

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 24 RP, 26 RP, 27 RP, 28, 29, 30, 31, 32, 34, 37, 38, 39 (Part), 42 S.A, 42 RP, 43 and 44 in D.D. 135 and Adjoining Government Land (GL), Pak Nai, Yuen Long, New Territories (the Site) for **'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (Plan 1).
- 1.2 Due to the shortage of venues for outdoor recreational activities in Hong Kong, the applicant would like to use the Site for the applied uses to alleviate the pressing demand for such use. The scenic environment of the Site provides an ideal setting for such activities, promoting sustainable and organic farming in Pak Nai area. The proposed passive recreation outlet serves as an eco-education farm to enhance the public awareness about the importance of agricultural development in Hong Kong.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No.: S/YL-PN/9 (Plan 2). According to the Notes of the OZP, 'Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground)' and 'Animal Boarding Establishment' are column 2 uses, while 'Holiday Camp' and 'Barbecue Site' are neither column 1 nor column 2 uses within the "AGR" zone, which require planning permission from the Board.
- 2.2 The vicinity of the Site is predominantly rural character surrounded by hobby farm, plant nursery, cultivated land, open storage yards and unused/vacant land. The applied uses are considered not incompatible with surrounding land uses. Although the applied uses are not entirely in line with the planning intention of the "AGR" zone, the farming practice is similar to the always permitted agricultural use. As such, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "AGR" zone and can better utilize precious land resources in the New Territories.

- 2.3 There is a similar application (No. A/YL-PN/85) for 'place of recreation, sports or culture (hobby farm)' use within the same "AGR" zone was approved by the Board on a temporary basis of 5 years in June 2025, is located approximately 150 m west of the Site. Approval of the current application would not set an undesirable precedent within the "AGR" zone and in line with the Board's previous decision.

### **3) Development Proposal**

- 3.1 The Site occupies an area of 16,283 m<sup>2</sup> (about), including 1,555 m<sup>2</sup> (about) of GL (**Plan 3**). A total of 7 structures are proposed at the Site for animal boarding establishments, agricultural education and store room, reception, canteen for staff and visitors, site office and washrooms with total gross floor area (GFA) of 1,308 m<sup>2</sup> (about) (**Plans 4 and 5**). The uncovered area (i.e. 14,975m<sup>2</sup> (about), 92% of the Site) will be designated as hobby farming area, lawn area for tent camping and barbecue areas, fishing ground and circulation space.
- 3.2 The operation hours of the proposed development are from 09:00 to 21:00 daily, including public holidays (except for overnight holiday camping and animal boarding activities). The estimated number of staff working at the Site will be 8, which 2 staff will be stationed at the Site overnight to handle potential complaints arising from the proposed development. The ancillary site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is anticipated that the proposed development would be able to accommodate not more than 60 visitors per day during peak seasons. Prior appointments and entrance fees are required for the general public to access the Site to regulate the number of visitors and the use of parking space in order to prevent the excessive number of vehicles and visitors at the Site. No walk-in visitor is allowed.

#### Hobby Farm

- 3.3 Portion of the Site will be used as hobby farming area (i.e., 5,095m<sup>2</sup>, 31% of the Site) (**Plan 5**). The farm area is subdivided into small portions and visitors will be directed to the designated farm area for farming activities. 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.

*Holiday Camp, Barbecue Site and Fishing Ground*

3.4 About 4,959m<sup>2</sup> of the site area, 30% of the Site will be reserved as lawn area for tent camping and barbecue areas (**Plan 5**). As no eating place is provided in close vicinity of the Site, barbecue area (about 25 barbecue pits) and the ancillary canteen will be provided at the Site for staff and visitors to support the operation of the proposed development. Furthermore, an existing pond (428m<sup>2</sup>, 3% of the Site) is reserved at the Site for fishing activities. Crops harvested from the hobby farming and fish from fishing ground are the major food sources for barbecue activities at the Site. Visitors are expected to bring and set up their own camping tent within the tent camping area. Barbecue pits and tools are provided at the designated barbecue area. Visitors are required to purchase a valid entry ticket to use the tent camping, barbecue site and fishing ground separately.

