

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant intends to operate a hobby farm to promote sustainable and organic farming in Kam Tin area. The proposed development will provide a passive recreation outlet for the general public interested in practicing leisure farming.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, '*Place of Recreation, Sports or Culture (Hobby Farm)*' is a Column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, the Site is currently vacant and has been left idle without any agricultural activities. It is mainly surrounded by hobby farm, plant nursery, cultivated land, temporary structures for storage use, unused/vacant land and some residential dwellings within the same "AGR" zone. Given the scale and nature of the proposed development, it is considered not incompatible with the surrounding area. Possessing the potential for agricultural rehabilitation, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise fallow agricultural land in the New Territories.
- 2.3 The Site is subject of a previous application (No. A/YL-KTN/806) for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 5 years on 20.5.2022. Despite the planning approval was revoked on 20.2.2025, the applicant has made effort to comply with the approval conditions, details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/YL-KTN/806		Date of Compliance
(a)	The submission of a drainage proposal	4.11.2024
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	27.11.2023
(e)	The implementation of the FSI proposal	Not complied with

- 2.4 The applicant made submission of a drainage proposal to comply with approval condition (a) on 2.10.2024, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 4.11.2024 (**Appendix I**). The applicant has been seeking quotations from drainage contractors for the implementation of the drainage facilities. Upon obtaining the planning permission from the Board, the applicant will implement the drainage facilities at the Site and submit photographic records for the consideration by CE/MN, DSD.
- 2.5 The applicant made submission of a FSIs proposal to comply with approval condition (d) on 6.9.2023, which was accepted by the Director of Fire Services on 27.11.2023 (**Appendix II**). Given that prior approval of Short Term Waiver (STW) from the Lands Department (LandsD) is required for the erection of structures at the Site, within which the proposed FSIs will be installed. In view of this, the applicant submitted an application for STW to the District Lands Officer/Yuen Long, LandsD in August 2022. The applicant is still waiting for his office to advise the current situation of the STW application. Hence, the applicant was not able to implement the accepted FSI proposal before the revocation of the previous application.
- 2.6 Apart from the previous application, within the same "AGR" zone on the OZP, several applications (Nos. A/YL-KTN/838, 891 and 977) for 'Place of Recreation, Sports or Culture (Hobby Farm)' were approved by the Board between 2022 and 2023. All similar applications were approved on a temporary basis for a period of 3 or 5 years. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 912 m² (about) (**Plan 3**). A total of 4 structures are proposed for reception, site office, toilet, changing room, storage of farm tools and plant nursery with total gross floor area (GFA) of 288 m² (about) (**Plan 4**). The remaining open space will be reserved for pedestrian path, farmland and landscape areas. The operation hours of the proposed

development are from 09:00 to 18:00 daily, including public holidays. The office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 3 staff members will station at the Site to support the daily operation. Details of the development parameters are provided at **Table 2** below:

