

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 and D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**' (the development) (**Plan 1**).
- 1.2 Due to the shortage of venue for 'holiday camp' and '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. 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 for such use, in order to better serve the nearby locals.
- 1.3 The applicant has been operating at the Site since the previously approved application (No. A/YL-KTN/1044). During the previous approval period, the development has attracted many users including families and younger users in the vicinity. Noting the Site is often mostly occupied during weekends and public holidays; thus, the applicant would like to enlarge the Site to serve more families and parties by providing a variety of activities to satisfy customers' needs, including wedding banquets, dancing, painting, drawing and yoga classes etc..

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, '*barbecue site*' and '*place of recreation, sports or culture*' uses fall within column 2 use; whilst '*holiday camp*' and '*eating place*' uses neither fall within column 1 nor column 2 uses within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The development with several 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 utilise the precious land resources in the New Territories.

2.3 Furthermore, portion of the Site is the subject of 3 previous S.16 planning applications for '*holiday camp*', '*place of recreation, sports or culture*', '*barbecue site*' and '*eating place*' uses. Within which, the latest planning application (No. A/YL-KTN/1044) was submitted by the same applicant and was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board's previous decisions.

2.4 Comparing with the previous application (No. A/YL-KTN/1044), the Site area is larger with a slightly different layout adopted. Other development parameters, including plot ratio (PR), gross floor area (GFA), site coverage, etc. are also revised to meet the operational need of the applicant. Details of the differences between the latest application (No. A/YL-KTN/1044) and the current submission are shown at **Appendix I**.

2.5 Similar S.16 planning applications for '*holiday camp*' and '*place of recreation, sports or culture*' uses were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-KTN/1049) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.

2.6 In support of the application, the applicant submitted a fire service installations (FSIs) proposal and a drainage impact assessment (DIA) to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government departments and members of the Board (**Appendices II and III**).

3) Development Proposal

3.1 The Site occupies an area of 11,456 m² (about) (**Plan 3**). The operation hours of the Site are from 07:00 to 22:00 daily, including public holidays (except for overnight holiday camping activities). A total of 14 structures are proposed at the Site for store rooms, reception and office, washroom, water tank, eating place, rain shelter for barbecue activities, kitchen, fire service (FS) pump room, rain shelter for recreational, sports or cultural activities and windmill (decoration) with total GFA of 1,160 m²; as well as 16 holiday camps with total GFA of 544 m²

(Plans 4 and 5). Ancillary facilities, including store rooms, reception and office, washroom, water tank, rain shelter for barbecue activities, kitchen, fire service (FS) pump room, rain shelter for recreational, sports or cultural activities and windmill (decoration) are intended to support the operation of the development. It is estimated that the Site will accommodate 15 nos. of staff. It is also anticipated that the development would accommodate not more than 90 visitors per day. Visitors are required to make appointments in advance to access the Site and no walk-in visitor is allowed. Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	11,456 m ² (about)
Covered Area	1,704 m ² (about) (1,160 m ² for structures + 544 m ² for holiday camp)
Uncovered Area	9,752 m ² (about)
Plot Ratio	0.15 (about)
Site Coverage	15 % (about)
Number of Structure	14 (structures) + 16 (holiday camps)
Total GFA	1,704 m ² (about) (1,160 m ² for structures + 544 m ² for holiday camps)
- Domestic GFA	<i>Not applicable</i>
- Non-Domestic GFA	1,704 m ² (about) (1,160 m ² for structures + 544 m ² for holiday camps)
Building Height of Structures	1.9 m - 8 m (about)
No. of Storey of Structures	1
Building Height of Holiday Camps	4.5 m (about)
No. of Storey of Holiday Camps	1

- 3.2 A total of 16 holiday camps (caravans) are provided at the Site. The holiday camps (caravans) are the same as the previous application (No. A/YL-KTN/1044), each caravan can accommodate a maximum of 4 visitors. As no eating place is provided in close vicinity of the Site, barbecue area (barbecue pits will be provided at structure B7 and the designated open area for barbecue activities) and eating place (i.e. structures B6 and B9) are provided for visitor to support the operation of the development. Furthermore, a portion of the Site (i.e. structure B12 and designated open spaces) will be rented to visitors for conducting various types of recreational, sports or cultural activities, e.g. wedding banquets, dancing, painting, drawing and yoga classes etc. on hourly and daily basis.

- 3.3 The filling of pond for 2,795 m² (about) under the current application intends to regularise the current state of the Site, at which the previously existed ponds had already been filled. Therefore, no further filling of pond will be carried out by the applicant after obtaining planning permission from the Board (**Plan 6**).
- 3.4 A lawn area of 5,569 m² (about) is designated for holiday camp, open spaces and for barbecue, recreational, sports or cultural activities. The lawn area would be maintained as it is, and no filling of land would be carried out within the said area (**Plan 6**); whilst an area (including the filled ponds) of 5,887 m² (about) has already been hard-paved with concrete of not more than 0.2 m (i.e. about 4,110 m²) and gravel (i.e. about 1,777 m²) with existing site level ranges from +5.4 mPD to +5.6 mPD (**Plan 7**). The hard-paved 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 land filling is considered necessary and has been kept to minimal for the operation of the development. No further filling of land will be carried out by the applicant 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 26 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 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)	19
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)	3

- 3.6 Visitors are required to reserve parking space prior to their visits to the Site. L/UL space for LB is also provided for visitors who are travelling together in groups. LGV will be deployed for the transportation of goods and food to the Site. Larger garbage or other forms of waste will be taken by staff to the nearest refuse collection point regularly by LGV. 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 8**). As trip generation and attraction

of the 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 Development

Time Period	Estimated Trip Generation and Attraction						
	PC		LGV		LB		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 - 10:00)	3	0	1	0	1	0	5
Trips at PM peak per hour (18:00 - 19:00)	0	3	0	1	0	1	5
Traffic trip per hour (average)	5	5	1	1	0	0	12

3.7 The applicant will strictly follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.

3.8 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' ('Pro PECCPNs') 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 development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of FSIs and DIA, to mitigate any adverse impact arising from the development (**Appendices II and III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a**

Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Period of 3 Years'.

R-riches Planning Limited

May 2026

APPENDICES

Appendix I	Comparison of Details Between the Current and Previous Application
Appendix II	Fire Service Installation Proposal
Appendix III	Drainage Impact Assessment

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Details of Structures
Plan 6	Condition of the Site in the 1990s
Plan 7	Land and Pond Filling Plan
Plan 8	Swept Path Analysis (Light Bus)