

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 2063 and 2064 in D.D.106 and Adjoining Government Land (GL), *Kam Tin, Yuen Long, New Territories* (Former Shek Wu School) (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 5 Years**' (proposed development) (**Plan 1**).
- 1.2 The applicant is a charitable institution under Section 88 of the Inland Revenues Ordinance (**Appendix I**). They intend to operate a place of recreation, sports or culture (i.e. Hakka Cultural Association) to preserve and promote Hakka culture to serve nearby locals living in Kam Tin, Pat Heung and Shek Kong area. As the Hakka tribes<sup>1</sup> is the largest of the indigenous tribes in Hong Kong, the Hakka have been a potent driving force in shaping the history, values, and cultural landscape of Hong Kong. In order to cope with the Hakka population in Hong Kong, the proposed development would act as a hub for bringing the youth and elderly from different backgrounds together through organizing various recreational, cultural and entertainment activities at the Site with the aim to build strong community bonds, as well as reducing social isolation among the community (**Appendix II**).
- 1.3 In order to maintain the diversity and richness of Hakka culture, a variety of activities (i.e. language courses, unicorn dance teams, music and dance performances, cuisine cooking class and cultural visit) would be organized by the association regularly (**Appendix III**). The Hakka Cultural Association, through these diverse activities, aims to protect and preserve the long history and culture of the Hakka people, while also promoting the development of Hakka culture in contemporary society.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, '*place of creation, sports or culture*' use is a column two use within the "V" zone, which requires planning permission from the Board.

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<sup>1</sup> Hakka Dialect, Hakka Cuisine, Unicorn Dance, Hakka Folk Song, Funeral Laments and Hakka Wedding Ceremonies are the intangible cultural heritage (ICH) listed on the First ICH Inventory of Hong Kong

- 2.2 Although the proposed development is considered not entirely in line with the planning intention of the “V” zone, the applicant intends to adaptive reuse the Former Shek Wu School to serve the nearby community. As the Site has been left vacant since 2014, approval of the application on a temporary basis would better utilize vacant school premises and would not frustrate the long-term planning intention of the “V” zone. In addition, the Former Shek Wu School has been categorized as Category 1 sites under the ‘Vacant School Premises Sites Reviewed under the Central Clearing House Mechanism’ by the Planning Department (PlanD) for Government, Institution or Community (G/IC), the proposed use is considered in line with PlanD’s recommendation.
- 2.3 The proposed development is also considered not incompatible with the surrounding areas, which is dominated by residential, agricultural and commercial uses. Furthermore, the Site is the subject of several S.16 planning applications for the same use, which the latest application No. A/YL-KTS/897 (was submitted by a different applicant) for ‘*Proposed Temporary Social Welfare Facility (Elderly and Youth Centre)*’ was approved by the Board on a temporary basis of 3 years in 2021. Therefore, approval of the current application is considered in line with the Board’s previous decisions.

### **3) Development Proposal**

- 3.1 The area of the Site is 1,940 m<sup>2</sup> (about), including 1,714 m<sup>2</sup> (about) of GL (**Plan 3**). The operation hours of the Site are from 09:00 to 21:00 daily, including public holidays. A total of 5 single-storey structures are provided at the Site for youth activity centre, elderly activity centre, office, covered corridor, washroom, store room and refreshment kiosk with total GFA of 394 m<sup>2</sup> (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. It is estimated that 6 staff will work at the Site. It is estimated that the Site would be able to accommodate 30 visitors per day. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

|                              |  |
|------------------------------|--|
| <b>Application Site Area</b> | 1,940 m <sup>2</sup> (about), including 1,714 m <sup>2</sup> (about) of GL |
| <b>Covered Area</b>          | 394 m <sup>2</sup> (about)   |
| <b>Uncovered Area</b>        | 1,546 m <sup>2</sup> (about)   |
| <b>Plot Ratio</b>            |  |
|                              | 0.2 (about)  |
| <b>Site Coverage</b>         |  |
|                              | 20% (about)  |
| <b>Number of Structure</b>   |  |
|                              | 5  |
| <b>Total GFA</b>             |  |
| - Domestic GFA               | 394 m <sup>2</sup> (about)   |
| - Non-Domestic GFA           | Not applicable   |
|                              | 394 m <sup>2</sup> (about)   |
| <b>Building Height</b>       |  |
|                              | 3 m – 6 m (about)  |
| <b>No. of Storey</b>         |  |
|                              | 1  |

3.2 The Site is accessible from Kam Sheung Road via and a local access (**Plan 1**). A total of 4 parking and loading/unloading (L/UL) spaces are provided at the Site for staff and visitor. Details of parking and L/UL spaces are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provisions**

| Type of Space   | No. of Space |
|---|--------------|
| Private Car (PC) Parking Space for Staff<br>- 2.5 m (W) x 5 m (L) | 2            |
| L/UL Space for Light Goods Vehicle (LGV)<br>- 3.5m (W) x 7m (L)   | 1            |
| L/UL Space for Light Bus (LB)<br>- 3 m (W) x 8 m (L)              | 1            |

3.3 As the Site is well-served by public transportation services provided at Kam Sheung Road, no parking space is provided for visitors. One L/UL space for light bus is provided at the Site for easy access of elderly and the youth by light bus, while L/UL space for LGV is provided for transportation of goods by 5.5 tonnes lorry. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.

3.4 As the Site is intended to serve the local community with infrequent trips as shown at **Table 3**

below, therefore, adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Trip Generation and Attraction of the Site**

| Time Period   | PC |     | LGV |     | LB |     | 2-Way Total |
|---|----|-----|-----|-----|----|-----|-------------|
|   | In | Out | In  | Out | In | Out |             |
| Trips at <u>AM peak</u> per hour (i.e. 09:00 – 10:00) | 2  | 0   | 1   | 0   | 1  | 0   | 4           |
| Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00) | 1  | 1   | 0   | 1   | 0  | 1   | 4           |
| Traffic trip per hour (i.e. 10:00 – 17:00)            | 0  | 0   | 0   | 0   | 1  | 1   | 2           |

3.5 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 implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site drainage system with the Site.

#### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant (i.e. submission of the as-built drainage plan and fire service installations (FSIs) proposal) in order to mitigate any adverse impact arising from the proposed development (**Appendices IV to V**).

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 with Ancillary Facilities for a Period of 5 Years**’.

**R-riches Property Consultants Limited**

**July 2024**

## **APPENDICES**

|                     |   |
|---------------------|---|
| <b>Appendix I</b>   | Charitable Institution under Section 88 of the Inland Revenue Ordinance |
| <b>Appendix II</b>  | Memorandum and Articles of Association                                  |
| <b>Appendix III</b> | Activities Organized by the Applicant                                   |
| <b>Appendix IV</b>  | Drainage Proposal   |
| <b>Appendix V</b>   | Fire Service Installations Proposal                                     |

## **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> | Swept Path Analysis                                  |