

This document is received on 19 AUG 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根 據 《 城 市 規 劃 條 例 》(第 131 章)
第 16 條 遞 交 的 許 可 申 請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www\(tpb.gov.hk/en/plan_application/apply.html](https://www(tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及詳解

[#] “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請來附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient. 如所提供的空間不足，請另頁說明。

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501714

1/8

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-KTN/1162
	Date Received 收到日期	19 AUG 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書處。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址 : <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話 : 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線 : 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

TANG Lok San 鄧樂燊

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

NA 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lots 822 and 824 in D.D. 109, Kam Tin North, Yuen Long, N.T.		
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,151.2 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 234 sq.m 平方米 <input type="checkbox"/> About 約		
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約		

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	度假營 Holiday Camp (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the “current land owners”^{# &} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)」 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

published notices in local newspapers on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

posted notice in a prominent position on or near application site/premises on
14/07/2025-28/07/2025 (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 14/07/2025 (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」。

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	917.2 sq.m <input checked="" type="checkbox"/> About 約	
Proposed covered land area 擬議有上蓋土地面積	234 sq.m <input checked="" type="checkbox"/> About 約	
Proposed number of buildings/structures 擬議建築物／構築物數目	9	
Proposed domestic floor area 擬議住用樓面面積 sq.m <input type="checkbox"/> About 約	
Proposed non-domestic floor area 擬議非住用樓面面積	234 sq.m <input checked="" type="checkbox"/> About 約	
Proposed gross floor area 擬議總樓面面積	234 sq.m <input checked="" type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)		
Changing Room: Height: Not exceeding 4m		
Camping Lounge: Height: Not Exceeding 4m		
Ancillary Storage: Height: Not Exceeding 4m		
Toilet: Height: Not Exceeding 4m		
All Rain Shelter: Not Exceeding 7m		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	1	
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		

Proposed operating hours 擬議營運時間

24 hours, including public holiday.

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
		No 否	<input type="checkbox"/>
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
		No 否	<input checked="" type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)
		No 否	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		<hr/> <hr/>	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..... </p>
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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/_____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途／發展</p>	
	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>..... </p>
<p>(e) Approval conditions 附帶條件</p>	<p>Reason(s) for non-compliance: 仍未履行的原因： </p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to Justification.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署



TANG LOK SAN

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of

代表

Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

30/07/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 822 and 824 in D.D. 109, Kam Tin North, Yuen Long, N.T.
Site area 地盤面積	1,151.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	Agriculture
Type of Application 申請類別	<p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	234	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		
		Non-domestic 非住用	9	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4-7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv)	Site coverage 上蓋面積	20.3	%	<input checked="" type="checkbox"/> About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 PC: 1
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

Chinese 中文	English 英文
---------------	---------------

Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access, Paved Area		

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
環境評估（噪音、空氣及／或水的污染）		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 109 約地段 822 及 824 號
作臨時度假營連附屬設施及相關填土工程(為期三年)的用途

- 申請地點的面積約為 1,151.2 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“度假營”開發申請仍然符合租約。
- 本擬議發展為臨時性質，不會進行大型工程，因此不會影響申請地點長遠待規劃意向。可利用此土地作為市區和近郊的發展區的界限，並提供土地作靜態康樂場地。
- 為應付本地居民因農地使用用途的變更而對戶外活動設施日益增長的需求，並為遊客開設戶外活動場所和配套設施，希望透過申請經營一個臨時度假營。擬議中的用途實現了與周圍環境的自然融合，打造香港生態營。該地段位於農村，遊客/當地人在享受露營體驗後可以探索周圍的自然和古老元素，包括錦田樹屋及天后古廟等歷史文物。
- 在該地區保持簡單的生活文化並促進環保生活。提議的臨時度假營將為公眾提供更多與大自然保持聯繫的機會，並有助於在城市中形成一種慢生活的生活方式。
- 建議的使用用途不會對該用地及周邊環境造成任何重大影響。本申請地點位於山邊，此申請地點遠離市區，並可用公共交通工具前往，場地周圍主要是不會產生大量行人流量的鄉村型發展/農業用地，不會產生交通繁忙。
- 擬議度假營的營業時間為每日二十四小時，包括公眾假期。
- 擬議申請的度假營在同一個地點，城市規劃委員會曾批准相類似的用途，申請編號: A/YL-KTN/838 (2022 年 11 月 11 日獲批)。因此希望城市規劃委員會對本申請作出相同的對待，並繼續履行 A/YL-KTN/838 的附加條件。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。當場地發展後，貴委員會所定下的附帶條件能加強申請地點及周圍的綠化及集水效果，使整體視野變得美觀更令人舒服。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 地段 822 及 824 號作臨時度假營連附屬設施及相關填土工程(為期三年)的用途。



