

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Place of Recreation, Sports or Culture with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in “Agriculture”
and “Village Type Development” Zones, Lots 655(Part), 656(Part),
657(Part), 668(Part), 669(Part), 671(Part), 672SA(Part), 674(Part),
678(Part), 679(Part), 680(Part), 681, 682(Part), 684RP(Part), 763SA(Part),
763RP(Part), 764, 765, 766(Part), 768(Part), 769(Part), 770(Part), 771(Part),
772(Part), 781(Part), 782(Part), 783(Part), 784(Part), 785(Part), 786(Part),
787, 788(Part), 1615(Part) and
Adjoining Government Land in DD109, Shui Mei Tsuen,
Kam Tin North, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Kam Tin Country Club Ltd.

Planning Consultant:



Top Bright Consultants Ltd.

July, 2025

Executive Summary

This application is prepared on behalf of Kam Tin Country Club Ltd. (KTCC) (the “Applicant”) to seek planning permission from the Town Planning Board (the “Board”) for a temporary place of recreation, sports or culture with ancillary facilities and associated filling of land (the “Proposed Development”) for a period of three years at Lots 655(Part), 656(Part), 657(Part), 668(Part), 669(Part), 671(Part), 672SA(Part), 674(Part), 678(Part), 679(Part), 680(Part), 681, 682(Part), 684RP(Part), 763SA(Part), 763RP(Part), 764, 765, 766(Part), 768(Part), 769(Part), 770(Part), 771(Part), 772(Part), 781(Part), 782(Part), 783(Part), 784(Part), 785(Part), 786(Part), 787, 788(Part), 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories (the “Application Site”).

The Application Site has an area of about 40,616 sq.m. (including about 875 sq.m. of government land) and is currently used for the applied use. The western part of the Application Site is the subject of 6 approved applications (Nos. A/YL-KTN/273, 329, 383, 495, 658 and 830). The last application (No. A/YL-KTN/830) was approved by the Board on 10.6.2022 for a temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for a period of 3 years until 10.6.2025. All approval conditions of the last approved application had been complied with.

The Application Site falls within “Agriculture” (“AGR”) and “Village Type Development” (“V”) zones on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. About 83% of the Application Site falls within the “AGR” zone whilst the remaining 17% of land falls within the “V” zone. According to the Notes of the OZP, ‘Place of Recreation’ is a Column 2 within the “V” zone which requires planning permission from the Board whilst the same use in the “AGR” zone is neither a Column 1 nor Column 2. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of 3 years requires planning permission from the Board. Filling of land within “AGR” zone also requires planning permission from the Board.

The western part of Application Site is largely the same as the previously approved planning applications and mainly comprises the visitor centre, site office/reception, sports ground, children playground and parking areas. The eastern part is the expansion area of KTCC which comprises of barbecue spot, picnic area, electric kiddie ride park, handicraft making area, petting zoo and parking areas. A total of 26 temporary structures, with a floor area of 4,746 sq.m., will be erected within the Application Site. A total of 51 private car parking spaces for visitors are provided within the Application Site. Prior appointment is required for parking within the Application Site. A total of 15 taxi drop-off spaces and 2 loading and unloading spaces for medium goods vehicles will also be provided at the northern parking area to meet the operation needs of the proposed development. The hours of operation at the Application Site are restricted from 10:00 to 18:00 on Mondays to Fridays and from 10:00 to 22:00 on Saturdays, Sundays and public holidays.

The justifications of this application are: will not jeopardize the planning intention; in line with the Northern Metropolis Development Strategy; help promote local tourism in Hong Kong; providing a rural recreation area in Northwest New Territories; limited outdoor recreational venue in the New Territories; better utilisation of land resources; improving supply of “Recreation” land in the Yuen Long District; compatible with surrounding land uses; part of the site with previous planning approvals and compliance with previous approval conditions; meeting local recreation demand; no adverse traffic, drainage, sewage and environmental impacts on the surrounding areas; public access improvements; environmental improvements; and community support. The Board is therefore respectfully requested to give favourable consideration to this application.

行政摘要

這宗規劃申請乃代表錦田鄉村俱樂部有限公司向城市規劃委員會(“城規會”)呈交，擬議在新界元朗錦田北水尾村丈量約份 109 地段第 655(部份), 656(部份), 657(部份), 668(部份), 669(部份), 671(部份), 672SA(部份), 674(部份), 678(部份), 679(部份), 680(部份), 681, 682(部份), 684RP(部份), 763SA(部份), 763RP(部份), 764, 765, 766(部份), 768(部份), 769(部份), 770(部份), 771(部份), 772(部份), 781(部份), 782(部份), 783(部份), 784(部份), 785(部份), 786(部份), 787, 788(部份), 1615(部份)及毗連政府土地 (“申請地點”), 設置臨時康體文娛場所及其附屬設施及相關填土工程(“擬議發展”), 為期 3 年。

申請地點的面積約 40,616 平方米(包括政府土地約 875 平方米), 現時用作申請用途。申請地點的西面部份涉及 6 宗曾獲批准的規劃申請(申請編號: A/YL-KTN/273, 329, 383, 495, 658 及 830), 最後一宗申請(申請編號: A/YL-KTN/830)獲批准作臨時康樂用地(包括燒烤及野餐地點、兒童遊樂場、手工藝製作地點)及其附屬設施, 為期三年至 2025 年 6 月 10 日。申請人已履行上次規劃許可的所有規劃許可附帶條件。

申請地點座落於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 中“農業”及“鄉村式發展”地帶。申請地點約 83%座落“農業”地帶, 而其餘 17%座落“鄉村式發展”地帶。根據大綱圖的註釋, “康樂用地”是“鄉村式發展”地帶的第二欄用途, 但並非“農業”地帶的第一或第二欄用途, 且任何土地或建築物的臨時用途或發展, 如為期不超過三年, 須向城規會申請規劃許可。在“農業”地帶進行填土工程亦須向城規會申請規劃許可。

申請地點的西面部份大致與上次獲批申請相同, 主要用作遊客中心、辦公室/接待處、運動場地、兒童遊樂場及停車場。東面部份為申請人擴充的部份, 用作燒烤及野餐地點、小童電動車場、手工藝製作地點、愛畜動物園及停車場。申請地點共有 26 個臨時構築物, 總樓面面積約 4,746 平方米。申請地點共提供 51 個私家車停車位, 北面位置提供 13 個的士落客位及 2 個中型貨車上落貨位, 以配合營運需要。申請地點的營運時間是星期一至五上午 10 時至下午 6 時, 及星期六、日及公眾假期上午 10 時至下午 10 時。

這宗申請的理由為: 不會違背規劃意向; 符合北部都會區發展策略; 有助推動香港的本地旅遊業發展; 在新界西北區提供一個鄉郊康樂地點; 新界地區的戶外康樂設施有限; 可更好地利用土地資源; 改善元朗區康樂用地的供應; 與附近土地用途配合; 部份申請地點曾獲規劃許可及申請人已履行所有規劃許可附帶條件; 滿足對本地康樂場地的需求; 對附近環境不構成任何不良的交通、排水、排污及環境影響; 可改善公共通道; 提昇環境質素及獲社區支持。因此, 申請人懇請城規會給予從優的考慮。

TABLE OF CONTENTS

	Page
TABLE OF CONTENTS	i
LIST OF FIGURES	ii
LIST OF APPENDICES	ii
 SUMMARY OF APPLICATION	 1
 1. INTRODUCTION	 2
 2. SITE CONTEXT	 4
Location	
Existing Site Conditions	
Surrounding Land Uses	
Access	
 3. LAND STATUS	 5
 4. PLANNING CONTEXT	 5
Statutory Plan	
Northern Metropolis Development Strategy	
Previous Applications	
Similar Applications	
 5. DEVELOPMENT PROPOSAL	 8
Proposed Use	
Site Layout and Design	
Site Operations	
Land Filling	
Tree Preservation and Landscaping Proposal	
Access and Parking Arrangements	
Public Transport Facilities	
Drainage and Sewage	
Waste Management	
Environmental Considerations	
 6. JUSTIFICATIONS	 12
Will Not Jeopardize the Planning Intention	
In Line with the Northern Metropolis Development Strategy	
Help Promote Local Tourism in Hong Kong	
Providing a Rural Recreation Area in Northwest New Territories	
Limited Outdoor Recreational Venue in the New Territories	
Better Utilisation of Land Resources	
Improving Supply of “Recreation” Land in Yuen Long District	
Compatible with Surrounding Land Uses	
Part of the Site with Previous Planning Approvals and Compliance with	
Previous Approval Conditions	
Meeting Local Recreation Demand	
No Adverse Traffic, Drainage, Sewage and Environmental Impacts on the	
Surrounding Areas	
Public Access Improvements	
Environmental Improvements	
Community Support	
 7. CONCLUSION	 16

LIST OF FIGURES

Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Pedestrian Access for Nearby/Future Residents
Figure 4	Plan Showing the General Area
Figure 5	Extract from Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Figure 6	Layout Plan
Figure 7	Land Filling Plan
Figure 8	Public Transport Facilities

