

## **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. 112, Shek Kong, Yuen Long, New Territories* (the Site) for '**Temporary Place of Recreation, Sports or Culture (Hobby Farm) 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 intends to continue operating the hobby farm to promote sustainable and organic farming in Shek Kong area. The proposed passive recreation outlet also 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 is currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9. According to the Notes of the OZP, '*Place of Recreation, Sports or Culture (Hobby Farm)*' is a Column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The Site mainly surrounded by hobby farm, plant nursery, cultivated land, unused/vacant land and some residential dwellings within the adjoining "Village Type Development" zone. 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 the subject of two previous S.16 planning applications (Nos. A/YL-SK/229 and 261) for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3/5 years on 10.11.2017 and 4.10.2019 respectively. Despite the latest planning approval (No. A/YL-SK/261) lapsed on 4.10.2024, the applicant has complied with all approval conditions, details are shown at **Table 1** below:

**Table 1** – Details of Compliance with Approval Conditions of the Previous Application

<b>Approval Conditions of Application No. A/YL-SK/261</b>		<b>Date of Compliance</b>
(c)	The submission of a revised drainage proposal	3.1.2022

(d)	The implementation of revised drainage proposal	7.4.2022
(g)	The implementation of proposal for fire service installations and water supplies for fire-fighting	8.2.2021

2.4 When compared with the previous S.16 planning application (No. A/YL-SK/261), all major development parameters and operation mode remain unchanged. In support of the application, the applicant submitted the accepted drainage and fire service installations (FSIs) proposals of the previous application and photographic records showing the existing drainage facilities within the Site for the proposed development (**Appendices I to III**).

2.5 Apart from the previous application, within the same "AGR" zone on the OZP, several applications for 'Place of Recreation, Sports or Culture (Hobby Farm)' were approved by the Board between 2017 and 2021, within which the latest application (No. A/YL-SK/313), which located approximately 220m southwest of the Site, was approved by the Board on a temporary basis in 2021. All similar applications were approved on a temporary basis for a period of 3 or 5 years. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

### 3) Development Proposal

3.1 The Site occupies an area of 4,474 m<sup>2</sup> (about), including 90m<sup>2</sup> of GL (**Plan 3**). A total of 3 structures are proposed for reception, rain shelter, greenhouse, washroom, water tank and storage of farm tools with total gross floor area (GFA) of 273 m<sup>2</sup> (about) (**Plan 4**). The remaining uncovered area will be reserved for farm area and circulation space. The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays. It is anticipated that the applied use would attract not more than 20 visitors. It is estimated that 5 staff members will station at the Site to support the daily operation. Details of the development parameters are provided at **Table 2** below:

