

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission for renewal of planning approval from the Town Planning Board (the Board) for '**Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 5 Years**' (the development) on *Lots 84 S.A ss.1 S.A (Part), 84 S.A ss.1 RP (Part) and 84 S.A RP (Part) in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long, New Territories* (the Site) (**Plan 1**).
- 1.2 The development intends to continue to operate the hobby farm to provide space for recreational farming for the local community in Shek Kong area.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Draft Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/10 (**Plan 2**). 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.
- 2.2 The vicinity of the Site is predominantly rural in character with active/fallow agricultural land, some domestic dwellings, and vacant/unused land. The applied use is considered not incompatible with surrounding land uses and would benefit nearby residents. Whilst the Site falls within the "AGR" zone which is to retain and safeguard good quality agricultural land /farm/fish ponds for agricultural purposes, agricultural activities are involved in the development. The agricultural activities are similar to the always permitted agricultural use. As such, the temporary basis of the development would not frustrate the long-term planning intention of the "AGR" zone and can better utilise precious land resources in the New Territories.
- 2.3 The Site is subject of 2 previously approved applications (Nos. A/YL-SK/235 and 299) for the same applied use submitted by the same applicant, which were approved by the Board on a temporary basis in 2018 and 2021 respectively. All planning conditions imposed under the last approved application No. A/YL-SK/299 have been considered complied with. The planning permission will lapse after 12.03.2026. As compared to the last approved application, all development parameters, including the applied use, site area and boundary, layout, gross floor area (GFA), and nos. of structure, remain unchanged.

2.4 The applicant has made effort to comply with all planning conditions imposed under the last approved application. Details are shown at **Table 1** below.

Table 1 – Details of compliance with planning conditions of the last approved application

Planning conditions of application No. A/YL-SK/299	Date of compliance
(d) The submission of a fire service installations (FSI) proposal	08.07.2021
(e) The implementation of the FSI proposal	02.01.2024
(f) The implementation of the accepted drainage proposal	04.07.2024

2.5 Apart from the previously approved applications, several similar applications (Nos. A/YL-SK/294, 356, 368, 374 and 400) for ‘Place of Recreation, Sports or Culture’ were approved by the Board in the past 5 years within the same “AGR” zone on the OZP. Therefore, approval of the current application for renewal of planning permission is in line with previous decisions of the Board and would not set an undesirable precedent within the “AGR” zone.

2.6 The application site under the last approved application No. A/YL-SK/299 involved 2 private lots, namely *Lots 84 S.A ss. 1 (Part)* and *84 S.A RP (Part) both in D.D. 112*. Due to land administrative reasons, *Lot 84 S.A ss.1 in D.D. 112* (the concerned lot) has been subsequently split into 2 separate lots, namely *Lot 84 S.A ss.1 S.A* and *Lot 84 S.A ss.1 RP both in D.D. 112*. As compared to the last approved application, the site boundary of the current application has remained unchanged albeit with the subdivision of the concerned lot (**Plan 3**).

2.7 In support of the current application, the applicant has also submitted the accepted drainage and FSI proposals, as well as the accepted drainage condition records, and FSI and Equipment Certificates (F.S. 251) under the last approved application (**Appendices I to IV**). The applicant will submit updated F.S. 251 and drainage condition records upon obtaining planning permission.

3) Development Proposal

3.1 The Site occupies an area of 675 m² (about) (**Plan 3**). There are 3 temporary structures for agricultural learning room, ancillary site office, storage of farm tools, washroom, fire service water tank and installation uses with total GFA of 177.3 m² (about) (**Plan 4**). The operation hours are from 09:00 to 18:00 daily, including public holidays. 4 nos. of staff member are stationed at the Site and it shall attract not more than 12 visitors on a daily basis on weekdays. Detailed development parameters are shown at **Table 2** below.

Table 2 – Major development parameters

Site Area	675 m ² (about)
Covered Area	123.3 m ² (about)
Uncovered Area	551.7 m ² (about)
Plot Ratio	0.3 (about)
Site Coverage	18% (about)
No. of Structure	3
GFA	177.3 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	177.3 m ² (about)
Building Height	3.5 m to 7 m (about)
No. of Storey	1 to 2

3.2 Part of the Site (123.3 m² (about); about 18% of the Site) has been covered with concrete of not more than 0.2 m in depth as applied for under the last approved application. The existing site levels range between +25.3 mPD and +25.5 mPD (**Plan 5**). The current application serves to continue to regularise the existing hard-paving. The filling of land is to facilitate a flat surface for the erection of structures, which is considered necessary and has been kept to a minimum for the operation of the Site. The applicant will strictly follow the scheme, and no further filling of land will be carried out at the Site. The Site will be reinstated upon the expiry of the planning permission. Apart from the filled area, the majority of the Site is designated as farming area (385 m² (about); about 57% of the Site) for the hobby farm operation. The remaining part of the Site (167 m² (about); about 25% of the Site) will remain as soiled ground area to be used for footpath, landscaping area and water reserve area for existing raw water mains as required under the last approved application.

3.3 The Site is accessible from Kam Sheung Road via Nam Hing West Road (**Plan 1**). No parking or loading/unloading spaces are provided on-site. A pedestrian entrance/exist is provided at the northwestern part of the Site. Staff and visitors are required to access the development on foot or via public transportation. The same traffic arrangement has been practiced since the last approved application and it has been proven as workable.

- 3.4 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.
- 3.5 The applicant will also continue to follow relevant mitigation measures and requirements in the latest *"Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites"* and *"Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN)"* issued by the Environmental Protection Department to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The development is not anticipated to create significant nuisance to the surrounding areas. Adequate mitigation measures, including the provision of effective drainage facilities and FSI have been provided by the applicant to mitigate the potential adverse impacts arising from the development (**Appendices I to IV**). The applicant will submit updated F.S. 251 and drainage condition records upon obtaining planning permission.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for renewal of planning approval for '**Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

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LIST OF PLANS

- Plan 1** Location plan
- Plan 2** Zoning plan
- Plan 3** Land status plan
- Plan 4** Layout plan
- Plan 5** Plan showing the filling of land

LIST OF APPENDICES

- Appendix I** FSI proposal accepted under the previous application
- Appendix II** Certificate of FSI and Equipment accepted under the previous application
- Appendix III** Drainage proposal accepted under the previous application
- Appendix IV** Condition records of the implemented drainage facilities accepted under the previous application