LIST OF APPENDICES

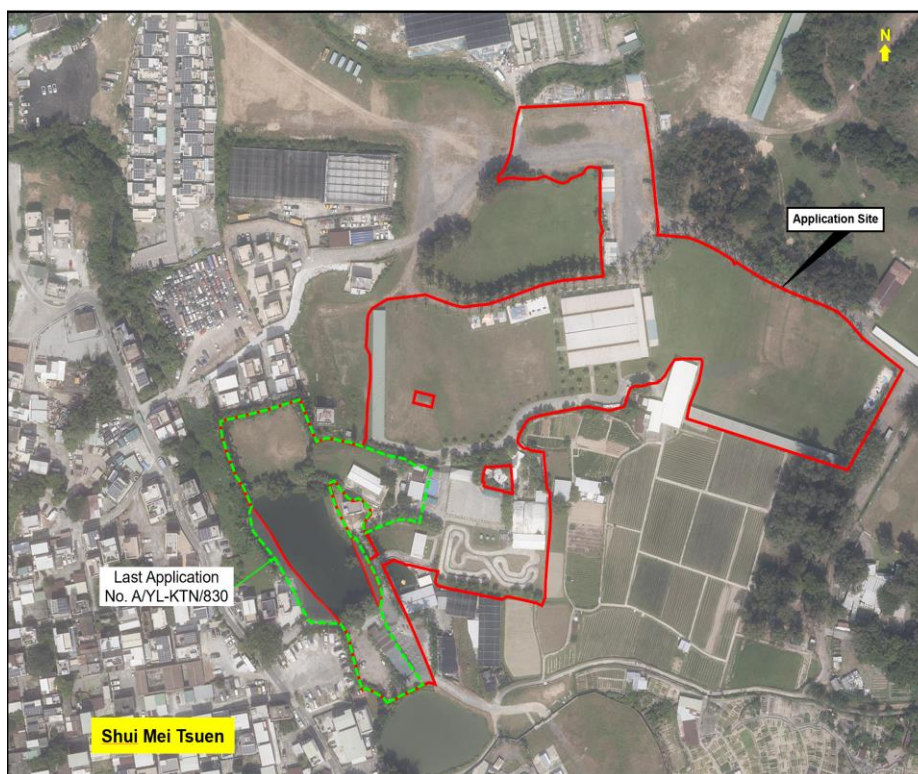
APPENDIX A	Plan 2 of Enforcement Notice Case No. CEP/E/YL-KTN/737, Planning Department
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SUMMARY OF APPLICATION

Applicant	: Kam Tin Country Club Limited
Applied Use	: Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
Existing Use	: Place of Recreation, Sports or Culture with Ancillary Facilities
Location	: Lots 655(Part), 656(Part), 657(Part), 668(Part), 669(Part), 671(Part), 672SA(Part), 674(Part), 678(Part), 679(Part), 680(Part), 681, 682(Part), 684RP(Part), 763SA(Part), 763RP(Part), 764, 765, 766(Part), 768(Part), 769(Part), 770(Part), 771(Part), 772(Part), 781(Part), 782(Part), 783(Part), 784(Part), 785(Part), 786(Part), 787, 788(Part), 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories
Site Area	: Private Land: 39,741 sq.m. (about) Government Land: 875 sq.m. (about) Total: 40,616 sq.m. (about)
Lease	: Block Government Lease demised as agricultural land
Statutory Plan	: Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 gazetted on 15.12.2023
Zoning	: "Agriculture" ("AGR") – about 33,685 sq.m. (83%) "Village Type Development" ("V") – about 6,931 sq.m. (17%)
Previous Applications	: 6 previous planning applications covered part of the Application Site (with the same Applicant) were approved by the Town Planning Board: A/YL-KTN/830 approved on 10.6.2022 for a period of 3 years A/YL-KTN/658 approved on 31.5.2019 for a period of 3 years A/YL-KTN/495 approved on 10.6.2016 for a period of 3 years A/YL-KTN/383 approved on 1.6.2012 for a period of 3 years A/YL-KTN/329 approved on 19.6.2009 for a period of 3 years A/YL-KTN/273 approved on 22.6.2007 for a period of 3 years

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Limited on behalf of Kam Tin Country Club Limited (the “Applicant”) to seek planning permission for a temporary place of recreation, sports or culture with ancillary facilities and associated filling of land (the “Proposed Development”) for a period of three years at Lots 655(Part), 656(Part), 657(Part), 668(Part), 669(Part), 671(Part), 672SA(Part), 674(Part), 678(Part), 679(Part), 680(Part), 681, 682(Part), 684RP(Part), 763SA(Part), 763RP(Part), 764, 765, 766(Part), 768(Part), 769(Part), 770(Part), 771(Part), 772(Part), 781(Part), 782(Part), 783(Part), 784(Part), 785(Part), 786(Part), 787, 788(Part), 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories (the “Application Site”).
- 1.02 Located to the immediate east of Shui Mei Tsuen, the Application Site consists of a fishpond and several parcels of grassland, has an area of about 40,616 sq.m. (including about 875 sq.m. of government land) and is currently used for the proposed use (see aerial photo below). The southwestern part of the Application Site (about 8,520 square metres) is the subject of 6 approved applications (Nos. A/YL-KTN/273, 329, 383, 495, 658 and 830). The last application (No. A/YL-KTN/830) was approved by the Town Planning Board (the “Board”) on 10.6.2022 for a temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for a period of 3 years until 10.6.2025. All approval conditions of the last approved application had been complied with. Compared with the previous applications, the area of this Application includes the adjoining fallow / open land for better land management (e.g. cutting of wild grass). The area concerned will remain unfenced and accessible to the local villagers. This idea is supported by the local community.



- 1.03 Shui Mei Tsuen together with its adjoining village Shui Tau Tsuen are popular heritage tourism destinations in the Kam Tin area, with over 10 famous relics and historic buildings such as Yi Tai Study Hall (二帝書院), Tang Chan Yui Kuen Ancestral Hall (鎮銳鎬鄧公祠), Chou Wong Yi Kung Study Hall (周王二公書院), etc. which are outstanding examples of traditional Chinese architecture. These popular tourist destinations attract a large number of visitors during weekends and public holidays, thereby creating a need for various supporting facilities (public toilets, car parking, rest areas, refreshment kiosks, children playgrounds, etc.).
- 1.04 The Applicant, Kam Tin Country Club Ltd. (KTCC), was formed by a local villager of Shui Mei Tsuen in 2007 to provide a picnic and leisure area with recreational facilities in Shui Mei Tsuen for the locals, visitors, and tourists to enjoy the rural life and natural environment. Over the years, KTCC has become a local recreational and tourist attraction in Kam Tin area, serving local groups, schools, families, and individual visitors/villagers. In this application, the area of KTCC (i.e. the Application Site) covers the previously approved application site (No. A/YL-KTN/830) and the areas to its east and northeast.
- 1.05 During the COVID-19 pandemic, which has caused widespread social distancing and significantly harmed the Hong Kong economy, KTCC was temporarily closed at times and offered limited service to the public. After Hong Kong's gradual recovery from the pandemic in 2023, KTCC expanded to provide an outdoor recreational venue in a spacious atmosphere, in conjunction with existing tourist and heritage attractions nearby, to allow more people to explore the beauty of nature and increase educational opportunities and interactions between parents and children. The Applicant intends to use the Application Site to promote local tourism and regularize the applied use at the Application Site.
- 1.06 The Application Site falls within "Agriculture" ("AGR") and "Village Type Development" ("V") zones on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. About 83% of the Application Site falls within the "AGR" zone whilst the remaining 17% of land falls within the "V" zone. According to the Notes of the OZP, 'Place of Recreation' is a Column 2 within the "V" zone which requires planning permission from the Board whilst the same use in the "AGR" zone is neither a Column 1 nor Column 2 use. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of 3 years requires planning permission from the Board. Filling of land within "AGR" zone also requires planning permission from the Board.
- 1.07 On 26.6.2025, the Applicant received an Enforcement Notice (CEP/E/YL-KTN/737) ("EN") from the Planning Authority. There is a discrepancy between the boundary of the Application Site and the "enforcement area" (**see Appendix A**), and the area outside the Application Site is not/will not be occupied by the Applicant for the applied use. The said Notice stated that the recreational use with eating place, parking of vehicles, and storage use (including deposition of containers) found at part of the Application Site and adjoining land constituted an unauthorized development and that the Applicant should either discontinue the said activities or submit a planning application to seek permission from the Board.

- 1.08 The Proposed Development is considered in harmony with the surrounding village and provides both social and economic benefits to the local community. It could also rectify the unauthorized uses found on the Application Site. The following sections of this statement will describe the Application Site and its surroundings, give details of the proposed use, and provide justifications for the Board's consideration.

2. SITE CONTEXT

Location

- 2.01 The Application Site is located to the east of Shui Tau Tsuen and Shui Mei Tsuen, Kam Tin North, Yuen Long. Figure 1 shows the location of the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site, as shown in Figure 2, covers an area of approximately 40,616 sq.m. (including 875 sq.m. of Government land) and is a piece of flat land. It is currently being used as a place of recreation, sports or culture with ancillary facilities for local groups, schools, families and individual visitors/villagers.
- 2.03 The Application Site is mainly covered by lawn and green fields while some areas and footpaths are paved. Clusters of trees, potted plants, and natural vegetation were scattered throughout the application site and along the local track and footpath. A number of temporary structures, shelters, sheds and tent canopies are found on the premises and are being used as barbecue area, picnic area, children playground, an electric kiddie ride park, a handicraft making area, petting zoo, site office/reception, visitor centre, storerooms, washrooms and nursery room.
- 2.04 There are two small house development sites and a domestic structure landlocked by the Application Site. A 24-hour right-of-way for pedestrians within the Application Site will be provided to serve the existing/and future residents of these private properties (see **Figure 3**).

