

Executive Summary

1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories.
2. The applied use is "Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground)" for a Period of 6 Years.
3. The site falls within "Open Space" zone. Place of Recreation, Sports or Culture and Holiday Camp use may be permitted on application to the Town Planning Board.
4. The site area is about 4,432 m² which includes 677 m² of Government Land
5. A total of 17 temporary structures (total floor area of about 776 m²) are proposed on the site for office, service counters, staff pantry, storage, function room, open shed, toilet and paved walkway with hand rails uses (floor area of about 70 m²).
6. The site is accessible via Castle Peak Road – Tai Lam and a walkway leading from the public staircase to the site.
7. The operation hours are 24 hours every day (including Sundays and public holidays).

行政摘要

1. 申請地點位於新界屯門丈量約份第 381 約地段第 788 號(部分)、第 790 號(部分)、第 793 號、第 794 號及第 801 號餘段和毗連政府土地。
2. 申請用途為「擬議臨時康體文娛場所(燒烤場及附屬小童電動車場)及臨時度假營(私人帳幕營地)」(為期六年)的規劃許可申請。
3. 申請地點位於「休憩用地」用途地帶。康體文娛場所及度假營用途，如向城市規劃委員會申請許可，或會獲得批准。
4. 申請面積為大約 4,432 平方米，包括約 677 平方米的政府土地。
5. 申請地點擬議提供 17 個臨時構築物 (總樓面面積約 776 平方米)作辦公室、服務部、員工茶水間、貯物室、活動室、開放式蔭棚、廁所及扶手行人道用途 (樓面面積約 70 平方米)。
6. 申請地點可經青山公路 - 大欖段到達及一條由公共樓梯至場地的通道。
7. 營業時間為每天 24 小時營業(星期日及公眾假期照常營業)。

Justifications

1. Applied Use

- 1.1. The applied use is “Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground)” for a Period of 6 Years.

2. Location

- 2.1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories.

3. Site Area

- 3.1. The site area is about 4,432 m² which includes 677 m² of Government Land.

4. Town Planning Zoning

- 4.1. The application site falls within the area zoned “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38.
- 4.2. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 4.4. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.

5. Development parameters

Operation Hours

- 5.1. The operation hours are 24 hours every day, including Sundays and public holidays.

Estimated number of visitors

- 5.2. About 40 visitors is anticipated during weekends and holidays and about 20 visitors during weekdays. The maximum number of visitors will be about 40 persons per day.

Proposed Ancillary Electric Kiddie Ride Area

5.3. The open space at the western side of the site will be used for “Ancillary Electric Kiddie Ride Area”. It serves the children at 3 to 8 years old. A maximum of 4 vehicles will be ridden at the same time. Please refer to the Layout Plan (Plan 3a) and attached photograph for details.

Proposed Structures

5.4. There are 17 temporary 1-storey structures with a total floor area of about 776 m² at a height of about 3.5m. All structures are built of temporary material, including metal sheets and container-converted structures. Please refer to the Layout Plan (Plan 3) for details.

Proposed Structures

No.	Structure	Floor Area (about)	Covered Area (about)	Height (about)	No. of storey
1.	Office	33 m ²	33 m ²	3.5 m	1
2.	Service Counter	29 m ²	29 m ²		
3.	Service Counter	29 m ²	29 m ²		
4.	Staff Pantry	43 m ²	43 m ²		
5.		22 m ²	22 m ²		
6.		43 m ²	43 m ²		
7.	Storage	22 m ²	22 m ²		
8.	Storage	43 m ²	43 m ²		
9.	Function Room	60 m ²	60 m ²		
10.	Open Shed	189 m ²	189 m ²		
11.	Toilets	19 m ²	19 m ²		
12.		19 m ²	19 m ²		
13.	Function Room	50 m ²	50 m ²		
14.	Storage	25 m ²	25 m ²		
15.	Function Room	75 m ²	75 m ²		
16.	Storage	25 m ²	25 m ²		
17.	Function Room	50 m ²	50 m ²		
	Total	<u>776 m²</u>	<u>776 m²</u>		

Proposed paved walkway with hand rails

18	Paved walkway with hand rails	70 m ²	70 m ²	-	-
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6. Similar Applications in Vicinity

- 6.1. There are a few similar approved cases in the vicinity in Siu Lam area (under a different OZP no. S/TM-SKW/14).

Application No.	Applied Use	Decision
A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 28.5.2004
A/TM-SKW/47	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 10.3.2006
A/TM-SKW/48	Temporary Barbecue Area for a period of 3 years	Approved on 23.6.2006
A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 Years	Approved on 28.9.2007
A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 Years	Approved on 9.5.2008
A/TM-SKW/63	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 24.7.2009
A/TM-SKW/67	Temporary Barbecue Area For a Period of 3 Years	Approved on 17.6.2011
A/TM-SKW/78	Temporary Barbecue Area For a Period of 3 Years	Approved on 1.3.2013
A/TM-SKW/93	Temporary Barbecue Area for a Period of 3 Years	Approved on 18.12.2015
A/TM-SKW/94	Temporary Barbecue Area for a Period of 3 Years	Approved on 4.3.2016
A/TM-SKW/101	Temporary Barbecue Area for a Period of 3 Years	Approved on 31.5.2019
A/TM-SKW/114	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years	Approved on 20.5.2022

7. Justifications

Planning Intention of the “O” and “G/IC” zone

- 7.1. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.
- 7.2. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Open space for vehicular access and manoeuvring does not jeopardize the planning intention of this zone.

Compatibility with surrounding environment

- 7.3. The proposed use is compatible with the surrounding uses that are comprised of mainly open areas. Residential uses of 3-storey houses are further away to the east and west. In view of the restricted operation hours and existing landscaping. No significant impact to the surrounding area is anticipated.

No adverse environmental impact

Drainage

- 7.4. The site is at the highest point of the piece of land between Castle Peak Road – Tai Lam and the sea. Surface water from the north is intercepted by a public u-channel system. Surface water will flow downwards to the river at the east and the sea via the woodland to the south.

Sewerage

- 7.5. Replaceable waste tank portable toilet will be used on site. The waste tank will be replaced when it is full. The full waste tank will be handled by professional contractor. It does not involve any construction work for the operation.

No construction debris, silt and sewage will be discharged to or deposited inside the public drains from the site and no blockage will be induced to the natural stream to increase flooding risk.

Traffic

- 7.6. The site is accessible via a staircase connecting to Castle Peak Road – Tai Lam. No parking space is provided. Visitors come to the site by public transport.
- 7.7. A loading/unloading space for light goods vehicles is proposed on Lot 790 in D.D. 381. Goods for operation will be unloaded on this lot and delivered to the site by hand. It is estimated that a total of 2 trips (1 in and 1 out) will be generated per week.

8. Planning Gain

- 8.1. The site is desirable for family and friends to spend quality time together with barbecue and tent camping activities.
- 8.2. The proposed use provides valuable employment opportunities in the local area.

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