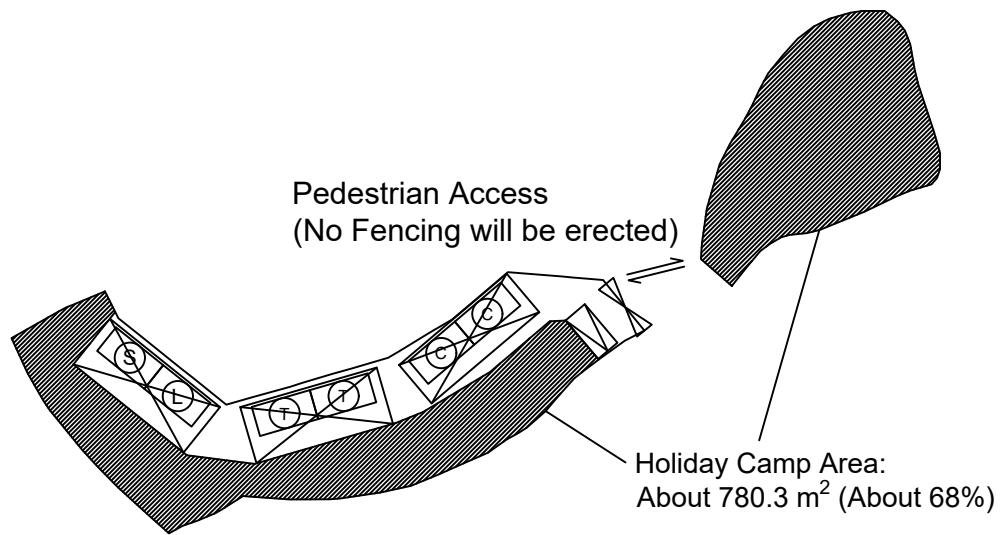
Legend:

Application Site 申請範圍

<u>Appendix 1</u> Location: DD 109 Lot 822 DD 109 Lot 824 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	<u>Location</u> 位置圖 擬議臨時度假營連附屬設施及相關填土 工程 (為期3年) Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years	<u>SCALE</u> 1:1000 @A4
For Identification Only Date: 14 July 2025		Drawing No.: 1-01

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
C	Changing room	About 6m x 3m = 18 m ²	4m	1-storey	2
L	Camping Lounge	About 6m x 3m = 18 m ²	4m	1-storey	1
S	Ancillary Storage	About 6m x 3m = 18 m ²	4m	1-storey	1
T	Toilet	About 6m x 3m = 18 m ²	4m	1-storey	2
	Rain Shelter (On top of S and L)	About 82 m ²	7m		1
	Rain Shelter (On top of T)	About 82 m ²	7m		1
	Rain Shelter (On top of C)	About 70 m ²	7m		1
		<u>About 234 m²</u>			
	Private Car Parking Space				1



Paved Ratio

Non-Paved Area: 780.3 m² (About 68%)
 Paved Area: About 370.9 m² (About 32%)

Legend:

