

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground) and Religious Institution 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 is a religious charitable institution under Section 88 of the *Inland Revenue Ordinance*, who is seeking to continue the operation of a non-profit hobby farm with an additional fishing ground to provide a passive recreation outlet with farming and fishing activities for members of the institution, particularly for those with spiritual and emotional needs, to enhance their well-being, and to develop positive relationships with their friends, family members, and others. The applicant intends to make use of the Site to provide a haven for people with special needs, which aims to create an inclusive and supportive environment where individuals can thrive on personal development and foster meaningful connections among the members of the institution.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, '*Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground)*' and '*Religious Institution*' are Column 2 uses within the "AGR" zone, which require planning permission from the Board (Plan 2).
- 2.2 The Site is mainly surrounded by hobby farm, orchard, cultivated land, unused/vacant land, and some residential dwellings and temporary structures. Given the scale and nature of the proposed development, it is considered not incompatible with the surrounding area. 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 2 previous applications (Nos. A/YL-KTS/779 and A/YL-KTS/857) for '*Place of Recreation, Sports or Culture (Hobby Farm)*' submitted by the same applicant, which were approved by the Board on a temporary basis for a period of 3 to 5 years between 2018 and 2020. The latest planning permission is expected to be valid until 09.10.2025. During the approval period of the previous application No. A/YL-KTS/857, the applicant has complied with all planning conditions. Compared to the latest application, the current application involves the additional religious use, provision of additional structures, agricultural activities/resting area, landscape area, and a fishing ground in the existing pond.
- 2.4 Several applications for '*Place of Recreation, Sports or Culture*' (Nos. A/YL-KTS/887, 928, 981 and 1011) and '*Religious Institution*' (Nos. A/YL-KTS/824, 910 and 979) were approved by the Board within the "AGR" zone on the same OZP in the past 5 years. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent within the "AGR" zone.
- 2.5 In support of the application, the applicant has submitted a fire service installations (FSIs) proposal, an as-built drainage plan with the same drainage facilities as those maintained under previous planning application Nos. A/YL-KTS/779 and A/YL-KTN/857, and a set of photographic record of the existing drainage facilities to support the current application (**Appendices I to III**).

### **3) Development Proposal**

- 3.1 The Site occupies an area of 3,271 m<sup>2</sup> (about) (**Plan 3**). A total of 7 structures is proposed for religious activities room, agricultural learning room, site office, reception, washroom, fire service water tank and control room, pantry, stage for demonstration of various activities, storage of fishing and farming tools, and meter room uses with total gross floor area (GFA) of 591 m<sup>2</sup> (about) (**Plan 4**). The remaining uncovered area will be reserved for hobby farm area, landscaping area, agricultural activities/resting area and fishing area.
- 3.2 The operation hours of the proposed development are from 09:00 to 21:00 daily, including public holidays. The site office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. It is estimated that 5 staff members will station at the Site. No overnight accommodation will be provided at the Site. Details of the development parameters are provided at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Site Area</b>	3,271 m <sup>2</sup> (about)
<b>Covered Area</b>	591 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,680 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.18 (about)
<b>Site Coverage</b>	18% (about)
<b>No. of Structure</b>	7
<b>Total GFA</b>	591 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	591 m <sup>2</sup> (about)
<b>Building Height</b>	3 m to 5 m (about)
<b>No. of Storey</b>	1

- 3.3 A portion of the Site has been hard-paved with concrete of not more than 0.2 m in depth (about 1,016 m<sup>2</sup>; 31% of the Site) for the provision of pedestrian circulation area and site formation of structures. The current application for filling of land intends to regularise the existing hard-paving at +5.7 mPD. The extent of the hard-paving has been kept to a minimum to meet the operational need. The applicant will strictly follow the scheme and no further filling of land will be carried out. The remaining area of the Site will remain unpaved for the provision of agricultural activities/resting area, farming area and landscape area (about 1,980 m<sup>2</sup>; 60% of the Site). The existing pond at the Site (about 275 m<sup>2</sup>; 9% of the Site) will remain undisturbed (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

#### Hobby Farm and Fishing Ground

- 3.4 It is estimated that the proposed development will accommodate not more than 20 visitors on a daily basis. The farming practice is similar to the always permitted agricultural use within the "AGR" zone. Visitors will have the opportunities to grow a selection of crops, including edible seasonal fruits/vegetables, and will be free to carry the agricultural produce away for personal consumption. Fishing activities will be carried out at the existing pond. The use of pesticides will be strictly prohibited at the Site.

#### Religious Institution

- 3.5 The religious institution is to provide worshipping and fellowship services for members of the

institution. Support groups and related activities, including 'prayer meetings' are proposed to better support the physical, mental, and spiritual needs of members of the institution. All religious activities will be carried out within the enclosed structures. The religious activities will be held during non-peak hours on weekdays, or Sundays and public holidays.