Surrounding Land Uses

- 2.05 The Application Site is located in an area largely dominated by village type developments, farmland and recreational/tourist settings. To its west are the village settlements of Shui Mei Tsuen and Shui Tau Tsuen. To its south are a pond, some domestic farm structures, and hobby farms. To its north is "MoVertical farm", and further north is a dog training school. To its east is vacant land and farmland. To its northeast are extensive fallow agricultural land, vacant/unused land and a permitted burial ground. A plan showing the Application Site in the context of its local surroundings is at Figure 4.

Access

- 2.06 Vehicular accesses to the Application Site are via a local track and Kam Hing Road branching off from Kam Tin Bypass to the south and via a local track and Shui Mei Road branching off from San Tam Road to the northwest. The Application Site is well served by public transport

such as public light buses. Coach drop-off points are also located in the southern part of the Application Site. The plan showing the access to the Application Site and available coach drop-off points in the vicinity is at Figure 4.

3. LAND STATUS

- 3.01 The Application Site comprises of Lots 655(Part), 656(Part), 657(Part), 668(Part), 669(Part), 671(Part), 672SA(Part), 674(Part), 678(Part), 679(Part), 680(Part), 681, 682(Part), 684RP(Part), 763SA(Part), 763RP(Part), 764, 765, 766(Part), 768(Part), 769(Part), 770(Part), 771(Part), 772(Part), 781(Part), 782(Part), 783(Part), 784(Part), 785(Part), 786(Part), 787, 788(Part), 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories. A plan showing the configuration of the lots is at **Figure 2**.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land. The lease is virtually unrestricted, apart from the standard non-offensive trade clause, and will expire on 30.6.2047.
- 3.03 Should this application be approved, the Applicant will apply to the Lands Department for a Short Term Waiver (STW) for the temporary structures and a Short Term Tenancy (STT) for the use of government land within the Application Site.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the Approved Kam Tin North OZP No. S/YL-KTN/11 gazetted on 15.12.2023, the Application Site falls within "Agriculture" ("AGR") and "Village Type Development" ("V") zones. About 33,685 sq.m. (83%) of the Application Site falls within the "AGR" zone whilst about 6,931 sq.m. (17%) of land falls within the "V" zone. An extract of the OZP is at **Figure 5**.
- 4.02 The planning intention of the "AGR" zone is *"to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes."* On the other hand, the planning intention of "V" zone is *"to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects."*
- 4.03 According to the Notes of the OZP, 'Place of Recreation' is a Column 2 within the "V" zone which requires planning permission from the Board whilst the same use in the "AGR" zone is neither a Column 1 nor Column 2 use and temporary use not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Filling of land within "AGR" zone also requires planning permission from the Board.

Northern Metropolis Development Strategy

- 4.04 The Northern Metropolis Development Strategy (the Development Strategy) proposes to expand the Northern Economic Belt under the Hong Kong 2030+ to cover new towns in Yuen Long, Tin Shui Wai and Fanling/Sheung Shui, various NDAs and development nodes in different planning and construction stages as well as their neighboring rural areas, and to consolidate the above into a holistic metropolis with a total area of 30,000 hectares. The entire Northern Metropolis can eventually accommodate a residential population of about 2.5 million and provide about 650,000 jobs. Northern Metropolis will be developed into a metropolitan area good for people to live in, work and travel featured with “Urban-Rural Integration and Co-existence of Development and Conservation”.
- 4.05 To meet the medium to long term land requirements and to cater for sustainable development, the Development Strategy advocates the expansion of development and environment capacity and recommends ten key action directions with 45 action items, including, among others, increasing housing supply and land for I&T use, improving cross-boundary transport infrastructure, promoting proactive ecological conservation, enhancing industrial structure, creating employment opportunities, introducing government-led community-making approach and formulating innovative land grant policies.
- 4.06 Promoting urban-rural integration and providing high-quality outdoor eco-recreation/tourism outlets are two of six planning principles adopted under the Development Strategy. The Northern New Territories has a wide variety of natural environments and ecological habitats, especially large areas of freshwater/ brackish wetlands, fishponds, marshes, reedbeds and mangroves. The huge increase in residential and working population in the Northern Metropolis would generate substantial demand for outdoor leisure and recreational facilities. It is necessary to provide eco-recreation/ tourism space in advance and in a timely manner to enrich people’s lives and encourage a healthy lifestyle. This can also avoid damage to the cultural and natural resources in the Northern New Territories caused by unregulated recreational and tourism activities.
- 4.07 The Proposed Development can provide an outdoor recreation/leisure spot conjunction with existing tourist and heritage attractions, Nam Sang Wai wetland, and Lam Tsuen Country Park to allow people to explore the beauty of nature and local heritage, increase educational opportunities and interactions between parents and children. It can also act as a transitional spot along the NTN Urban-Rural Greenway to link up the countryside, mountain ranges, traditional villages, distinctive architectures, and town parks. Part of Application Site has been used for place of recreation approved by the Board since 2007. With the close monitoring of the Board, the Proposed Development can be regulated and the environment can be improved and updated.

Previous Applications

- 4.08 The western part of the Application Site was the subject of 6 previous approved applications (Nos. A/YL-KTN/273, 329, 383, 495, 658 and 830) for the same applied use by the same Applicant. Application No. A/YL-KTN/273 was approved for place of recreation (including barbecue spot and picnic area) on 22.6.2007 for a period of 2 years. Application Nos. A/YL-

KTN/329 and 383 were approved for place of recreation (including barbecue spot and picnic area) on 19.6.2009 and 1.6.2012, respectively for 3 years. Application Nos. A/YL-KTN/495, 658 and 830 were approved for temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for a period of 3 years on 10.6.2016, 31.5.2019 and 10.6.2022, respectively. All approval conditions of the last application (No. A/YL-KTN/830) were complied with.

Similar Applications

- 4.09 The Board has approved a number of similar planning applications for 'Place of Recreation, Sport or Culture' use in recent years within the same "AGR" zone of Kam Tin North OZP. Details of these applications are summarised as follows:

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/YL-KTN/1044	4.10.2024	Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture with Ancillary Barbecue Site and Eating Place for a Period of 3 Years and Associated Filling of Land	3 years
A/YL-KTN/895	21.4.2023	Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre / Sports Training Ground) for a Period of 3 Years and Filling of Land	3 years
A/YL-KTN/894	31.3.2023	Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years and Filling of Land	3 years
A/YL-KTN/879	3.2.2023	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land	3 years
A/YL-KTN/857	3.2.2023	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3 years
A/YL-KTN/844	12.8.2022	Temporary Place of Recreation, Sports or Culture (Hobby Farm, Pawning Ground, Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	3 years

A/YL-KTN/826	9.9.2022	Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years	3 years
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5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks planning permission for using the Application Site for temporary place of recreation, sports or culture with ancillary facilities and associated filling of land for a period of 3 years. The Proposed Development will provide a recreational and tourist attraction which combines recreation and education in an entertaining and interactive environment for local groups, schools, families and individual visitors/villagers while in harmony with the rural setting. It will help to instill the concept of ‘tourism is everywhere in Hong Kong’.

Site Layout and Design

- 5.02 As indicated on the Layout Plan at **Figure 6**, the western part of the Application Site is largely the same as the previously approved planning application (No. A/YL-KTN/830) and mainly comprises the visitor centre, site office/reception, sports ground, children playground, and car parking areas. The eastern part is the expansion area of KTCC, which comprises of barbecue spot, picnic area, electric kiddie ride park, handicraft making area, petting zoo and car parking areas. A total of 26 temporary structures, with a floor area of about 4,746 sq.m., will be erected within the Application Site. The design and operation will ensure that adequate measures are in place to ensure public safety within the Application Site and surrounding locations. The Proposed Development comprises the following major components:
- (a) The site office/reception and visitor centre¹ are located near the access road to the southwest corner of the Application Site;
 - (b) Active recreational facilities such as basketball/badminton courts as well as passive recreational facilities such as barbecue spot, picnic area, children playground, handicraft making area, petting zone and children game area;
 - (c) Lawn area and grasslands for picnic areas and outdoor activities to provide a spacious atmosphere for the visitors;
 - (d) Ancillary facilities such as shade shelters and sitting out areas for the people visiting the Application Site;
 - (e) Other ancillary facilities such as kiosk, ticket office, storerooms, shade shelters, washrooms and nursery room;
 - (f) Parking spaces/taxi drop-off spaces for visitors and loading/unloading spaces for medium goods vehicles.

- 5.03 The major development parameters of the current application are summarized as follows:

¹ The visitor centre will also provide drinks, pre-packed refreshment and snack to visitors when necessary.