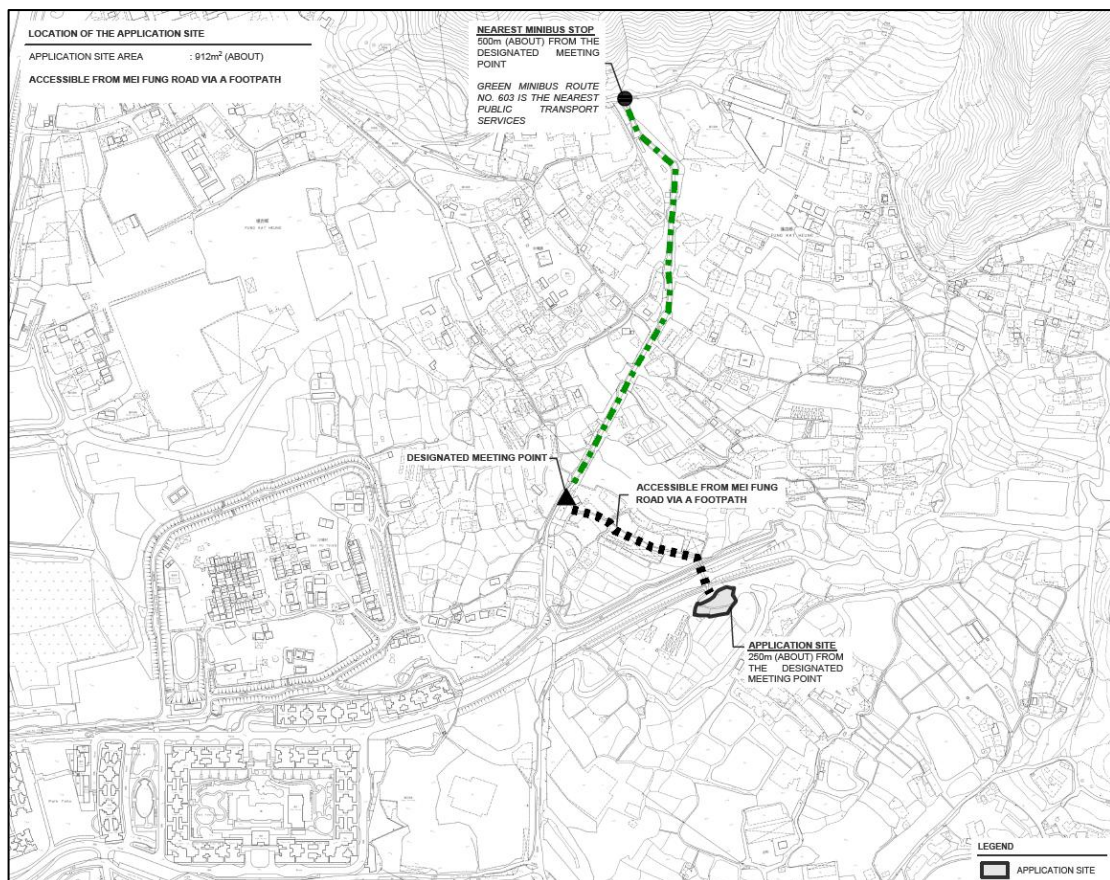
Table 2 – Major Development Parameters

Application Site Area	912 m ² (about)
Covered Area	144 m ² (about)
Uncovered Area	768 m ² (about)
Plot Ratio	0.3 (about)
Site Coverage	16% (about)
No. of Structure	4
Total GFA	288 m ² (about)
- Domestic GFA	<i>Not applicable</i>
- Non-Domestic GFA	288 m ² (about)
Building Height	7 m (about)
No. of Storey	2

- 3.2 A portion of the Site is proposed to be paved with concrete of not more than 0.2 m in depth (about 222 m²/ 24% of the Site) for the provision of pedestrian path and site formation of structures. The site level of the paved area will increase from +6.5 mPD to +6.7 mPD. The extent of paving has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out. The remaining area of the Site will remain unpaved for the provision of farm area (about 551 m²/ 60% of the Site) and landscape area (about 139 m²/ 15% of the Site) (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 It is estimated that the proposed development will accommodate not more than 20 visitors on a daily basis. A significant portion of the Site will be reserved for farming area (about 551 m²/ 60% of the Site) (**Plan 5**). The farming practice is similar to the always permitted agricultural use. Visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables, and will be free to carry the crops away for personal consumption. The use of pesticides will be strictly prohibited at the Site.

- 3.4 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**). Given that there is no vehicular access connecting the Site, no parking and loading/unloading (L/UL) spaces will be provided at the Site. Goods supporting the daily operation of the proposed development will be delivered by staff with trolleys, hence, no L/UL space will be required.
- 3.5 Prior booking will be required for visitors to access the Site. Visitors and staff will gain access to the Site by public transport services at Fung Kat Heung Road (Green Minibus Route No. 603) and walk to the Site via Mei Fung Road (about 250 m from the Site) and a local access. Staff will meet visitors at the designated meeting point at Mei Fung Road and lead visitors to the Site via the local access (**Figure 1**). Visitors will be reminded to refrain from driving to the Site as there will be no parking space available. Should there be any illegal parking observed at Mei Fung Road, the applicant will report to respective government departments.

Figure 1 – Nearest public transport services are provided at Fung Kat Heung Road



- 3.6 To avoid causing noise nuisance to the surrounding area, no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time during the planning approval period.
- 3.7 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse any potential environmental impacts and nuisance to the surrounding area.
- 3.8 As there is no existing public sewer in the vicinity of the Site, septic tank and soakaway system is proposed for sewage treatment at the Site. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes 1/23* when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at 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 accepted drainage and FSIs proposals under the previous application, to alleviate any potential adverse impact that would have arisen from the proposed development.
- 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) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Property Consultants Limited

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LIST OF APPENDICES

Appendix I	Accepted drainage proposal under previous application No. A/YL-KTN/806
Appendix II	Accepted FSIs proposal under previous application No. A/YL-KTN/806

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Plan showing the filling of land at the Site