- 3.6 The Site is accessible from Kam Sheung Road Station Public Transport Interchange (PTI) via a footpath connected to Kam Ho Road (**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. Farming and fishing tools are available at the Site. Other materials e.g. seeds and fishing bait, will be hand-carried or delivered with trolleys by staff from Kam Sheung Road Station PTI. Hence, no L/UL space will be required at the Site. The same logistics arrangement has been continuously adopted since the approval of the previous application No. A/YL-KTS/779 in 2018.
- 3.7 Prior booking will be required for visitors to access the Site. Kam Sheung Road Station PTI, where frequent railway, franchised bus, and Green Minibus (GMB) services are available, is approximately 400 m to the northeast of the Site. Visitors and staff will gain access to the Site by public transportation services at Kam Sheung Road PTI. Staff will meet visitors at the designated meeting point at Kam Sheung Road PTI and lead visitors to the Site. Visitors will be reminded not to access the Site by driving as there will be no parking space available. Details of the public transportation services in the vicinity of the Site are enclosed at **Appendix IV**.
- 3.8 As the proposed development is for passive recreational use, and religious activities would only be carried out indoor, it is anticipated that no excessive noise would be generated. All farming-related educational activities will be conducted within the agricultural learning room. All outdoor lighting within the Site will be switched off beyond the operation hours to alleviate the potential nuisance to the surrounding area.
- 3.9 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.

- 3.10 During the operation, the major source of wastewater will be sewage from the washroom. 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.

#### **4) Conclusion**

- 4.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. submission of an FSI proposal, an as-built drainage plan with the same drainage facilities as those maintained under previous planning application Nos. A/YL-KTS/779 and A/YL-KTN/857, and a set of photographic record of the drainage facilities to alleviate any potential adverse impact that would have arisen from the proposed development (**Appendices I to III**).
- 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) and Religious Institution with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

**R-riches Planning Limited**

**August 2025**

## **LIST OF APPENDICES**

<b>Appendix I</b>	Fire service installations proposal
<b>Appendix II</b>	As-built drainage plan
<b>Appendix III</b>	Photographic record of the existing drainage facilities
<b>Appendix IV</b>	Public transportation services in the vicinity of the Site

## **LIST OF PLANS**

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

Our Ref. : DD103 Lot 779 RP  
Your Ref. : TPB/A/YL-KTS/1092

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By E-mail**

04 September 2025

Dear Sir,

**Supplementary Information**

**Proposed Temporary Place of Recreation, Sports or Culture  
(Hobby Farm and Fishing Ground) and Religious Institution with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,  
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories  
(S.16 Planning Application No. A/YL-KTS/1092)**

We write to submit supplementary information in support of the captioned application.

Should you require more information regarding the application, please contact our [REDACTED]  
[REDACTED] or the undersigned at your convenience.  
Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Michael SO

email: mckso@pland.gov.hk )

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and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,  
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**(Application No. A/YL-KTS/1092)**

- (i) The applicant provides the following clarifications in support of the application:
- the applicant is a charitable institution under Section 88 of the *Inland Revenue Ordinance*. Please refer to the letter issued by the Inland Revenue Department at **Annex 1**;
  - as mentioned in Section 3.7 of the Supplementary Statement, visitors and staff will gain access on foot from Kam Sheung Road Station Public Transport Interchange (PTI), which is a 10-minute walking distance from the proposed development. For visitors who are unfamiliar with the direction, staff will meet them up at Kam Sheung Road Station PTI and lead them to the proposed development;
  - the agricultural learning room in Structure B2 provides indoor space for visitors to participate in workshops for demonstration of farming techniques/knowledge-sharing sessions;
  - the pantry in Structure B3 is solely for staff use. No business catering activity will be conducted therein;
  - the stage in Structure B4 is a shed structure to provide semi-outdoor space for visitors to participate in workshops for demonstration of farming techniques/knowledge-sharing sessions. Given that the shed is three-side enclosed, excessive noise impact to the surrounding area is not envisaged; and
  - comparing to the previous application No. A/YL-KTS/857, the size of the existing pond remains unchanged. Please refer to the revised pages of the Supplementary Statement and Form No. S.16-I, and revised plans showing the layout and filling of land enclosed at **Annex 2**.

**Annex 1**

Letter showing the status of charitable institution  
under Section 88 of the Inland Revenue Ordinance



稅務局  
香港灣仔告士打道 5 號  
稅務大樓

**INLAND REVENUE DEPARTMENT**

REVENUE TOWER  
5 GLOUCESTER ROAD, WAN CHAI,  
HONG KONG.

網址 Web site: (<http://www.ird.gov.hk>)

來函請寄「香港郵政總局信箱 132 號稅務局局長收」  
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO-  
COMMISSIONER OF INLAND REVENUE  
G.P.O. BOX 132, HONG KONG.

來函編號:

Your Ref.: D/JL/48556/2010

來函請註明本局檔案號碼

IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:

IR File No.:

電話 :  
Tel. No. : 2594 5300  
傳真號碼 :  
Fax No. : 2802 7625  
電郵 :  
E-mail : [taxinfo@ird.gov.hk](mailto:taxinfo@ird.gov.hk)

先生/小姐:

Dear Sir/Madam,

現 證 實 由 2 0 1 0 年 1 0 月 2 5 日 起

This is to confirm that with effect from 25 October 2010

得力協會有限公司

**GOD POWER ASSOCIATION LIMITED**

因 屬 公 共 性 質 的 慈 善 機 構 或 信 託 團 體 ,  
being a charitable institution or trust of a public character,

故 可 根 據 稅 務 條 例 第 八 十 八 條 獲 豁 免 繳 稅 。  
is exempt from tax under Section 88 of the Inland Revenue Ordinance.

稅務局局長  
(王青平代行)

(Leonard C P WONG)

for Commissioner of Inland Revenue

2010年 11月 3 日

CPW:DL:cl:B329-18B

**Annex 2**

Revised pages of the Supplementary Statement and Form No. S.16-I  
Revised plans showing the layout and filling of land

**Table 2 – Major Development Parameters**

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