

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1013, 1014 RP (Part), 1015 S.A, 1015 S.B, 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D. 113, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 Due to the shortage of venue for 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, which 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 South Outline Zoning Plan (OZP) No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, 'hobby farm', 'fishing ground' and 'education centre' are column 2 uses while 'barbecue site' is neither a column 1 nor column 2 use in the "AGR" zone, which requires planning permission from the Board. The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by residential uses, open storage yards and sites occupied by temporary structures for warehouse use. In addition, there is no active agricultural activity within the Site, hence, 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.
- 2.2 The Site is the subject of 1 previous S.16 planning application (No. A/YL-KTS/928) for the same uses that was submitted by the same applicant. The 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 latest planning application (No. A/YL-KTS/928), all major

development parameters remain unchanged. The applicant has shown effort to comply with approval condition of the previous application, details are shown as follow at **Table 1** below:

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

Approval Conditions of Application No. A/YL-KTS/928		Date of Compliance
(b)	The submission of a drainage proposal	Not complied with
(c)	The implementation of the drainage proposal	Not complied with
(e)	The submission of a fire service installations (FSIs) proposal	29/03/2023
(f)	The implementation of the FSIs proposal	Not complied with

2.3 Regarding approval conditions (b) and (c), the applicant submitted a drainage proposal for compliance with this approval condition on 11/01/2023 and 8/04/2023. However, these submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). The applicant later submitted a revised drainage proposal on 19/03/2024 while comments from CE/MN, DSD are still pending.

2.4 Regarding approval conditions (e) and (f), the applicant submitted a FSIs proposal for compliance with approval condition (e) on 27/02/2023 and the submission was considered acceptable by the Director of Fire Services (D of FS) on 29/03/2023. As prior approval from Lands Department is required for erection of structure at the Site. The applicant submitted Short Term Waiver (STW) application with supplementary information to LandsD on 03/01/2024 while as of 23/03/2024, approval of STW has not yet been granted. Therefore, the applicant did not have sufficient time to comply with this condition within the designated time period, which led to the revocation of the application on 23/03/2024.

2.5 In support of the application, the applicant has submitted the accepted fire service installations (FSIs) proposal of the previous application (No. A/YL-KTS/928) and a drainage proposal to support the current application (**Appendices I to II**).

3) Development Proposal

3.1 The Site occupies an area of 5,381 m² (about) (**Plan 3**). The operation hours of the Site are from 09:00 to 22:00 daily, including public holidays. A total of 10 structures are proposed at the Site for agricultural education centre, agricultural activities rooms with rain shelter,

refreshment kiosk, storage of tools, barbecue area with rain shelter, site office, eating place, washroom and changing room with total GFA of 1,060 m² (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. It is estimated that 8 staff will work at the Site. It is estimated that the proposed development would be able to accommodate not more than 40 visitors per day. Visitor is required to make appointment in advance and pay entrance fee to access the Site. No walk-in visitor is allowed at the Site. Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	5,381 m ² (about)
Covered Area	950 m ² (about)
Uncovered Area	4,431 m ² (about)
Plot Ratio	
	0.2 (about)
Site Coverage	
	18% (about)
Number of Structure	
	10
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,060 m ² (about)
Building Height	
	3 m – 6 m (about)
No. of Storey	
	1 - 2

3.2 An area of 1,545 m² has already been hard-paved with concrete of not more than 0.2m in depth (**Plan 5**). The filled area is intended to facilitate a flat surface for site formation of structures, 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.

3.3 Farm area, i.e. 2,438 m² (about) is subdivided into smaller portions of farms for visitors to promote organic farming in Hong Kong. Basic farming knowledge is taught by staff at structure B1 proposed for 'agricultural education centre' where visitors are then divided into smaller groups. Visitors will be directed to the designated farm area for hobby farming activities. For visitors who are not interested in farming, poultry and livestock (i.e. chicken,

duck, sheep, cow etc.) are kept at structures B2, B3, B5 to B7 (agricultural activities room with rain shelter) for educational and viewing purposes. An artificial pond, i.e. 409 m² (about) is also provided at the middle of the Site for recreational fishing for visitors.

- 3.4 As no eating place is provided in close vicinity of the Site, barbecue area and ancillary eating place are provided for visitor to support the operation of the proposed development. The ancillary eating place will only serve visitors of the Site. A maximum of 10 barbecue pits are provided at structures B8 proposed for 'barbecue area with rain shelter'. Organic crops from hobby farming and fish from artificial pond are welcomed to be grilled at the barbecue pits or free to carry away by visitor.
- 3.5 The Site is accessible from Kam Ho Road via a local access (**Plan 1**). A total of 13 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)	8
Light Goods Vehicle (LGV) L/UL Space - 3.5 m (W) x 8 m (L)	1
Light Bus (LB) L/UL Space - 3 m (W) x 8 m (L)	1

- 3.6 Majority of visitor and staff are required to make good use of public transport services provided at Kam Ho Road then walk to the Site. L/UL space for light bus is also provided for visitors who are travelling together in group. LGV will be deployed for the transportation of goods and food to the Site. 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 6**). 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	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	9	0	1	0	1	1	12
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	9	0	1	1	1	12
Traffic trip per hour (average)	3	3	1	1	1	1	10

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. submission of the accepted FSIs proposal of the previous application No. A/YL-KTS/928 and a drainage proposal to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices I to II**).

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 (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place for a Period of 3 Years and Associated Filling of Land**'.

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APPENDICES

- Appendix I** The Accepted Fire Service Installations (FSIs) Proposal of the Previous Application No. A/YL-KTS/928
- Appendix II** Drainage Proposal

LIST OF PLANS

- Plan 1** Location Plan
- Plan 2** Plan Showing the Zoning of the Application Site
- Plan 3** Plan Showing the Land Status of the Application Site
- Plan 4** Layout Plan
- Plan 5** Filling of Land Area of the Application Site
- Plan 6** Swept Path Analysis