	Major Development Parameters
Site Area (about) [Government Land]	40,616 sq.m. [875 sq.m.]
Applied Use	Temporary Place of Recreation, Sports or Culture with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
No. of Structures	26
Total Floor Area	4,743 sq.m (about)
Building Height	2.5-5m (about)
No. of Storeys	1
No. of Parking Spaces	For Private Vehicles: 51 nos. (2.5m x 5m)
No. of Loading/ Unloading Spaces	For Taxi Drop-off: 15 nos. (2.5m x 5m) For Medium Goods Vehicles: 2 nos. (3.5m x 11m)

Site Operations

- 5.04 The proposed development is open to the public **without any admission charge**. The hours of operation at the Application Site are restricted from 10:00 to 18:00 on Mondays to Fridays and from 10:00 to 22:00 on Saturdays, Sundays and public holidays.
- 5.05 According to the Applicant, there will be a maximum of 500 visitors per day and approximately 40 on-site staff. A visit-by-appointment scheme will be adopted to control the number of group visitors and traffic flow. No public announcement system, including any form of audio amplification system and portable loudspeakers will be used at the Application Site. The electric kiddie ride is primarily for use by children aged not more than 12 years and does not involve racing. On-site staff will be deployed to give instructions to the children in the venue.

Land Filling

- 5.06 The Applicant applies for regularisation of filling of land with an area of about 14,000 sq.m. with concrete and asphalt in a depth of about 0.2m (ranging from +4.3mPD to +7mPD) and filling of land for an additional portion (about 480 sq.m.) with concrete in a depth of not more than 0.2m up to a level of about +6mPD (see **Figure 7**). The existing filling of land is for site formation of structures, footpaths, parking areas/loading and unloading spaces. The proposed filling of land is mainly for site formation for two additional structures.

Tree Preservation and Landscaping Proposal

- 5.07 The Application Site is situated in an area of rural landscape character comprised of scattered tree groups, some hard paved areas and scattered temporary structures. Clusters of trees, pot plantings and natural vegetation were scattered within the Application Site and along the local track/footpath. No tree felling is involved and all existing trees and landscape plantings will be maintained by the Applicant within the Application Site. To allow physical accessibility and visual permeability to the surrounding areas, the Application Site will not be fenced off.

Access and Parking Arrangements

- 5.08 The Application Site is accessible via a local track and Kam Hing Road branching off from Kam Tin Bypass to the south and via a local track and Shui Mei Road branching off from Castle Peak Road -Tam Mei to the northwest. There are two ingress/egresses located at the southwest and north of the Application Site.
- 5.09 A total of 51 private car parking spaces for visitors are provided within the Application Site. Prior appointment is required for parking within the Application Site. A total of 15 taxi drop-off spaces and 2 loading and unloading spaces for medium goods vehicles will also be provided at the northern parking area to meet the operational needs of the proposed development.
- 5.10 To reduce the possible disturbance of coach traffic to the local access road, all visitors of the Proposed Development will alight along Kam Tin Bypass. A second coach drop-off point to the south will be provided for students, elderly/disabled visitors, as this location has a shorter walking distance to the Application Site (about 2-3 minutes' walk) (see **Figure 4**). No coach will be allowed to park and wait at the drop-off points. Staff will be stationed in the drop-off areas to direct traffic during peak hours. It is estimated that there will be about 6 coach trips per day.
- 5.10 A clearer route for public access is provided throughout and around the Application Site for easier navigation to adjoining private lots and the surroundings of the site. The Applicant will operate the site with a booking system, and the traffic and parking arrangements are similar to the last approved application (No. A/YL-KTN/830).
- 5.11 The Application Site has been operated for a period of time and the traffic generated from the proposed development can be absorbed by the existing roads. The Applicant has not received any complaints about the traffic flow and manoeuvring of vehicles along the access road in the past 3 years. For weekdays, most visitors are from local groups and schools and the traffic generation will be restricted to non-peak hours (10:00 – 16:00) on Mondays to Fridays. For weekends and public holidays, most of the visitors are local tour groups, family groups and individual visitors. The proposed development will not generate more than 6 passenger car unit ("pcu") of coaches and 30 pcu of private vehicles during peak hours.

Public Transport Facilities

- 5.12 Visitors are encouraged to take public transport to the Application Site. There are 2 green minibus routes (601 and 601B) serving Shui Tau Tsuen and Shui Mei Tsuen where the Application Site is located. Both 601 and 601B minibus stops are about 30m from the main entrance of the Application Site. In addition, there are 6 franchised bus routes serving Kam Tin Road, which are 54, 64K, 77K, 251B, 251M and E36P. The available public transport facilities are shown in **Figure 8**.

Drainage and Sewage

- 5.13 The Application Site will be maintained in its existing conditions, which is mostly covered by lawn and green fields. Some existing drains are found along the local track and footpath and the site shall largely remain as the current situation under which surface runoff of the site will

flow into the nearby existing ponds. The existing condition of the Application Site could help reduce the flooding risk by increasing water infiltration into the soil and absorbing the excessive water during heavy rainfall.

- 5.14 The Application Site is located in an area where no public sewerage connection is available. Two washrooms are provided within the Application Site, and underground septic tanks are provided to treat the sewage. Proper sewage collection and treatment facilities will be provided in accordance with the requirements in ProPECC PN 1/23. Two public toilets are also located 400m to the northwest and southwest of the Application Site (see **Figure 4**).

Waste Management

- 5.15 Adequate rubbish bins will be provided within the Application Site and all solid waste arising from the operation of the proposed development will be collected on a daily basis by the on-site staff and disposed to the nearby refuse collection points/collected by contractors.
- 5.16 Good site practices will be monitored to avoid refuse and other pollution, including pesticides, from entering the surface runoff and the nearby ponds, and to ensure a clean, hygienic venue without environmental deterioration.

Environmental Considerations

- 5.17 It is anticipated that there will be no insurmountable adverse environmental impacts arising from the Proposed Development on the surrounding areas. The only possible impact brought by the Proposed Development to the surrounding areas is human noise (chatting and laughing). To minimize the potential on-site noise problems generated by the Proposed Development, the Applicant has already undertaken to prohibit the use of public announcement systems, portable loudspeakers or any form of audio amplification system within the Application Site. In addition, with the proposed restricted hours of operation, the Proposed Development would unlikely cause unreasonable noise nuisance to the nearby sensitive receivers.
- 5.18 The Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites (COP)” issued by EPD to minimize any potential environmental impact. The Applicant has not received any complaints of environmental nuisance during the last 3 years.

6. JUSTIFICATIONS

Will Not Jeopardize the Planning Intention

- 6.01 The majority of the Application Site (83%) falls within the “AGR” zone with a small portion (13%) within the “V” zone. It is widely recognized that agricultural activities are gradually declining in view of the low economic return from farming activities and many farmers have turned to more lucrative pursuits. Much agricultural land within the Application Site and its surrounding areas is left fallow or has been converted to other uses. The area to the north of the Application Site within the same “AGR” has been converted to open storage and warehouse uses which were approved by the Board (Application Nos. A/YL-KTN/920, 937, 951, 953, 955, 957, 963, 975, 993, 994, 995, 996, 1004, 1005, 1017, 1019, 1027, 1031, 1033, 1040, 1050, 1052, 1054 and 1081) in recent years. In addition, as advised by the Applicant, there is no Small House application approved or being processed within the site.
- 6.02 In this regard, the temporary nature of the Proposed Development would not jeopardize the long-term planning intentions of the “AGR” and “V” zones. The same consideration has been given to the previously approved application (No. A/YL-KTN/830).

In Line with the Northern Metropolis Development Strategy

- 6.03 The Development Strategy advocates expanding the Northern Economic Belt into a metropolitan area with a residential population of about 2.5 million, which will be good for people to live in, work and travel, featured with “Urban-Rural Integration and Co-existence of Development and Conservation”. Promoting urban-rural integration and providing high-quality outdoor eco-recreation/tourism outlets are two of six planning principles adopted under the Development Strategy. With a wide variety of natural environment and ecological habitats in Yuen Long District, the Proposed Development can provide an outdoor recreation/leisure spot in conjunction with existing tourist and heritage attractions to allow people to appreciate the unique scenic blend of cityscape and countryside. It can also act as a transitional spot along the NTN Urban-Rural Greenway to link up the countryside, mountain ranges, traditional villages, distinctive architectures, and town parks.

Help Promote Local Tourism in Hong Kong

- 6.04 Tourism is one of the major driving forces of Hong Kong’s economy. The Chief Executive in his Policy Address 2024 announced a number of initiatives to boost the tourism industry through innovative thinking and making better use of our rich and unique resources, such as Victoria Harbour, outlying islands, rural areas, cultures, cuisines, lifestyles, and historic buildings. Developing tourism in rural areas is an important approach to offering revitalization opportunities for many rural areas. A successful tourism development plan can offer economic benefits to rural communities through enhancing business and job opportunities.
- 6.05 On revitalising the local tourism industry, it was stated in “Development Blueprint for Hong Kong’s Tourism Industry 2.0” that to develop more distinctive local tourism products, provide better services and attractive products. KTCC, has established a local brand and has been welcomed by local groups/organizations, schools, families, and individual visitors since its

operation in 2007. It has the potential to develop into an outdoor recreation and tourism facility at the district level and help instill the concept of “tourism is everywhere in Hong Kong”.

