

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 Due to the shortage of venue for 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, which undoubtedly causes inconvenience for the locals. In view of this, the applicant would like to use the Site for the applied use to alleviate the pressing demand of such use, in order to better serve the nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, the applied use is a column 2 use, which requires planning permission from the Board. The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by residential, recreational and agricultural uses. In addition, there is no active agricultural activity within the Site, hence, 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 utilize precious land resources in the New Territories.
- 2.2 Portion the Site is the subject of 2 previous S.16 planning applications (Nos. A/YL-SK/244 and 306) for a similar use (i.e. hobby farm) that were submitted by the same applicant. These applications were approved by the Board in 2018 and 2021 respectively, therefore, approval of the current application is in line with the Board's previous decisions. When compared to the latest planning application (No. A/YL-SK/306), the site area, gross floor area, number of structures are increased to meet the operational need of the proposed development.
- 2.3 In support of the application, the applicant has submitted the accepted drainage proposal of

the previous application, a fire service installations (FSIs) proposal and photographic records of the existing run-in/out to support the current application (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 2,856 m² (about) (**Plan 3**). The operation hours of the Site are from 10:00 to 22:00 daily, including public holidays. A total of 3 structures are proposed at the Site for activity rooms, washrooms, site office, store rooms and rain shelter with total GFA of 472 m² (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. It is estimated that 8 staff will work at the Site. It is estimated that the proposed development would be able to accommodate not more than 30 visitors per day. Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	2,856 m ² (about)
Covered Area	409 m ² (about)
Uncovered Area	2,447 m ² (about)
Plot Ratio	
	0.16 (about)
Site Coverage	
	14% (about)
Number of Structure	
	3
Total GFA	
- Domestic GFA	472 m ² (about)
- Non-Domestic GFA	Not applicable
	472 m ² (about)
Building Height	
	3 m – 7 m (about)
No. of Storey	
	1 - 2

3.2 A portion of the Site (i.e. 863 m²) has been hard-paved with concrete of not more than 0.2m in depth (**Plan 5**). The filled 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 associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site at any time during the planning approval period.

3.3 The Site will be rented wholly to visitor for conducting various types of recreational, sports or

cultural activities, i.e. wedding banquet, dancing, painting, drawing and yoga classes etc.. Food would also be provided at the Site upon request to serve visitors of the Site only, however, cooking will not be carried out at the Site. Walk-in visitor would not be served.

- 3.4 The Site is accessible from Kam Sheung Road via Ko Sheung Road and Nam Hing Road West (**Plan 1**). A total of 3 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 Proposed Development

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	1
Light Goods Vehicle and Light Bus L/UL Space - 3.5 m (W) x 8 m (L)	1

- 3.5 Majority of visitor and staff are required to make good use of public transport services provided at Kam Sheung Road then walk to the Site. L/UL space for light bus is also provided for visitors who are travelling together in group. Light goods vehicle (LGV) will be deployed for the transportation of goods and food to the Site. 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 6**). As trip generation and attraction of the proposed 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 Proposed Development

Time Period	Trip Generation and Attraction						2-Way Total
	PC		LB		LGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (10:00 – 11:00)	2	0	2	2	0	0	6
Trips at <u>PM peak</u> per hour (21:00 – 22:00)	0	2	2	2	0	0	6
Traffic trip per hour (average)	1	1	0	0	0.5	0.5	3

- 3.6 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* (ProPECCPNs) 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 proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage proposal of the previous application, FSIs proposal and photographic records of the existing run-in/out to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**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 with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

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APPENDICES

Appendix I	The Accepted Drainage Proposal of the Previous Application
Appendix II	Fire Service Installations Proposal
Appendix III	Photographic Records of the Existing Run-In/Out

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Filling of Land Area of the Application Site
Plan 6	Swept Path Analysis