

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. 111 and Adjoining Government land (GL), Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 Hong Kong is known for its fast-paced and overcrowded living environment. The daily lives of Hong Kong people have long been stressed by the city's tight living space, which has undoubtedly led to conflicts between people in Hong Kong. In view of this, the applicant is intended to provide an ideal agricultural experience destination, perfect for families, friends, and school groups. It not only offers opportunities to connect with nature but also features various agricultural activities and educational programs that allow visitors to learn about animal husbandry, sustainable farming practices and wilderness adventure. The applicant seeks to operate the proposed development by providing large amount of open space at the Site, to promote healthy living through agricultural and recreational activities, as well as to alleviate pressure and achieve social harmony.
- 1.3 The proposed development divides into 3 parts; the Animal Interaction Zone provides the shelters to a variety of adorable farm animals, such as little bunnies, sheep and pigs. Visitors can feed and pet these animals, experiencing the joys of farm life firsthand; The Children's Learning Centres host various workshops and educational courses covering topics such as agricultural knowledge, environmental conservation, and sustainable development, making it suitable for participants of all ages; and Barbecue Site allows the visitors to enjoy a meal in a relaxed outdoor setting area.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan (OZP) No.: S/YL-PH/11 (**Plan 2**). According to the Notes of the OZP, the 'place of recreation, sports or culture' is column 2 use while 'barbecue site' is neither a column 1 or column 2 use within the "R(D)" 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 occupied by temporary structures for open storage yards, warehouses, and workshops uses. Although the Site is zoned as “R(D)”, there is no known program to design the Site for residential use. As the proposed development is intended to provide recreational activities to serve the nearby locals, approval of the planning application on a temporary basis of 3 years would therefore not frustrate the long-term planning intention of the “R(D)” zone and would better utilise the precious land resources in the New Territories.
- 2.3 The Site is the subject of 8 previous S.16 planning applications, in which the latest planning application (No. A/YL-PH/795) for ‘*place of recreation, sports or culture*’ use (that was submitted by a different applicant comparing with the current application), was approved by the Board in 2018, therefore, approval of the current application is in line with the Board’s previous decisions. When compared to the previous application (No. A/YL-PH/795), the major development parameters and the operation mode are slightly adjusted to meet the operational needs, within which, the site area, GFA and number of structures of the current application are smaller than the previous application. 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-PH/795 | | Date of Compliance |
|--|--|--------------------|
| (f) | The submission of record of the existing drainage facilities | Complied with |
| (g) | The submission of a fire service installations (FSIs) proposal | Complied with |
| (h) | The implementation of the FSIs proposal | Not complied with |

- 2.4 For approval condition (h), during the operation of the previous application, the applicant submitted a FSIs proposal for compliance with condition, and the submission was considered acceptable by D of FS. The applicant subsequently commenced the implementation works of the accepted FSIs proposal. 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 FSIs, hence, the construction works were temporarily put on hold. In order to increase the revenue generated from the Site, the applicant intends to rearrange the layout of the Site which fits

with the site area (i.e. introducing rain shelters at the activity plaza, etc.) and to include new structures for various activities (i.e. agricultural tools exhibition centre, children learning centre for recreational use.) to increase attractiveness of the development. With the addition of new attractions, the applicant intends to complete works for the remaining phase of FSIs during the planning approval period of the current application. In support of the application, the applicant has submitted the photographic record showing the existing drainage facilities within the Site and a FSIs proposal to minimise impact to the surrounding areas (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupies an area of 6,593 m² (about), including 1,833m² of GL (**Plan 3**). The operation hours of the Site are from 09:00 to 18:00 daily, including public holidays. A total of 14 structures are proposed at the Site for agricultural tools exhibition centre, pet garden, farming lecture room, refreshment kiosk, children learning centre, multi-function room for children activities, rain shelter for activity plaza, observatory viewing deck, storage of miscellaneous goods, agricultural demonstration centre, rain shelter for children activity and washroom with total GFA of 2,183 m² (**Plans 4 and 5**). Major development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

| | |
|------------------------------|---|
| Application Site Area | 6,593 m ² (about), including 1,833m ² of GL |
| Covered Area | 1,932 m ² (about) |
| Uncovered Area | 4,661 m ² (about) |
| Plot Ratio | 0.3 (about) |
| Site Coverage | 29% (about) |
| Number of Structure | 14 |
| Total GFA | 2,183m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 2,183m ² (about) |
| Building Height | 2.7 m – 6.5 m (about) |
| No. of Storey | 1 - 2 |

3.2 It is estimated that 10 staff will work at the Site. It is estimated that the proposed development would be able to attract not more than 80 visitors per day (i.e. 40 in the morning and 40 in the afternoon). Visitors 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 and individual visitors will not be served.

- 3.3 Portion of the Site is reserved as lawn area for picnic, outdoor recreational and barbecue activities (i.e. 1,650m²). Furthermore, an existing pond 170m² (about) is reserved at the Site for viewing purpose. As no eating place is provided in close vicinity of the Site, barbecue area (i.e. about 25 barbecue pits) will be provided at the Site for visitor to support the operation of the proposed development. Snacks from the proposed refreshment kiosk (structure B4) are the major food sources for barbecue activities at the Site. Structures B8 and B13 are available for visitors to conduct various types of recreational, sports or cultural activities, i.e. dancing, painting and drawing etc.
- 3.4 An area of 4,773 m² (about) have already been filled with concrete with existing site level of +37.6mPD. (**Plan 6**). The hard-paved area is intended to facilitate a flat surface for site formation of structures, footpath, 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 Kam Tin 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 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) | 2 |
| PC Parking Space for Visitor - 2.5 m (W) x 5 m (L) | 8 |
| 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) | 2 |

- 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 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 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 | | | | | | |
|--|--------------------------------|-----|-----|-----|----|-----|----------------|
| | PC | | LGV | | LB | | 2-Way Total |
| | In | Out | In | Out | In | Out | |
| Trip at <u>AM peak</u> per hour (09:00 – 10:00) | 4 | 2 | 1 | 0 | 2 | 0 | 9 |
| Trip at <u>PM peak</u> per hour (17:00 – 18:00) | 1 | 5 | 0 | 1 | 0 | 2 | 9 |
| Trip per hour (10:00 – 17:00) | 1 | 1 | 0 | 0 | 0 | 0 | 2 |

3.7 For visitor who are commuting to the Site by public transport, the nearest bus stop is located approximately 500m west of the Site with frequent franchise minibus services. Details of public transport services serving the Site (within 250m from the Site) are shown at **Table 5** and below:

Table 5: Public Transport Serving the Site

| Route No. | Termination Points | | Frequency |
|----------------|---------------------------|-------------------------|-----------------|
| Franchised Bus | | | |
| 608 | Wang Toi Shan (Pat Heung) | Kam Sheung Road Station | 10 – 13 minutes |

Source: HKeMobility (Transport Department)

3.8 All visitors are required to take away their own waste. Garbage or other forms of waste will be taken away by staff to the nearest public refuse collection point regularly by the use of trolleys.

3.9 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 photographic record showing the existing drainage facilities 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 **‘Proposed Temporary Place of Recreation, Sports or Culture and Barbecue Site 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

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|---------------|--|
| 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 | Details of Structures |
| Plan 6 | Filling of Land Area of the Application Site |
| Plan 7 | Swept Path Analysis |

APPENDICES

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| Appendix I | The Photographic Record showing the Existing Drainage Facilities at the Site |
| Appendix II | The Fire Service Installations Proposal |