

## **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.117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture, Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 As demand for recreational facilities and hobby farming has been growing recently, the applicant would like to operate their recreational premises, with the addition of barbecue site and shop and services to support the local tourism industry. The proposed development would better utilize the Site by converting deserted agricultural land to green space for the enjoyment of the public. The proposed development could also help to preserve green spaces and promote sustainable farming practices in the New Territories.
- 1.3 In addition, the proposed development cooperates with schools to offer half-day or full-day educational tours to provide hands-on farming practices and interactive learning experiences for students. It helps the students deepen their understanding of farming concepts and develop practical skills. The proposed development is therefore bridging connections between schools, students, and local agriculture. It helps preserve and promote sustainable farming within the community.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") and "Open Storage" ("OS") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the applied uses are either a column 2 use; or not a column one nor two use within the subject zones, hence, require planning permission from the Board. Majority of the Site (i.e. 10,596m<sup>2</sup>, 60% of the Site) will be reserved as farm area, which is similar to the always permitted agricultural use within the "AGR" zone. Approval of the current application on a temporary basis would therefore not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories.

- 2.2 The Site is located in an area which is predominantly rural fringe intermixed with agricultural land and residential uses. The nature of the proposed development is considered not incompatible with the surrounding area. The application site of the similar planning application (No. A/YL-TT/515) for 'hobby farm' use is located at approximately 150m north of the Site, the application was approved by the Board on a temporary basis in 2021. As similar application has been approved by the Board previously, approval of the current application would not set an undesirable precedent of the "AGR" and "OS" zones.
- 2.3 Furthermore, majority of the Site is the subject of 3 previous applications (Nos. A/YL-TT/394, 417 and 505) for the similar use that were submitted by different applicant. As these applications were approved by the Board between 2016 and 2021, approval of the current application is in line with the Board's previous decisions. When compared to the latest planning application (No. A/YL-TT/505), the site area is increased from 10,370m<sup>2</sup> to 17,660m<sup>2</sup> (+7,290m<sup>2</sup>,+70%) to comprise the adjacent pieces of land (i.e. Lots 1347 (Part) and 1398 (Part) in D.D.117) as farm area. The other major development parameters, including the gross floor area (GFA), site coverage and no. of structures are slightly revised to meet the operational need of the proposed development while the no. of parking and loading/unloading (L/UL) spaces and operation hours remain unchanged.
- 2.4 In support of the application, the applicant submitted photographic records of the existing run-in/out, as-built drainage plan, fire service installations (FSIs) and landscape proposals to mitigate potential impact arisen from the proposed development (**Appendices I to IV**).

### **3) Development Proposal**

- 3.1 The Site occupied an area of 17,660 m<sup>2</sup> (about), including 92m<sup>2</sup> of GL (about) (**Plan 3**). 28 structures are proposed at the Site for storage of tools and BBQ pits, reception, shop and services, rain shelter for BBQ and recreational activities, covered children playing area, water tank for landscaping use, guard house and portable toilet with total GFA of 2,744 m<sup>2</sup> (**Plan 4**). Major development parameters are shown at **Table 1** below:

**Table 1 - Major Development Parameters**

<b>Application Site Area</b>	17,660 m <sup>2</sup> (about), including 92 m <sup>2</sup> of GL (about)
<b>Covered Area</b>	2,744 m <sup>2</sup> (about)
<b>Uncovered Area</b>	14,916 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.16 (about)
<b>Site Coverage</b>	
	16% (about)
<b>Number of Structure</b>	
	28
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,744 m <sup>2</sup> (about)
<b>Building Height</b>	
	2.5 m – 6m (about)
<b>No. of Storey</b>	
	1

- 3.2 Majority of the Site (i.e. 10,596m<sup>2</sup>, 60%) is reserved for farm area for the enjoyment of visitor (**Plan 6**). Portions of the Site have already been filled with concrete (i.e. 4,232m<sup>2</sup>) of not more than 0.2m in depth and gravel (i.e. 1,088m<sup>2</sup>) (**Plan 6**). The filled land is to facilitate a flat surface for site formation of structures, barbecue area, parking and 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. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out during the planning approval period.
- 3.3 The Site is accessible from Tai Tong Shan Road via a local access (**Plan 1**). The proposed development is operated from 09:00 to 22:00 daily, including public holidays. 15 staff will work at the Site. It is estimated that the proposed development would attract not more than 80 visitors per day. Visitors are required to pay entrance fee and make prior appointment to access the Site and the use of parking spaces, this could help regulate the use of parking spaces and prevent excessive number of vehicles and visitors to the Site and affect the public. No walk-in visitor is allowed at the Site.
- 3.4 Large amount of the Site (i.e. 10,596m<sup>2</sup>, 60%) is designated as farm area for the use of visitors. Pesticides will not be used at the Site to promote organic farming. Types of crops will be grown at the Site include fruit and vegetable. Crops are free to be carried away by visitors.

Other facilities provided at the Site, such as barbecue area, rain shelter for recreational activities (for ball games, card games, yoga etc.) are also available at the Site. As there are no restaurants in close proximity to the Site, covered barbecue area (with no more than 40 barbecue pits) and a fresh provision shop (where chilled/frozen meat will be sold at structure B2) are provided for site visitors only.

- 3.5 A total of 28 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)	5
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	20
Light Goods Vehicle L/UL Space - 3.5 m (W) x 7 m (L)	1
Minibus L/UL Space - 3 m (W) x 8 m (L)	2

- 3.6 One 5 m (about) wide ingress/egress is provided at the southern part of the Site (**Plan 4**). No medium and heavy goods vehicles, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. 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 7**). Staff will be deployed at the ingress/egress of the Site to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site. 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		Minibus		LGV		
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	15	8	1	1	1	1	27

Trips at <b>PM peak</b> per hour (18:00 – 19:00)	10	12	1	1	1	1	26
Traffic trip per hour (average)	5	5	0.5	0.5	0.5	0.5	12

- 3.7 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. Garbage or other forms of waste will be taken away by staff to the nearest refuse collection point regularly by the use of trolleys.
- 3.8 As chilled/frozen meat will be sold at the Site to support the barbecue activities, the applicant will submit application to obtain fresh provision shop license from Food and Environmental Hygiene Department after planning permission has been granted by the Board.

#### **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 photographic records of the existing run-in/out, as-built drainage plan, FSIs and landscape proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices I to IV**).
- 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, Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’.

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## **APPENDICES**

<b>Appendix I</b>	Photographic Records of the Existing Run-In/Out
<b>Appendix II</b>	As-Built Drainage Plan
<b>Appendix III</b>	Fire Service Installations Proposal
<b>Appendix IV</b>	Landscape Proposal

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Details of Structures at the Application Site
<b>Plan 6</b>	Land Filling Area of the Application Site
<b>Plan 7</b>	Swept Path Analysis