 Ingress/egress	 (T) Toilet	Total Area: 1,151.2 m ² (About)
 Proposed Structures	 (C) Changing Room	Covered Area: 234 m ² (About)
 Holiday Camp Area	 (S) Ancillary Storage	Uncovered Area: 917.2 m ² (About)
 Rain Shelter	 (L) Camping Lounge	Non-Domestic GFA: 234 m ² (About)
 Private Car Parking Space		Nos. of Proposed Structures: 9
 Vehicle Access (About 6m width)		

Appendix 2

Location: DD 109 Lot 822
 DD 109 Lot 824

OZP: S/YL-KTN/11
 District: Kam Tin North
 Zoning: Agriculture

Proposed Layout Plan

擬議佈局平面圖

擬議臨時度假營連附屬設施及相關填土
 工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
 Facilities and Associated Filling of Land For a
 Period of 3 Years

SCALE

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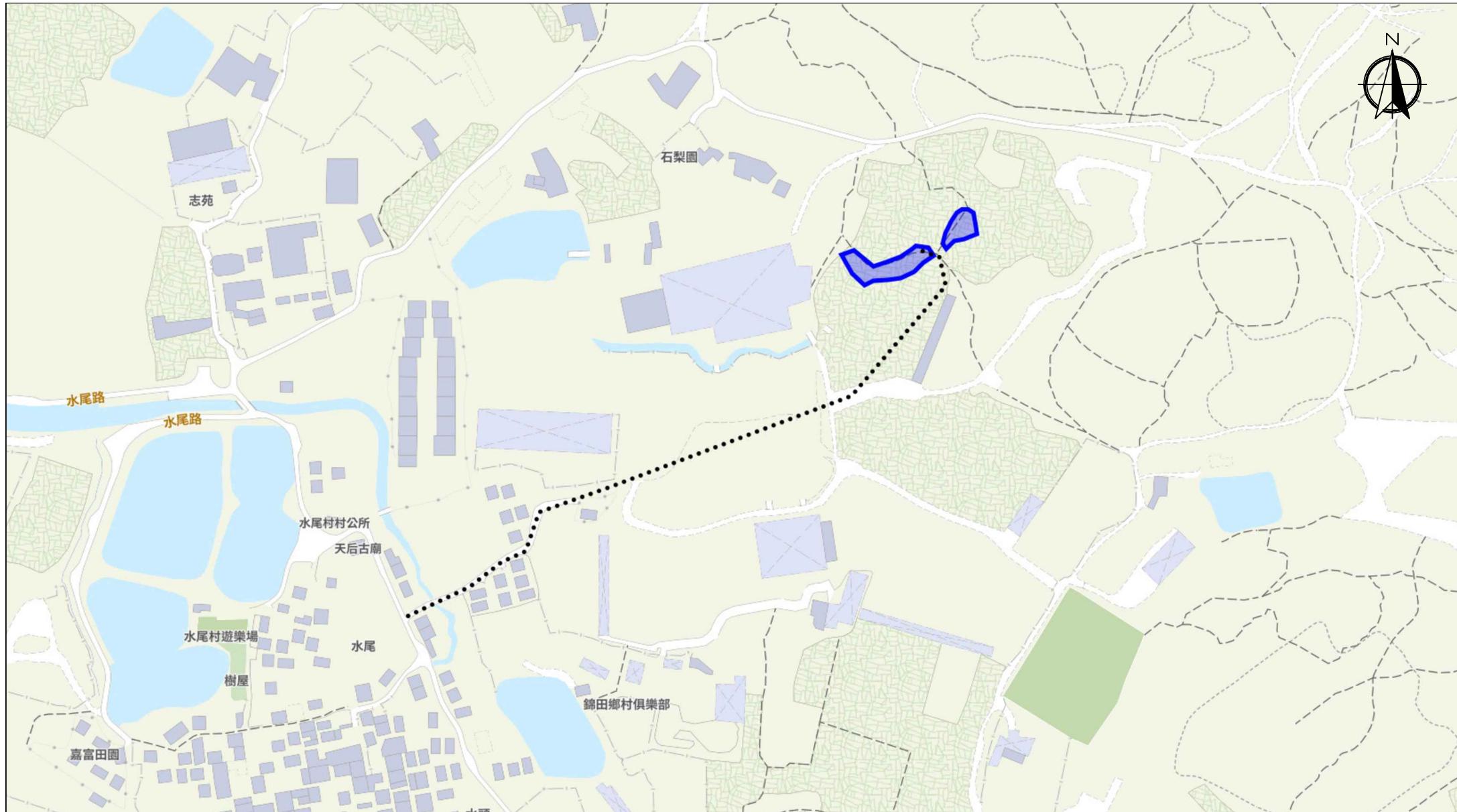
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For Identification Only