Providing a Rural Recreation Area in Northwest New Territories

- 6.06 The Territorial Development Strategy recommends creating a rural recreation centre in the North West New Territories (NWNT) as there is an increasing population. It reveals that the demand for recreational facilities would far exceed the planned and committed supply. The addition of the Proposed Development (i.e. rural recreation area) in this part of Yuen Long in conjunction with existing tourist and heritage attractions can complement each other. The Proposed Development provides a win-win situation to all parties concerned on one hand and benefits the community at large on the other. The Proposed Development therefore conforms to the strategic planning intention and serves as a rural recreation area in the NWNT.

Limited Outdoor Recreational Venue in the New Territories

- 6.07 With the ongoing land resumption projects for the Northern Metropolis, it could be assumed that most private land in the Northern New Territories and North West New Territories will be resumed by the Government for development of New Development Areas (NDAs) and public works in the near future. Most available land in the “AGR” or “REC” zone has been converted to open storage and warehouse use for the affected brownfield operations due to land resumption. As there is limited available and suitable land for recreational use in the New Territories, the Application Site is considered an appropriate venue for local recreation and allowing visitors to get away from the hustle and bustle of their daily lives and explore the beauty of nature in a spacious atmosphere.

Better Utilisation of Land Resources

- 6.08 The agricultural activities are gradually declining in view of the low economic return from farming activities and many farmers have turned to more lucrative pursuits. Much agricultural land in the Application Site and its surrounding area has been left fallow or has been converted to other uses. The use of the land to meet recreational need is considered a better utilization of the scarce land resources while maintaining the rural character of the area. Approval of the application can provide an opportunity for better land management in revitalizing and managing the Application Site with the support of commercial operation.

Improving Supply of “Recreation” Land in Yuen Long District

- 6.09 It is noted that there is an unbalanced supply of recreational land in the Yuen Long District. In certain sizeable planning areas such as Kam Tin North, Kam Tin South, San Tin Technopole, Shek Kong, Nam Sang Wai, Tong Yan San Tsuen and Pat Heung, there is a lack of “Recreation” zones, which deprive the opportunity for a rational recreation development in these planning areas. However, the recreational potential for some existing 'Recreation' zones may be constrained by their juxtaposition with incompatible land uses, such as open storage and rural industries. In this connection, approval of this application will definitely help achieve a more balanced mix of recreational land in Yuen Long and establish recreational areas for the public in the years to come.

Compatible with Surrounding Land Uses

- 6.10 The surrounding areas of the Application Site mainly comprise villages, relics and historic buildings, and active/fallow agricultural land. The existing landscape in the Application Site is predominantly rural in nature, and the Proposed Development, which consists of open greens and some single-storey structures for recreation purposes, is considered compatible with the existing rural landscape character. Also, the Application Site is landscaped and well maintained by the Applicant, which helps maintain a harmonious rural environment by preserving and reinforcing the rural, agricultural, and recreational character of the area.

Part of the Site with Previous Planning Approvals and Compliance with Previous Approval Conditions

- 6.11 The western part of the Application Site has been approved for the same use on 6 occasions by the Board from 2007-2022. All approval conditions of the last approved planning application (No. A/YL-KTN/830) had been complied with, indicating the Applicant's determination in operating the Proposed Development in a lawful manner. There are also no complaint received in regard to the operation of KTCC. Favourable consideration may be given by the Board to this application.

Meeting Local Recreation Demand

- 6.12 Owing to the growing population in Yuen Long District, reinforced by the housing policy promulgated by the Government, the demand for active and passive recreational facilities in the area rises rapidly. To cater for the population increase in Yuen Long from 668,100 in 2021 to a higher limit of 760,600 in 2031 as forecasted in the Projections of Population Distribution, 2023-2031 (Planning Statistics, Planning Department), the shortfall will be particularly acute compared to the existing provision. According to the information of the Planning Department, there will be 6 large housing projects completed in phases from 2024 to 2038 in Yuen Long District, providing a total of 139,000 housing units for an increase population of 382,000. It can be foreseen that the shortfall will become much more acute. Unlike the Tuen Mun area with a public golf driving range and public horse-riding centre, the people in Yuen Long are neglected in comparison, as there are inadequate public recreational facilities, which are limited by choice and type. The present provision of recreational facilities in Yuen Long is generally limited to holiday camps and picnic areas.

No Adverse Traffic, Drainage, Sewage and Environmental Impacts on the Surrounding Areas

Traffic Impact

- 6.13 The Proposed Development is not considered a high traffic-generating use. Local villagers and visitors can make use of the public transportation network serving the area, walk, or drive to the Application Site. As the Application Site falls within the heritage tourism catchment area, adequate parking spaces/drop-off points for private vehicles and coaches are provided in the vicinity to accommodate the tourist parking requirements. The car parks within the Application Site will be available for public use. As the Application Site is operated with a booking system,

the number of visitors and traffic flow can be under control. It is anticipated that the Proposed Development under the current application will not aggravate the traffic conditions of nearby road networks.

Drainage and Sewage Impacts

- 6.14 The Proposed Development would only involve a small portion of additional filling of land, and the site condition will largely remain the same as the current situation. Surface runoff will flow into the existing ponds, which act as a natural drainage collection system. Proper sewage collection and treatment facilities will be provided in accordance with the requirements in ProPECC PN 1/23. In this regard, no adverse drainage and sewage impacts are anticipated.

Environmental Impacts

- 6.15 It is anticipated that there will be no adverse environmental impacts of the Proposed Development on the surrounding areas. The only possible impact brought by the Proposed Development to the surrounding areas is human noise (chatting and laughing). To minimize the potential on-site noise problems generated by the Proposed Development, the Applicant has already undertaken to prohibit the use of public announcement systems, portable loudspeakers or any form of audio amplification system within the Application Site. Together with the proposed restricted hours of operation, the Proposed Development is unlikely to cause unreasonable noise nuisance to the nearby sensitive receivers.

Public Access Improvements

- 6.16 The Applicant provides various pedestrian accesses that allow public access from the western side to the eastern side of the site more efficiently. In view of there are two small house developments and an existing structure for domestic use that are enclosed by the Application Boundary, the proposed layout allows a clearer indication of a 24-hour public access for the concerned existing/future residents (see **Figure 3**).

Environmental Improvements

- 6.17 The majority of the Application Site was occupied by abandoned green fields in the past. The Applicant has been providing a comprehensive landscape treatment, including placing pot plantings, clusters of trees, and natural vegetation along the site boundary and the local track, and implementation of buffer shade and shelter, which created a sense of identity while enhancing the rural character and amenity of the surrounding areas. No tree felling is involved in the proposal, and there will be no significant changes or disturbances to the existing landscape resources.

Community Support

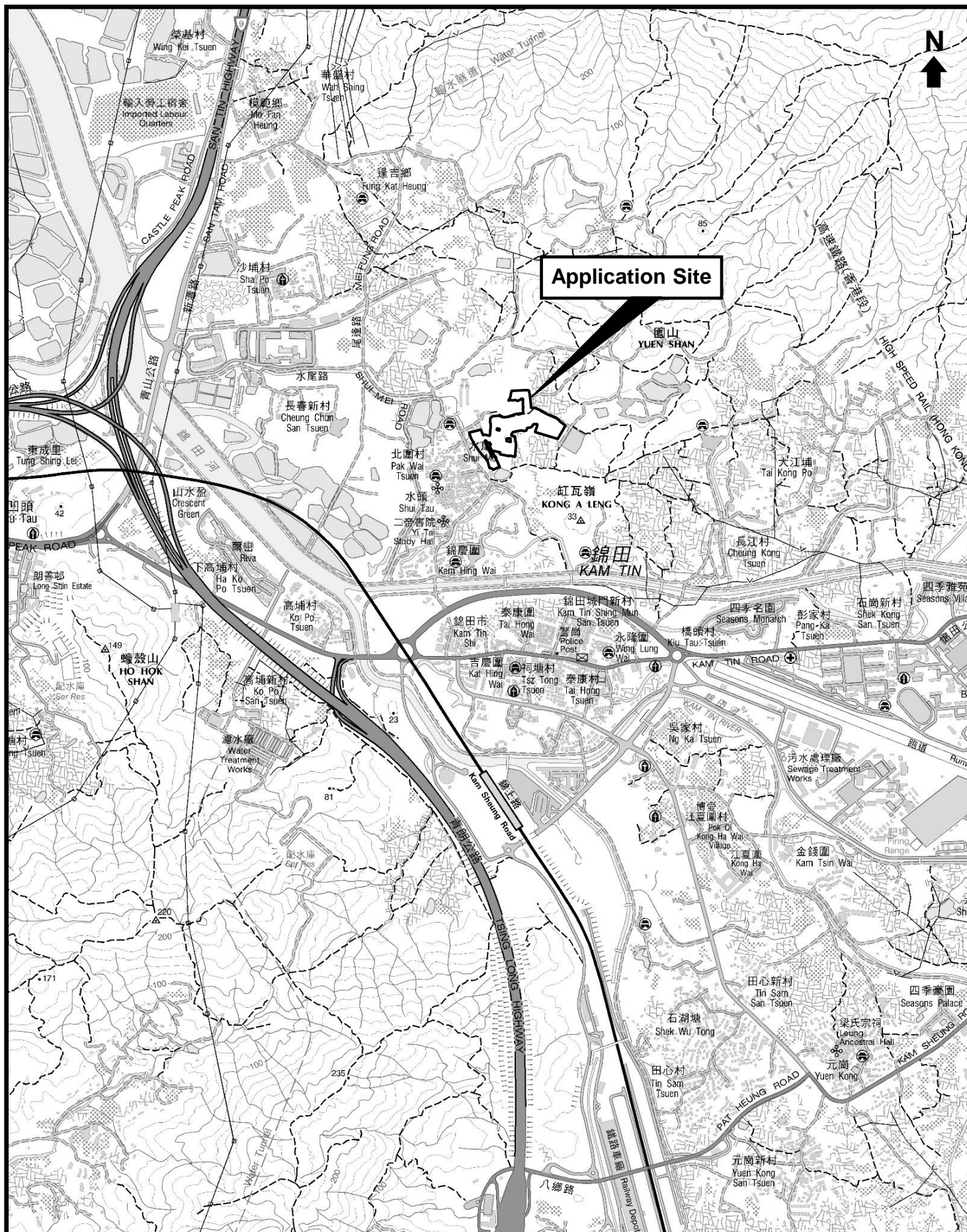
- 6.18 The Proposed Development is most welcome by the local population and community organizations since its operation in 2007. As the Proposed Development provides a variety of passive and active recreational facilities (such as picnic, barbeque, badminton, children playground, handicraft making area, etc.), it is considered as a place for weekend family fun or

