
<b>Covered Area</b>	1,849m <sup>2</sup> (about) (1,305 m <sup>2</sup> for structure + 544 m <sup>2</sup> for holiday camp)
<b>Uncovered Area</b>	5,520 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.25 (about)
<b>Site Coverage</b>	25% (about)
<b>Number of Structure</b>	14 (structure) +16 (holiday camp)
<b>Total GFA</b>	1,849m <sup>2</sup> (about) (1,305 m <sup>2</sup> for structure + 544 m <sup>2</sup> for holiday camp)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,849m <sup>2</sup> (about) (1,305 m <sup>2</sup> for structure + 544 m <sup>2</sup> for holiday camp)
<b>Building Height</b>	2.4 m – 8 m (about)
<b>No. of Storey</b>	1

- 3.2 It is estimated that 10 staff will work at the Site, which one staff will stay overnight at the Site to handle potential complaints arising from the proposed development. It is estimated that the proposed development would be able to attract not more than 80 visitors per day. Visitor is required to make appointment in advance to access the Site and no walk-in visitor is allowed.
- 3.3 A total of 16 holiday camping sites are provided at the Site (not more than 4 visitors per caravan). As no eating place is provided in close vicinity of the Site, barbecue area (not more than 16 barbecue pits will be provided at the Site) and eating place are provided for visitor to support the operation of the proposed development. Furthermore, portion the Site (i.e. structures B10 and B12) will be rented to visitors for conducting various types of recreational, sports or cultural activities, i.e. wedding banquet, dancing, painting, drawing and yoga classes etc.
- 3.4 An area of 3,813 m<sup>2</sup> (about) has already been hard-paved with concrete (i.e. about 1,703 m<sup>2</sup>) and gravel (i.e. about 2,110 m<sup>2</sup>) with existing site level ranges from +5.4mPD to +5.6mPD. (**Plan 6**). The hard-paved area is intended to facilitate a flat surface for site formation of structures, barbecue area, parking and loading/unloading (L/UL) spaces and circulation area. Therefore, the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site at any time during the planning approval period.
- 3.5 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). A total of 22 parking and L/UL spaces are provided at the Site for staff and visitors, details are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provision of the Proposed Development**

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
PC Parking Space for Visitor - 2.5 m (W) x 5 m (L)	17
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Light Bus (LB) - 3 m (W) x 8 m (L)	1

3.6 Visitors are required to reserve parking space prior their visits to the Site. L/UL space for light bus is also provided for visitors who are travelling together in groups. LGV will be deployed for the transportation of goods and food to the Site. Large garbage or other forms of waste will be taken by staff to the nearest refuse collection point regularly by LGV. Sufficient space is provided for vehicle to smoothly manouvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 7**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction						
	PC		LGV		LB		2-Way Total
	In	Out	In	Out	In	Out	
07:00 – 08:00*	2	1	0	0	0	0	3
08:00 – 09:00	0	0	1	1	0	0	2
09:00 – 10:00	0	2	0	0	0	0	2
10:00 – 11:00	0	9	0	0	1	1	11
11:00 – 12:00	0	5	0	0	1	1	7
12:00 – 13:00	1	1	1	1	0	0	4
13:00 – 14:00	1	0	0	0	0	0	1
14:00 – 15:00	7	1	0	0	1	1	10
15:00 – 16:00	6	0	0	0	1	1	8
16:00 – 17:00	2	0	0	0	0	0	2
17:00 – 18:00*	1	0	1	1	0	0	3
18:00 – 19:00	1	1	0	0	0	0	2
19:00 – 20:00	0	0	0	0	0	0	0
20:00 – 21:00	0	0	0	0	0	0	0
21:00 – 22:00	0	1	0	0	0	0	1

\*AM and PM Peak hours of the day

3.7 The applicant will strictly follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.

3.8 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the *Professional Persons Environmental Consultative Committee Practice Notes* (ProPECCPNs) for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

#### **4) Conclusion**

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

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

**R-riches Property Consultants Limited**

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## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Details of Structures
<b>Plan 6</b>	Filling of Land Area of the Application Site
<b>Plan 7</b>	Swept Path Analysis