Drawing No.:

Date: 30 July 2025

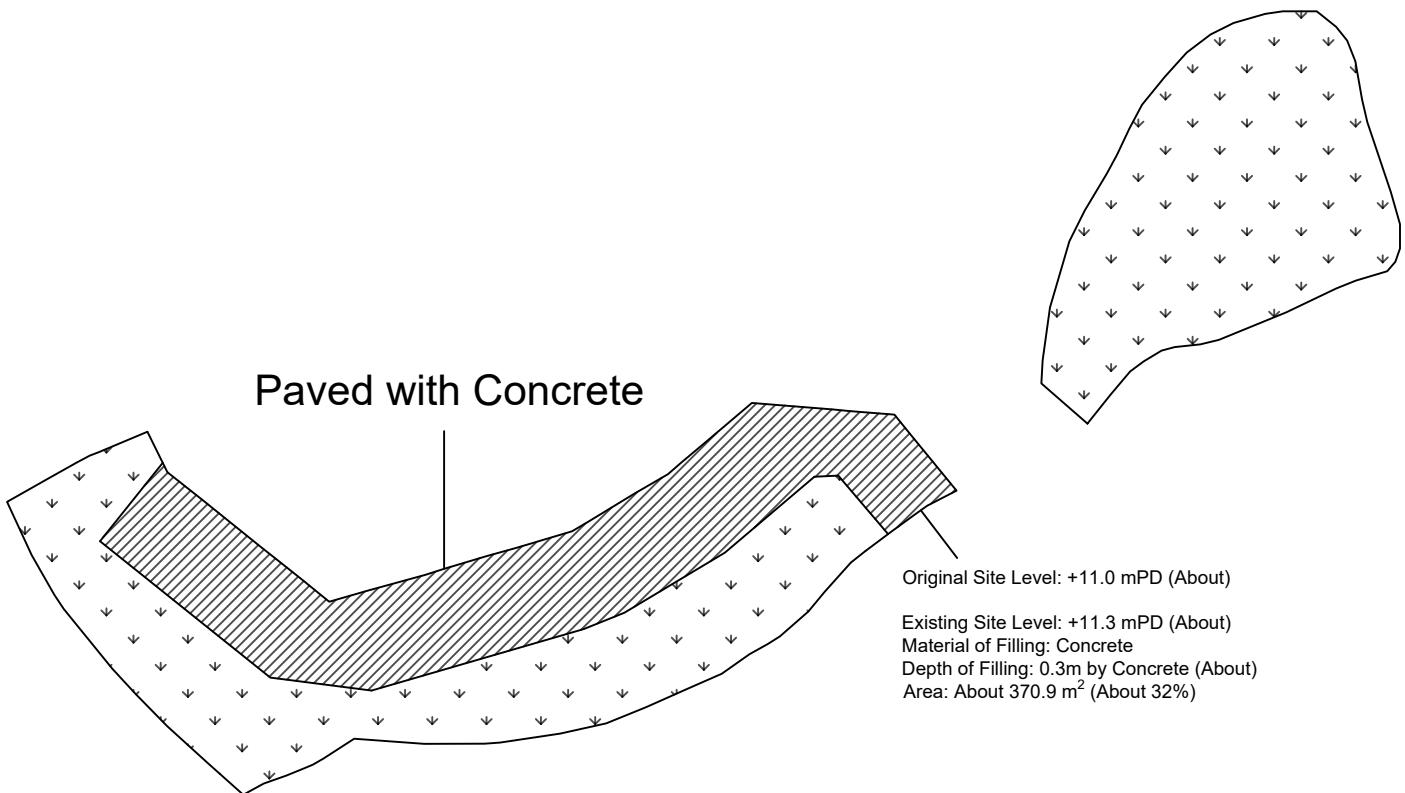
2-01



Scale: Undefined @A4

Captured from map.gov.hk on 30th July 2025

<u>Appendix 3</u> Existing Vehicular Access	Location: D.D. 109 Lot 822 and 824 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Width of Shui Mei Road: 4-6m (About) with Passing Space Map Legend: Road Path Site Boundary	Drawing No.: 3-01 For Identification Only Date: 30/07/2025



Depth of Filling

About 0.3 m (With Concrete)

Paved Ratio

Non-Paved Area: About 780.3 m² (About 68%)

Paved Area: About 370.9 m² (About 32%)

* This Application is to regularize the filling of land.

Legend:

Paved Area 平整範圍

Non-Paved Area 不平整範圍

Appendix 4

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Paved Area 平整位置圖

擬議臨時度假營連附屬設施及相關填土
工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

1:500

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For Identification Only

Drawing No.:

Date: 30 July 2025

4-01

主旨: Fw: S.16 Planning Application No. A/YL-KTN/1162
附件: AYL-KTN 1162 20250825.pdf

From: [REDACTED]
Sent: Monday, August 25, 2025 11:15 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Fw: S.16 Planning Application No. A/YL-KTN/1162