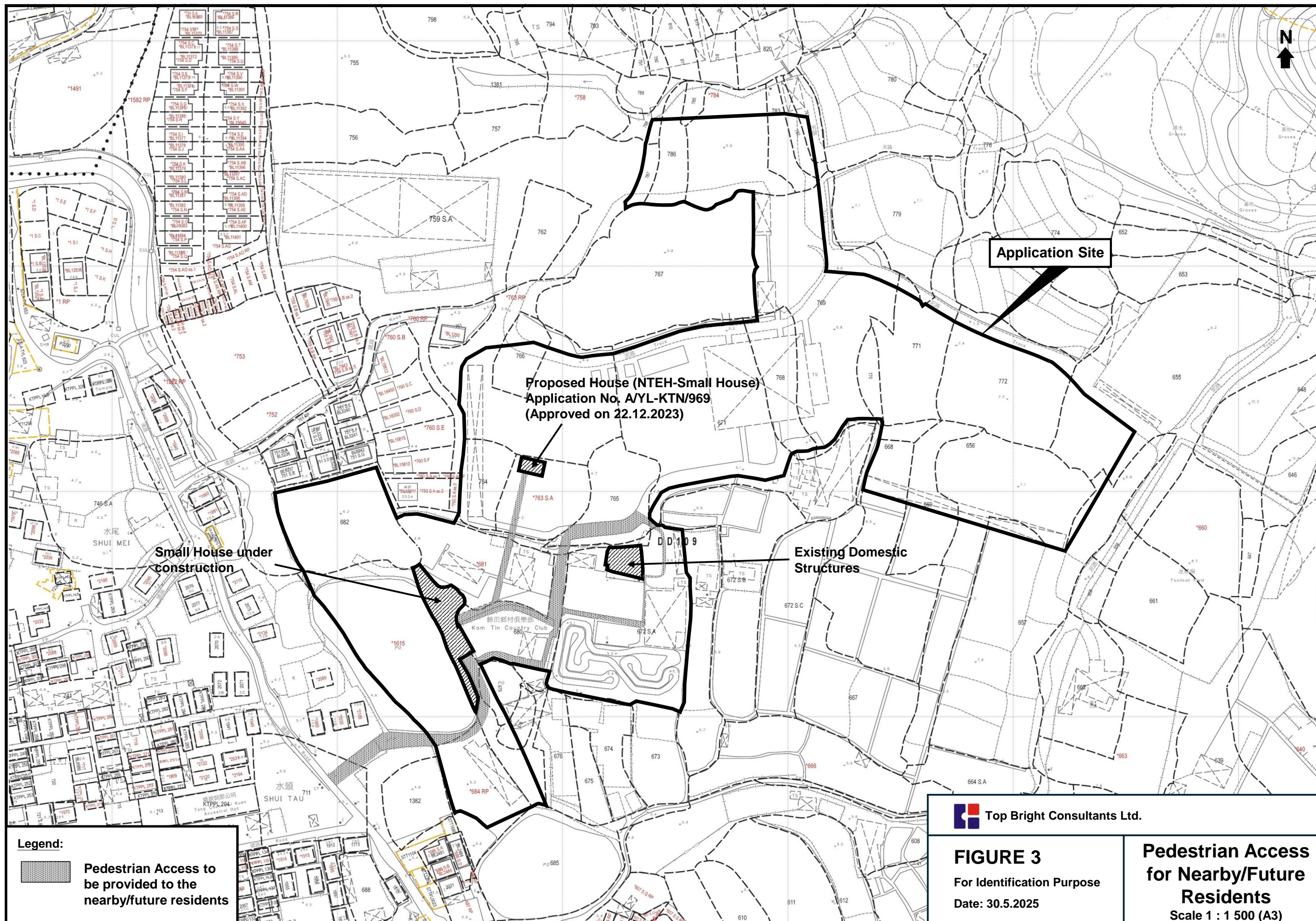
place for people to enjoy the rural life and natural environment. Moreover, the Proposed Development is a community use which supports the social and economic development of the nearby villages by complementing the local tourist industry.

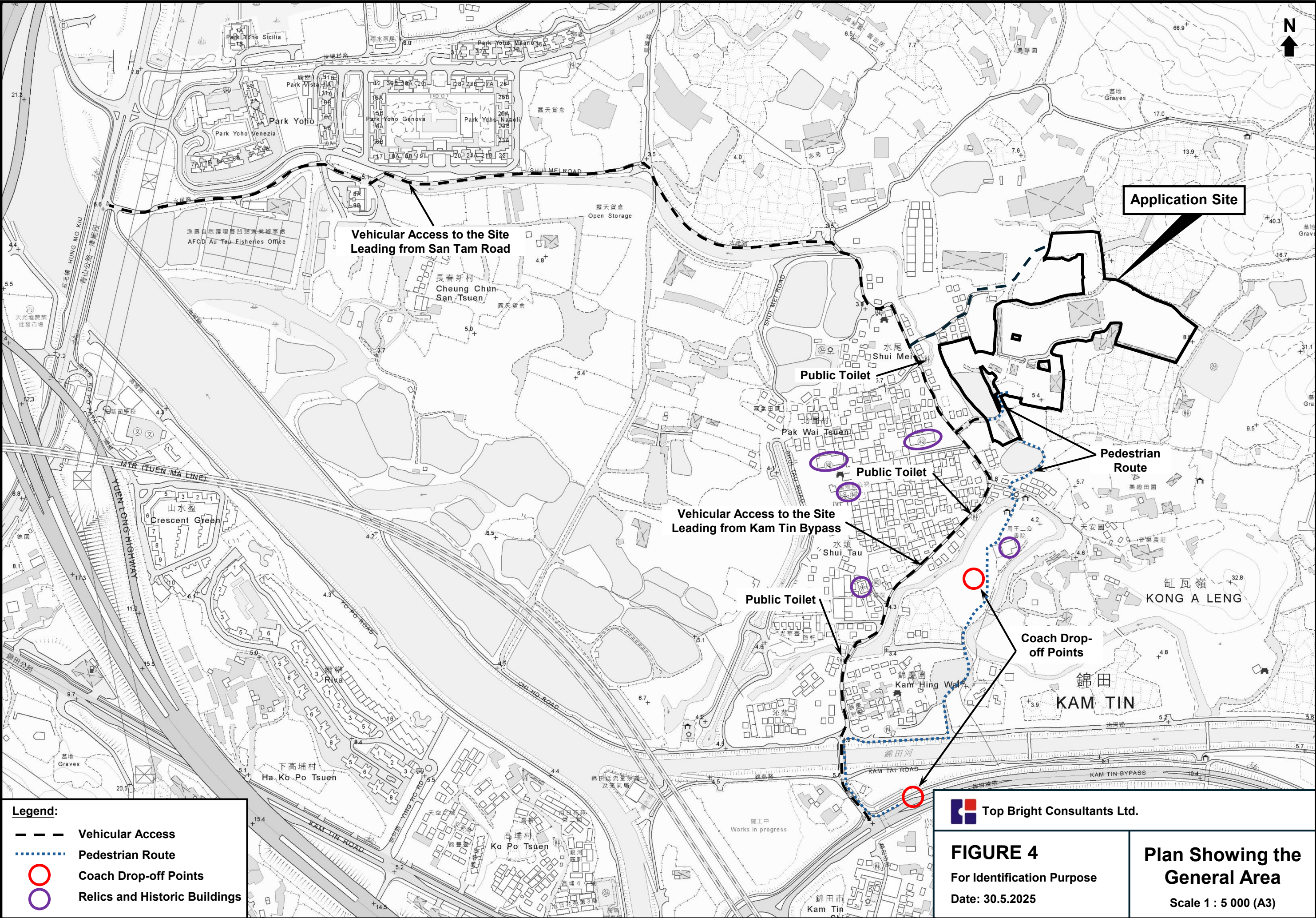
7. Conclusion

- 7.01 The Proposed Development is a local recreational facility that is open to the general public without any admission charge. In view of the rising public demand for better recreational facilities, the Proposed Development will enable the provision of rural recreational facilities in the Yuen Long area and help instill the concept of “tourism is everywhere in Hong Kong”. As such, the Proposed Development should be supported from the planning and land use points of view as it would result in more economic and efficient use of valuable land resources.
- 7.02 It is considered that the Proposed Development is compatible in land use terms and no adverse environmental, traffic, drainage and sewage impacts on the surrounding area would be created by the Proposed Development. The Proposed Development will ensure a quality environment for the area by means of extensive provision of greenery and provision of environmentally friendly/protection measures.
- 7.03 In view of the reasons detailed in the previous sections, the Applicant respectfully requests that the Board to give favourable consideration and approve this application for a period of 3 years.





