

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 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 operate a religious institution with a view to offering a wide array of spiritually enriching opportunities to 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 under the Christian faith. The applicant intends to make use of the Site to provide a haven for people with desire to worship God, which aims to create an inclusive and supportive environment where individuals can thrive on personal development and foster meaningful spiritual connections with God 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, *'Religious Institution'* is a Column 2 uses within the "AGR" zone, which requires 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 surroundings. 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. During the approval period of the previous application No. A/YL-KTS/857, the applicant had complied with all planning conditions.

2.4 Several applications for '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 proposal with the same drainage facilities as those implemented and 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 m² (about) (**Plan 3**). A total of 7 structures is proposed for religious activities room, site office, reception, washroom, fire service water tank and control room, pantry, stage for religious activities, storage of miscellaneous items, and meter room uses with total gross floor area (GFA) of 591 m² (about) (**Plan 4**). The remaining uncovered area will be reserved for open space and activity area, landscaping area, pedestrian path, and an existing pond. Details of the development parameters are provided at **Table 2** below:

Table 2 – Major Development Parameters

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

- 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.
- 3.3 A portion of the Site has been hard-paved with concrete of not more than 0.2 m in depth (about 1,065 m²; 33% 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 open space and activity area and landscaping area (about 1,980 m²; 60% of the Site). The existing pond at the Site (about 226 m²; 7% of the Site) will remain undisturbed (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.4 The religious institution is to provide worshipping and fellowship services for members of the institution. Support groups and related activities, including sermons, Bible discussions, prayer meetings and meditation retreats will be offered to provide a wide array of spiritually enriching opportunities to better support the physical, mental, and spiritual needs of members of the institution. The religious activities will be mainly held on Saturdays, Sundays and public holidays, and during non-peak hours on weekdays. No burning activities such as burning of joss papers and offerings, incense or candles will be allowed at the Site. Some passive activities such as Bible study picnics and spiritual reflections through farming practice are also proposed in the open space and activity area to observe God's creation.
- 3.5 The Site is accessible from Kam Sheung Road Station Public Transport Interchange (PTI) via a footpath connecting 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. Daily necessities 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.

- 3.6 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**.
- 3.7 As the proposed development is solely for religious use with ancillary passive activities, it is anticipated that no excessive noise would be generated. No public announcement system or any form of audio amplification system will be used at the Site. All outdoor lighting within the Site will be switched off beyond the operation hours to alleviate the potential nuisance to the surrounding area.
- 3.8 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.
- 3.9 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 proposal with the same drainage facilities as those implemented and 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 Religious Institution with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

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LIST OF APPENDICES

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

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