Thank you for the phone call. Please see the attachment for the further information. Please contact Mr. Tang via email if you have any questions regarding to the captioned application.

Yours sincerely,
Mr. Tang

A/YL-KTN/1162 申請詳細

工作人員方面，計劃安排 2-3 個場內工作人員由早上九時至下午七時，負責安排出入營、清潔及保養場內草地。亦會有 24 小時電話，方便參加人士聯絡。

參加人士方面，以 4 人為一組，預計平日可接待 5-6 組，星期六、日及公眾假期約有 9-10 組，最多帳幕數量為 10 個。參加人士會在申請範圍過夜。

本申請地點不會用作貨倉或露天存放用途。

本申請不會使用哨子及任何擴音設備進行廣播，以免為附近環境產生不良影響。

申請地點可以公共交通工具到達，線路為綠色專線小巴 601 號及 601B 號線路前往至申請地點約 400 米外的小巴站，再以步行形式約 6 分鐘前往申請地點，小巴站請參考 Appendix 6。

出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，並備有避車處。

水尾路的設計容量為每小時可容納 100 輛車輛使用。

預計本申請地點的車流為以下：

時段	車輛數目 (入)	車輛數目 (出)
00:00-01:00	0	0
01:00-02:00	0	0
02:00-03:00	0	0
03:00-04:00	0	0
04:00-05:00	0	0
05:00-06:00	0	0
06:00-07:00	0	0
07:00-08:00	0	0

08:00-09:00	0	0
09:00-10:00	0	0
10:00-11:00	0	0
11:00-12:00	0 - 1	0 - 1
12:00-13:00	0 - 1	0 - 1
13:00-14:00	0 - 1	0 - 1
14:00-15:00	0 - 1	0 - 1
15:00-16:00	0 - 1	0 - 1
16:00-17:00	0 - 1	0 - 1
17:00-18:00	0 - 1	0 - 1
18:00-19:00	0 - 1	0 - 1
19:00-20:00	0	0
20:00-21:00	0	0
21:00-22:00	0	0
22:00-23:00	0	0
23:00-00:00	0	0
總和	8	8