Top Bright Consultants Limited
July 2025







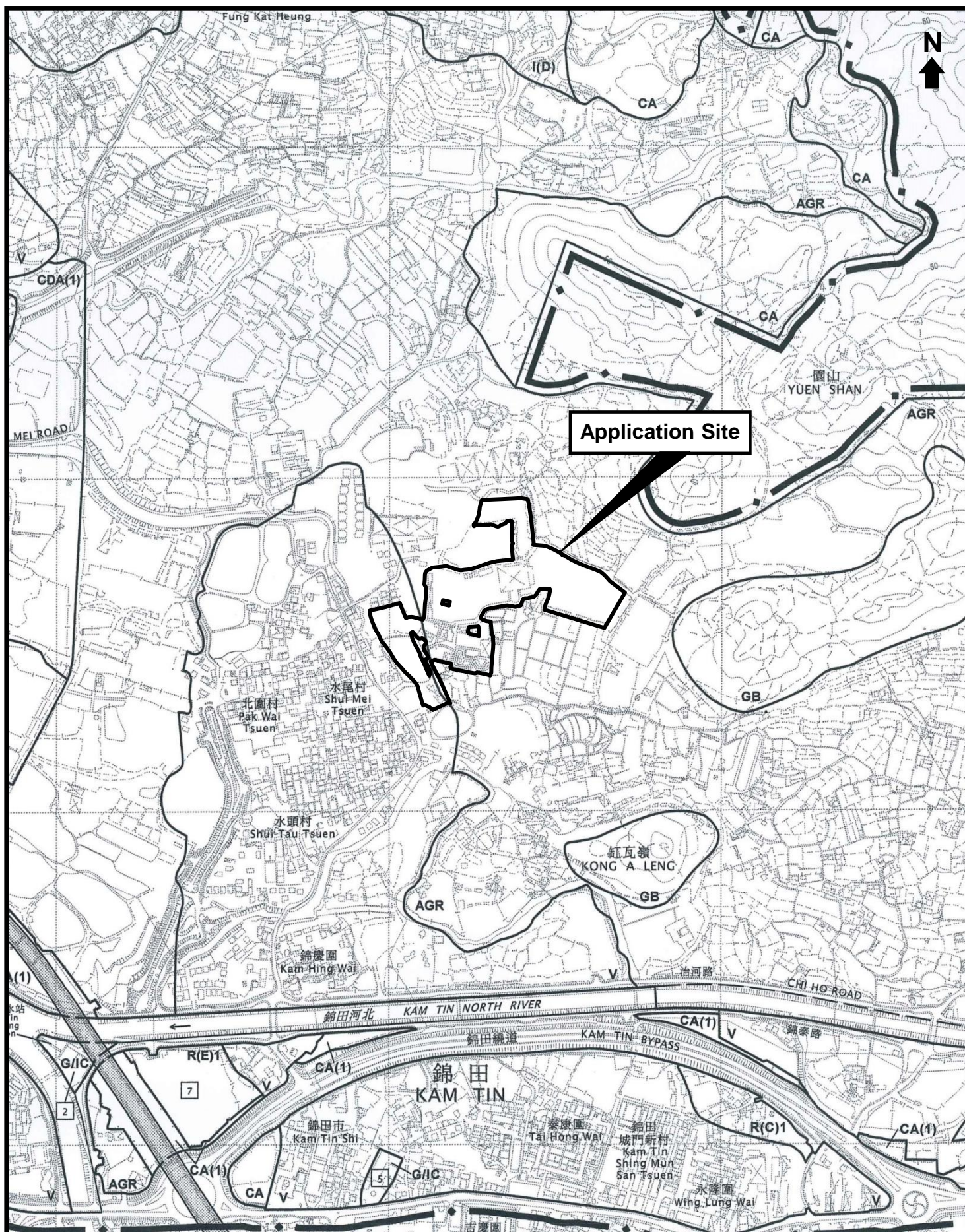
Legend:

-  Vehicular Access
-  Pedestrian Route
-  Coach Drop-off Points
-  Relics and Historic Buildings

 Top Bright Consultants Ltd.

FIGURE 4
For Identification Purpose
Date: 30.5.2025

Plan Showing the General Area
Scale 1 : 5 000 (A3)

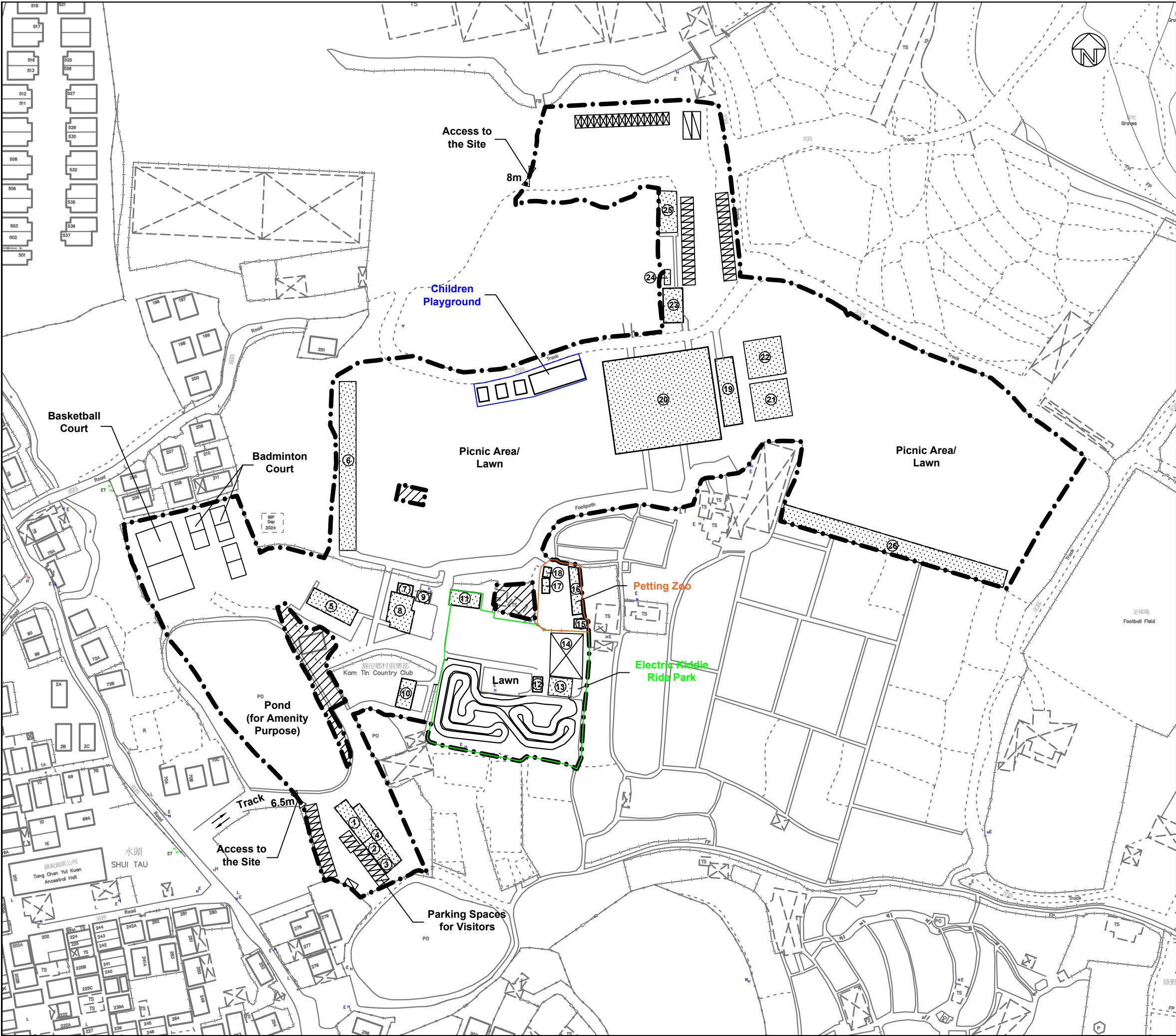


Extract from Kam Tin North Outline Zoning
Plan No. S/YL-KTN/11 gazetted on 15.12.2023