*Animal Boarding Establishment*

3.5 A total of not more than 40 dogs will be kept at structures B6 and B7 within the Site. All dogs will be kept indoors at the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioner system (**Plan 4**). No "quarantine station or quarantine lairage for animals" will be provided at the Site at any time during the planning approval period. No outdoor dog activities and training will be held at the Site at any time during the planning approval period. Besides, structure B2 will be designated as the animal interaction zone for 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. No public announcement system, whistle-blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at all times during the planning approval period. Details of development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Site Area</b>	16,283 m <sup>2</sup> (about), including 1,555 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	1,308 m <sup>2</sup> (about)
<b>Uncovered Area</b>	14,975 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.08 (about)
<b>Site Coverage</b>	8% (about)
<b>Number of Structure</b>	7
<b>Total GFA</b>	1,308 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,308 m <sup>2</sup> (about)
<b>Building Height</b>	3.5 m to 4 m
<b>No. of Storey</b>	1

- 3.6 Portion of the Site (i.e. 5,801m<sup>2</sup> (about), 36% of the Site) is proposed to be filled with concrete of not more than 0.1 m for site formation of structures and circulation space (**Plan 6**). Concrete site formation is required to meet the operational needs and that has been kept minimal. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.
- 3.7 The Site is accessible from Nim Wan Road via a local access (**Plan 1**). A 9 m wide ingress/egress is proposed at the northern part of the Site. Two loading/unloading (L/UL) spaces for light bus (LB) are provided at the Site for easy access of visitors travel in groups. Regarding the logistics arrangement, goods and tools supporting the daily operation will be transported by light goods vehicle (LGV). Therefore, 2 L/UL spaces for LGV are provided. The routine delivery is expected to be carried out beyond peak hours between 11:00 to 15:00. A total of 17 parking and L/UL spaces are proposed. Details are shown at **Table 3** below:

**Table 3 – Parking and L/UL Provisions**

Type of Parking Space	No. of Space
Private Car Parking Spaces for Visitor - 2.5 m (W) x 5 m (L)	8
Private Car Parking Spaces for Staff - 2.5 m (W) x 5 m (L)	5
Type of L/UL Space	No. of Space
L/UL Spaces for LGV - 3.5 m (W) x 7 m (L)	2
L/UL Spaces for LB - 3.5 m (W) x 8 m (L)	2

- 3.8 Sufficient space is provided for vehicles to manoeuvre smoothly at the northwestern portion of the Site to ensure no vehicle will queue back to or reverse onto/from the Site to public roads (**Plan 4**). All exiting traffic will have to give way to allow sufficient space for the incoming traffic. Besides, a notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles, including container tractors /trailers, as defined in the *Road Traffic Ordinances*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. As the estimated trip generation/attraction of the proposed development is minimal (**Table 4**), adverse traffic impact to the surrounding road network is not envisaged.

**Table 4 – Trip Generation/Attraction of the Proposed Development**

Time Period	Trip Generation/Attraction						
	PC		LGV		LB		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	4	0	0	0	2	0	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	0	2	6
Traffic trip per hour (average)	1	1	2	2	0	0	6

- 3.9 Fencing will be erected to avoid any disturbance to the surrounding areas. All visitors are required to take away all waste produced at the Site. Large garbage or other form of waste will be taken away by staff to the nearest public refuse collection point regularly by use of trolleys.

- 3.10 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.
- 3.11 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff and visitors. As there is no existing public sewer in the vicinity of the Site, septic tank is proposed for sewage treatment at the Site. The applicant will strictly implement good practices under *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage on a regular basis to minimize adverse environmental impact to the surrounding areas.
- 3.12 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding areas.

#### **4) Conclusion**

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and FSI proposals after planning permission has been granted from the Board to mitigate any adverse impact arising 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 and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years.**

**R-riches Planning Limited**

**July 2025**

## **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
<b>Plan 6</b>	Swept Path Analysis