本申請會提供 1 個私家車停車位置。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑到達申請地點。水尾路沿途道路約有 3-4 米闊，並設有避車處。私家車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

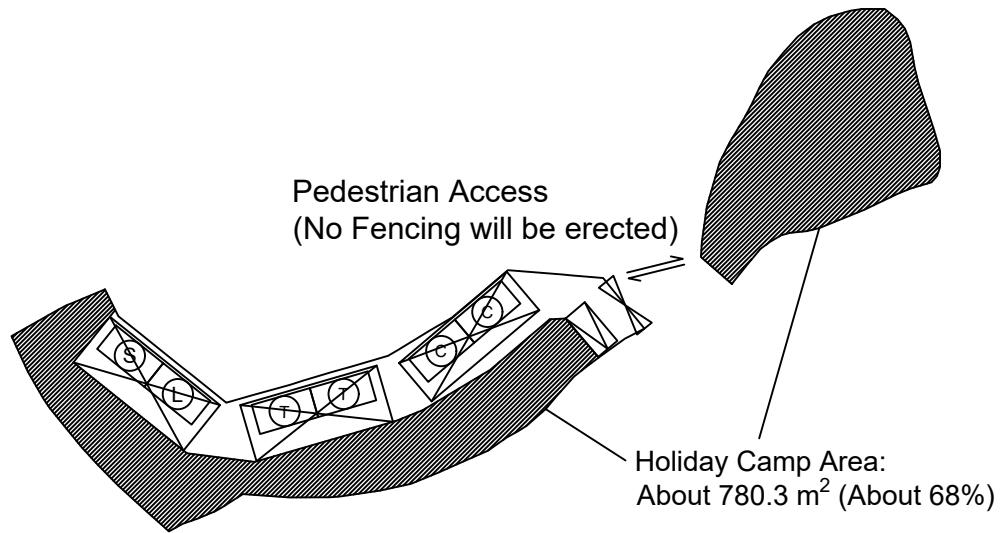
申請地點內有足夠空間進行調遣的動作，請參考 Appendix 8。

在申請地點內有足夠的空間讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點、停泊在公用道路及以倒後形式進出本申請地點。

通往申請地點的郊區小徑，當中有道路為私人地段，本人已獲得相關私人地段的持分者同意，可使用相關範圍作道路及緊急通道。

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
C	Changing room	About 6m x 3m = 18 m ²	4m	1-storey	2
L	Camping Lounge	About 6m x 3m = 18 m ²	4m	1-storey	1
S	Ancillary Storage	About 6m x 3m = 18 m ²	4m	1-storey	1
T	Toilet	About 6m x 3m = 18 m ²	4m	1-storey	2
	Rain Shelter (On top of S and L)	About 82 m ²	7m		1
	Rain Shelter (On top of T)	About 82 m ²	7m		1
	Rain Shelter (On top of C)	About 70 m ²	7m		1
		<u>About 234 m²</u>			
	Private Car Parking Space				1



Paved Ratio

Non-Paved Area: 780.3 m² (About 68%)
 Paved Area: About 370.9 m² (About 32%)

Legend:

 Ingress/egress (About 6m)	 Toilet	Total Area: 1,151.2 m ² (About)
 Proposed Structures	 Changing Room	Covered Area: 234 m ² (About)
 Holiday Camp Area	 Ancillary Storage	Uncovered Area: 917.2 m ² (About)
 Rain Shelter	 Camping Lounge	Non-Domestic GFA: 234 m ² (About)
 Private Car Parking Space		Nos. of Proposed Structures: 9
 Vehicle Access (About 6m width)		

Appendix 2

Location: DD 109 Lot 822
 DD 109 Lot 824

OZP: S/YL-KTN/11
 District: Kam Tin North
 Zoning: Agriculture

Proposed Layout Plan

擬議佈局平面圖

擬議臨時度假營連附屬設施及相關填土
 工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
 Facilities and Associated Filling of Land For a
 Period of 3 Years