FIGURE 5

For Identification Purpose

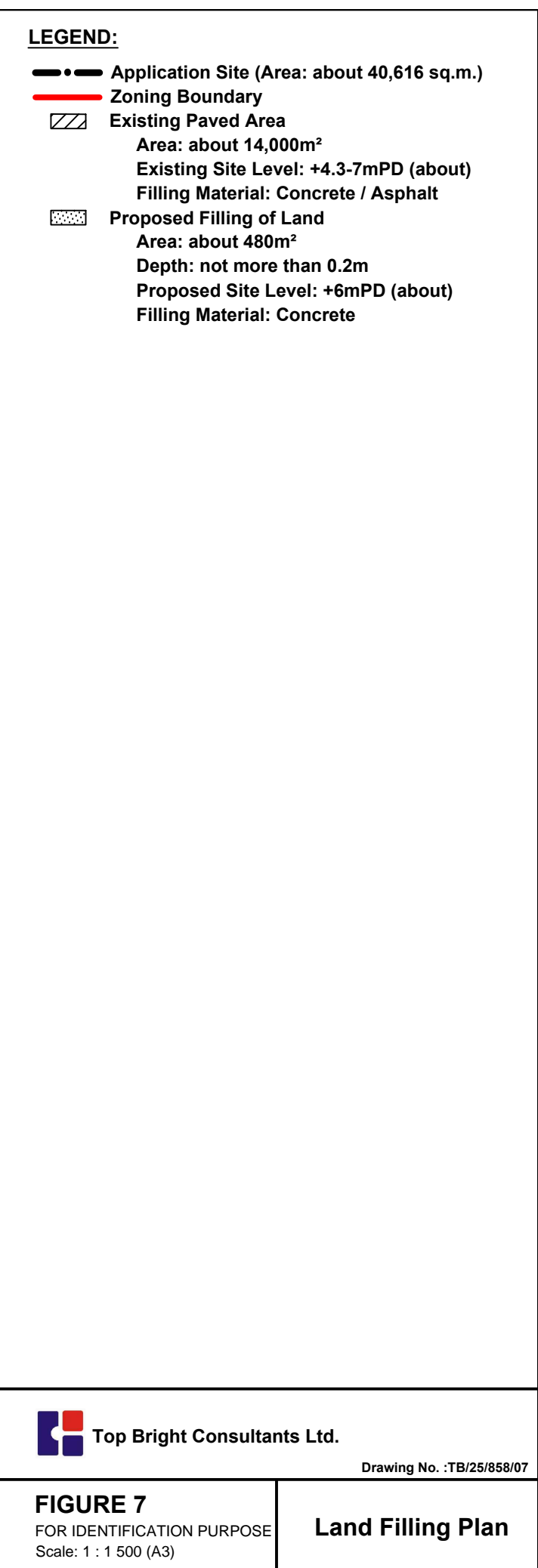
Date: 30.5.2025

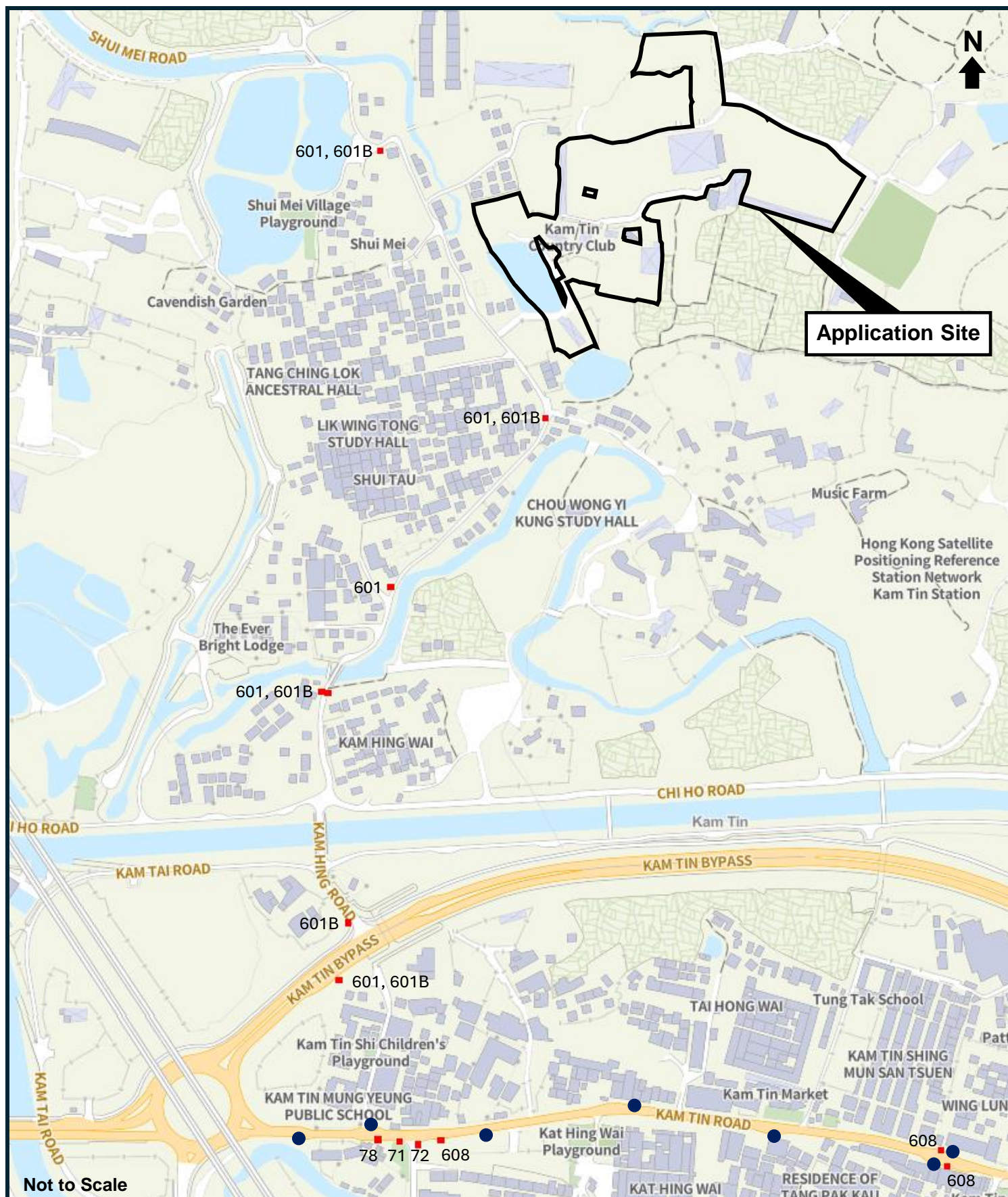


- LEGEND:**
- Application Site (Area: about 40,616 sq.m.)
 - Area Excluded from the Application Site
 - Temporary Structures
 - Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (2 nos.)
 - Parking Spaces for Visitors (2.5m x 5m) (51 nos.)
 - Drop-off Spaces for Taxis (15 nos.)

Details of Structures:

Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Visitor Centre	1	104	2.5
2	Site Office/Reception	1	42	2.5
3	Storeroom	1	27	2.5
4	Shade Shelter	1	110	2.5
5	Shelter for Children Playground	1	134	3.5
6	Shade Shelter for Picnic Area	1	450	4.0
7	Washroom	1	26	2.5
8	Storeroom and Shade Shelter	1	136	3.0
9	Shelter for Children Game Area	1	22	3.0
10	Shelter for Handicraft Making	1	71	3.0
11	Shelter for Storage	1	74	3.0
12	Ticket Office and Shelter	1	23	3.0
13	Shelter for Electric Kiddie Ride	1	67	4.5
14	Tent Canopy for Electric Kiddie Ride	1	226	4.5
15	Storeroom	1	20	3.0
16	Shed for Rabbits Petting	1	82	3.0
17	Kiosk	1	18	3.0
18	Shed for Goats Petting	1	12	3.0
19	Food Storage and Serving Area	1	196	4.5
20	Shelter for Barbecue Area	1	1,573	5.0
21	Shelter for Barbecue Area	1	225	5.0
22	Shelter for Barbecue Area	1	225	5.0
23	Washroom	1	107	3.5
24	Nursery Room	1	15	2.5
25	Storeroom	1	120	3.0
26	Shade Shelter for Picnic Area	1	638	4.0
Total:				4,743





Not to Scale

Green Minibus Route:

- 601 Pak Wai Tsuen ↔ Yuen Long (Fung Cheung Road)
- 601B Pak Wai Tsuen ↔ Kam Sheung Road Station (Circular)

Bus Route:

- 54 Yuen Long (West) ↔ Sheung Tsuen (Circular)
- 64K Yuen Long (West) ↔ Tai Po Market Station
- 77K Yuen Long (Fung Cheung Road) ↔ Sheung Shui
- 251B Pat Heung Road ↔ Sheung Tsuen (Circular)
- 251M Sheung Tsuen ↔ Tsuen Wan
- E36P Sheung Tsuen ↔ Skycity

FIGURE 8

Public Transport Facilities

For Identification Purpose

Date: 30.5.2025

Plan 2 of Enforcement Notice Case No. CEP/E/YL-KTN/737, Planning Department

