

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1150 RP in D.D. 106, Kam Tin, Yuen Long, New Territories* (the Site) for **'Temporary Place of Recreation, Sports or Culture (Hobby Farm) 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 Draft Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/10. 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 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 one previous S.16 planning application (No. A/YL-SK/341) for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 5 years in 2023. As such, approval of the current application is in line with the Board's previous decision.
- 2.4 When compared with the previous application (No. A/YL-SK/341), all major development parameters and operation mode remain unchanged. The applicant has made effort to comply with the approval conditions of the previous application, details are shown at **Table 1**

below:

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

Approval Conditions of Application No. A/YL-SK/341		Date of Compliance
(a)	The submission of a drainage proposal	26.11.2024
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	17.06.2024
(e)	The implementation of the FSIs proposal	Not complied with

2.5 For conditions (b) and (e), the drainage and FSIs proposal previously submitted by the applicant have been considered acceptable by relevant authorities on 26.11.2024 and 17.06.2024 respectively. However, the applicant could not implement the accepted drainage and FSIs proposal as erection of structure required prior approval from the Lands Department (LandsD). As of 21.10.2025, the Short Term Waiver (STW) application is still under consideration by LandsD.

2.6 In support of the current application, the applicant submitted a FSIs proposal and an accepted drainage proposal of the previous application (No. A/YL-SK/341) for the Board's consideration (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupies an area of 291 m² (about) (**Plan 3**). One structure is proposed for storage of farm tools, washroom and site office with total gross floor area (GFA) of 36 m² (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 18:00 daily, including public holidays. It is anticipated that the applied use would attract not more than 10 visitors. It is estimated that 4 staff members will station at the Site to support the daily operation. Details of the development parameters are provided at **Table 2** below:

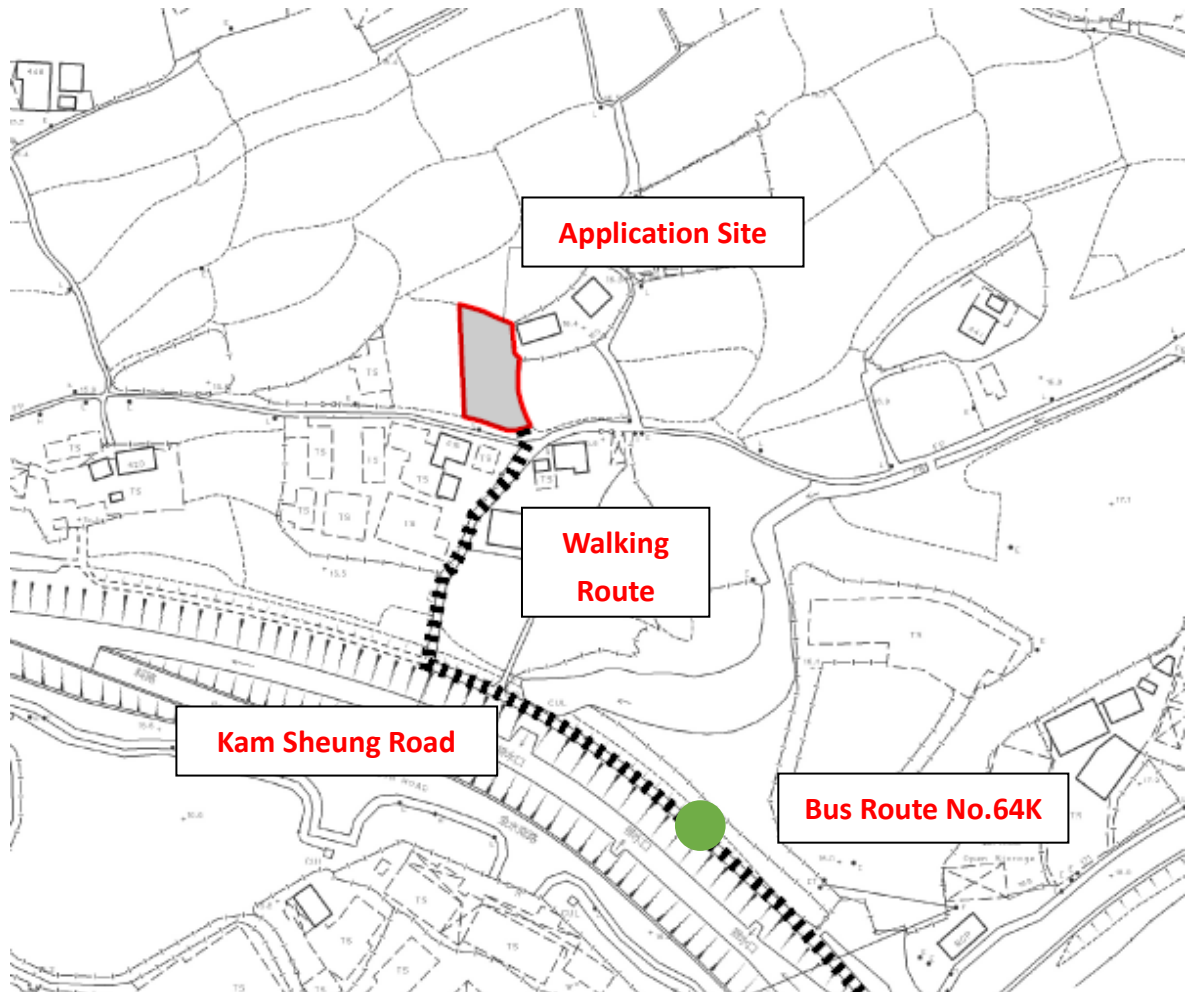
Table 2 – Major Development Parameters

Application Site Area	291 m ² (about)
Covered Area	36 m ² (about)
Uncovered Area	255 m ² (about)
Plot Ratio	0.12 (about)
Site Coverage	12% (about)
No. of Structure	1
Total GFA	36 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	36 m ² (about)
Building Height	3m (about)
No. of Storey	1

- 3.2 A portion of the Site has already been paved with concrete of not more than 0.2 m in depth (about 119m²/ 41% of the Site) for site formation of structures and circulation area (**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 172 m²/ 59% 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 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 footpath (**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 Kam Sheung Road (Bus Route No. 64K) and walk to

the Site (about 750 m from the Site) via 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 a FSIs proposal and the accepted drainage under the previous application (No. A/YL-SK/341) to alleviate any potential adverse impact that would have arisen from the proposed development (**Appendices I to II**).
- 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) and Associated Filling of Land for a Period of 5 Years**'.

R-riches Property Consultants Limited

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LIST OF APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Accepted drainage proposal under previous application No. A/YL-SK/341

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