

## **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, Kam Tin, Yuen Long, New Territories* (the Site) for **'Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground, Barbecue Site), Shop and Services and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 Due to the limited number of venues for recreational 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 continue 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, similar S.16 planning applications for *'place of recreation, sports or culture'*, *'barbecue site'*, *'holiday camp'* and *'shop and services'* uses were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-KTN/859) 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.

2.4 The Site is the subject of 3 previous S.16 planning applications, in which the latest planning application (No. A/YL-KTN/844) for 'place of recreation, sports or culture', 'hobby farm', 'prawning ground', 'barbecue site' and 'holiday camp' uses (that were submitted by the same applicant as the current application), was approved by the Board in 2022, therefore, approval of the current application is in line with the Board's previous decisions. When compared to the previous application (No. A/YL-KTN/844), the major development parameters and operation mode remain the same. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1** – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-KTN/844		Date of Compliance
(b)	The implementation of the accepted drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	10/5/2023
(e)	The implementation of the FSIs proposal	Not complied with

2.5 During the operation of the previous application, the applicant has implemented part of the accepted drainage and FSIs proposals. However, due to the reduced number of visitors at the Site, the applicant did not have sufficient funding to complete the remaining phase of the drainage facilities and FSIs, hence, the construction works were temporarily put on hold. In order to increase the revenue of the Site, the applicant intends to rearrange the layout of the Site (i.e. reduced the tent camping and hobby farm area to reduce overall maintenance costs) and to include a new 'shop and services (fresh provision shop)' for barbecue activities. With the new source of revenue, the applicant intends to complete works for the remaining phase of drainage and FSIs during the planning approval period of the current application. In support of the application, the applicant has submitted the accepted drainage and FSIs proposals to minimize impact to the surrounding areas (**Appendices I and II**).

### 3) Development Proposal

3.1 The Site occupies an area of 9,375 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the Site are from 09:00 to 22:00 daily, including public holidays (except for overnight camping activities). A total of 24 structures are proposed at the Site for rain shelter for barbecue activities, rain shelter for children playing area, rain shelter for prawning, rain shelter for fishing, rain shelter for parking space, activities rooms, rain shelters, shop and services, reception and storage of

tools, portable toilets and meter room with total GFA of 2,208 m<sup>2</sup> (**Plans 4 and 5**). Major development parameters are shown at **Table 2** below:

**Table 2 - Major Development Parameters**

<b>Application Site Area</b>	9,375 m <sup>2</sup> (about)
<b>Covered Area</b>	2,208m <sup>2</sup> (about)
<b>Uncovered Area</b>	7,167 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.24 (about)
<b>Site Coverage</b>	
	24% (about)
<b>Number of Structure</b>	
	24
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,208m <sup>2</sup> (about)
<b>Building Height</b>	
	2.8 m – 5 m (about)
<b>No. of Storey</b>	
	1

3.2 It is estimated that 8 staff will work at the Site, which two staff will station at the Site overnight to handle potential complaints arising from the proposed development. It is estimated that the proposed development would be able to attract not more than 70 visitors per day. Visitor is required to make appointment in advance to access the Site, which could help to prevent excessive number of visitors and affect the public. Walk-in visitors will not be served.

3.3 Portion of the Site is reserved as lawn area for tent camping area and open space (1,921m<sup>2</sup>), where various sports activities (i.e. playing football and badminton) and camping activities (i.e. about 20 tents with not more than 2 visitors per tent) are carried out. Furthermore, 661m<sup>2</sup> (about) is proposed as hobby farm for visitors to promote organic farming. As no eating place is provided in close vicinity of the Site, barbecue area (i.e. about 35 barbecue pits) will be provided at the Site for visitor to support the operation of the proposed development. Crops harvested from the hobby farming, fish and prawns from fishing and prawning, and raw meat from the proposed shop and services are the major food sources for barbecue activities at the Site. The existing structures B14 and B15 are available for visitors to conduct various types of recreational, sports or cultural activities, i.e. dancing, painting, drawing and yoga classes etc.

3.4 An area of 5,672 m<sup>2</sup> (about) have already been filled with concrete (i.e. about 4,042 m<sup>2</sup>) and

gravel (i.e. about 1,630 m<sup>2</sup>) with existing site level ranges from +3.9mPD to +4.3mPD. **(Plan 6)**. The hard-paved area is intended to facilitate a flat surface for site formation of structures, children playing 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 3** below:

**Table 3–** 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)	4
PC Parking Space for Visitor - 2.5 m (W) x 5 m (L)	16
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 L/UL space for light bus is provided for visitors who are travelling together in groups. 5.5 tonnes lorry will be deployed for the transportation of goods and garage to support the operation. Sufficient space is provided for vehicle to smoothly manoeuvre 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 4** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4 –** Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						2-Way Total
	PC		LGV		LB		
	In	Out	In	Out	In	Out	
07:00 – 08:00	2	1	0	0	0	0	3
<b>08:00 – 09:00*</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>
09:00 – 10:00	0	2	0	0	0	0	2
10:00 – 11:00	0	8	0	0	1	1	10
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
<b>17:00 – 18:00*</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>3</b>
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 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 are provided, i.e. the submission of the accepted drainage and FSIs proposals to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).

4.2 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, Fishing and Prawning Ground, Barbecue Site), Shop and Services and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

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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

## **APPENDICES**

<b>Appendix I</b>	The Accepted Drainage Proposal of the Previous Application No. A/YL-KTN/844
<b>Appendix II</b>	The Accepted Fire Service Installations Proposal of the Previous Application No. A/YL-KTN/844