**Table 2 – Major Development Parameters**

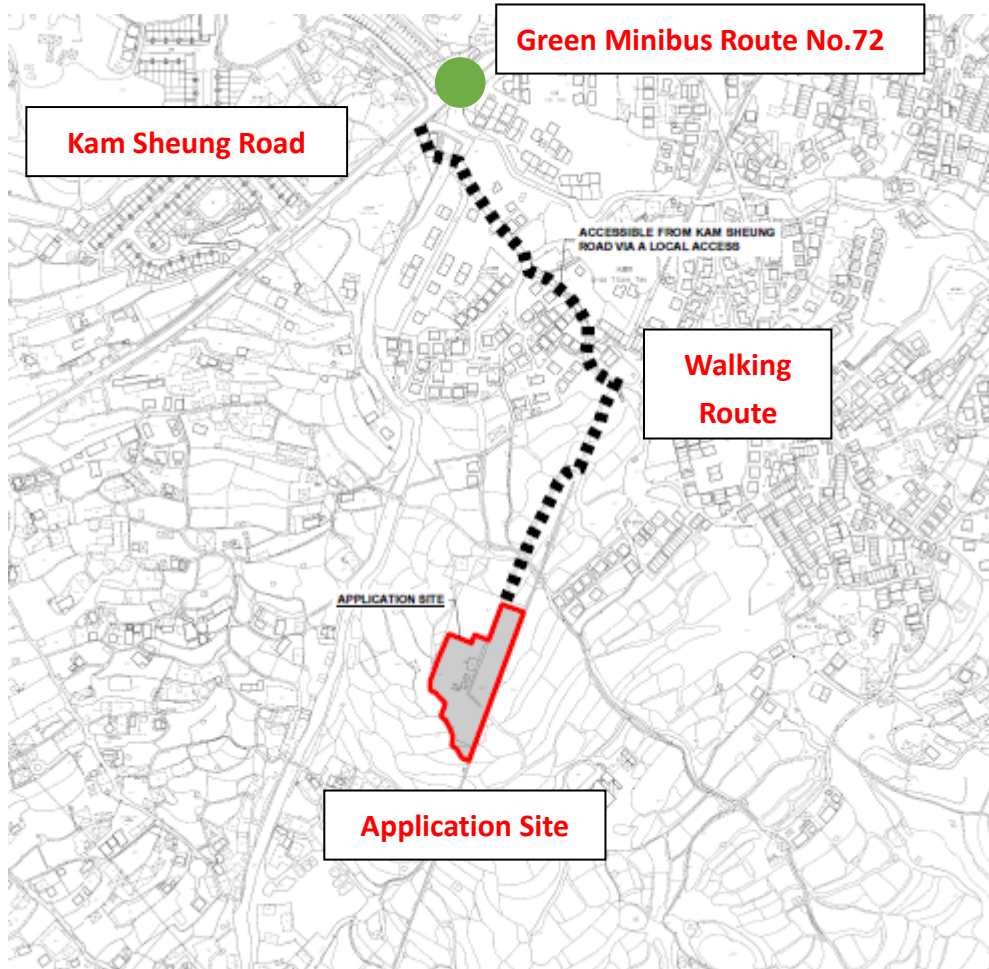
<b>Application Site Area</b>	4,474 m <sup>2</sup> (about), including 90m <sup>2</sup> of GL
<b>Covered Area</b>	273 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,201 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.06 (about)
<b>Site Coverage</b>	6% (about)

<b>No. of Structure</b>	3
<b>Total GFA</b>	273 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	273 m <sup>2</sup> (about)
<b>Building Height</b>	3m to 3.5m (about)
<b>No. of Storey</b>	1

- 3.2 A portion of the Site has already been paved with concrete of not more than 0.2 m in depth (about 228 m<sup>2</sup>/ 5% of the Site) for site formation of structures (**Plan 5**). The current application serves to regularize the existing filling of land. Concrete site formation is required to meet the operational needs, and the extent of paving has been kept to minimal. The remaining area of the Site will remain as soil ground for the provision of farm area (about 3,557 m<sup>2</sup>/ 79.5% of the Site) and circulation area (about 689 m<sup>2</sup>/ 15.4% of the Site). The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 A significant portion of the Site will be reserved for farming area (i.e. 3,557 m<sup>2</sup>, 79.5% of the Site) (**Plan 5**). The farming practice is similar to the always permitted agricultural use. 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.
- 3.4 The Site is accessible from Kam Sheung Road via a local access (**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. Goods supporting the daily operation of the proposed development will be delivered by staff with trolleys, hence, no L/UL space will be required.
- 3.5 Prior booking will be required for visitors to access the Site. Visitors and staff will gain access to the Site by public transport services at Fung Kat Heung Road (Green Minibus Route No. 72) and walk to the Site via Kam Sheung Road (about 600 m from the Site) and a local access. Staff will meet visitors at the designated meeting point at Kam Sheung Road and lead visitors to the Site via the local access (**Figure 1**). Visitors will be reminded to refrain from driving to the Site as there will be no parking space available. Should there be any illegal parking

observed at Kam Sheung Road, the applicant will report to respective government departments.

**Figure 1** – Nearest public transport services are provided at Kam Sheung Road



- 3.6 To avoid causing noise nuisance to the surrounding area, no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time during the planning approval period.
- 3.7 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.

3.8 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. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

#### **4) Conclusion**

4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. submission of the accepted drainage and FSIs proposals under the previous application, as well as the photographic record of the existing drainage facilities within the Site, 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 '**Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

**R-riches Property Consultants Limited**

**May 2025**

## LIST OF APPENDICES

<b>Appendix I</b>	Accepted drainage proposal under previous application No. A/YL-SK/261
<b>Appendix II</b>	Accepted FSIs proposal under previous application No. A/YL-SK/261
<b>Appendix III</b>	Photographic Record of the Existing Drainage Facilities within 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