SCALE

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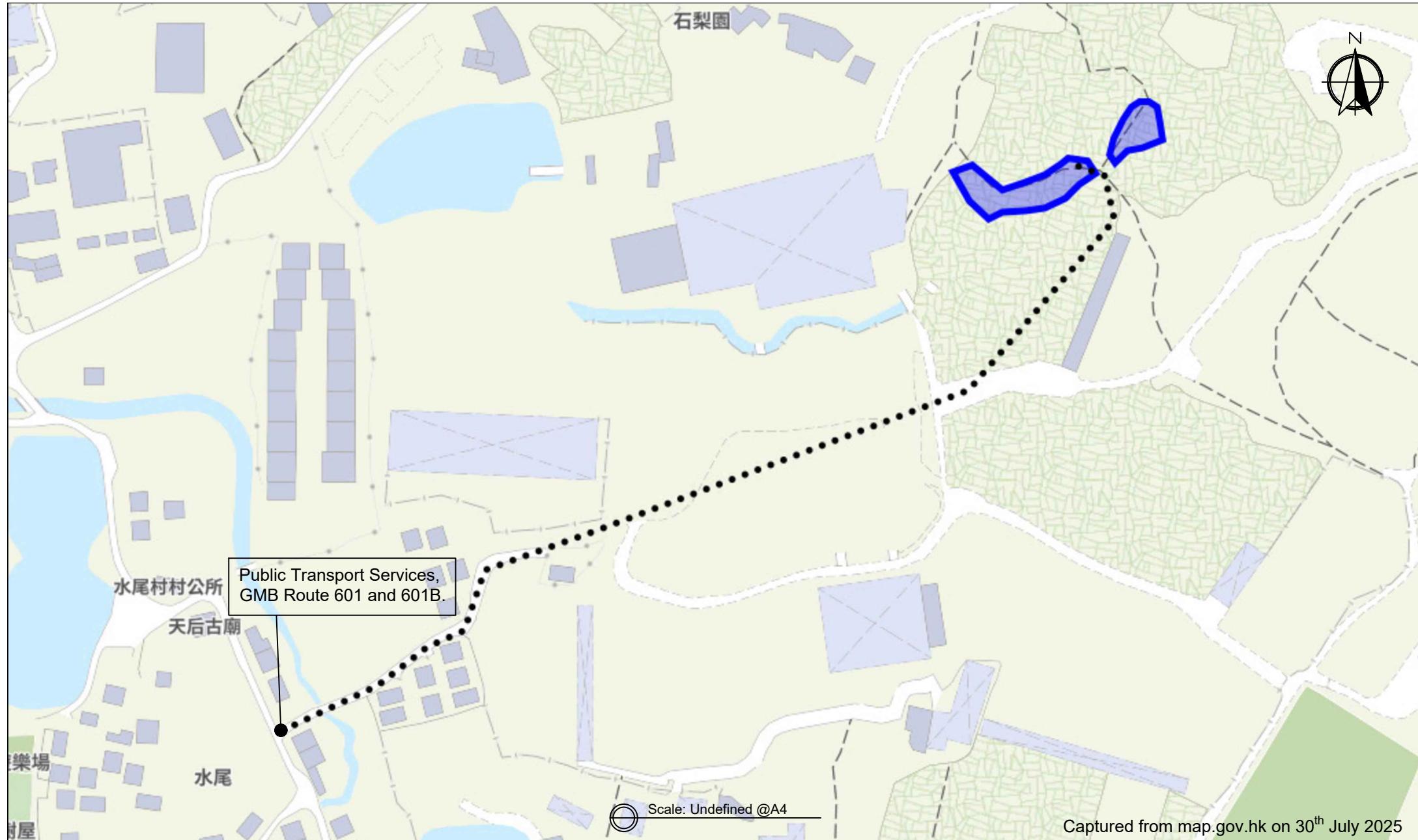
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For Identification Only

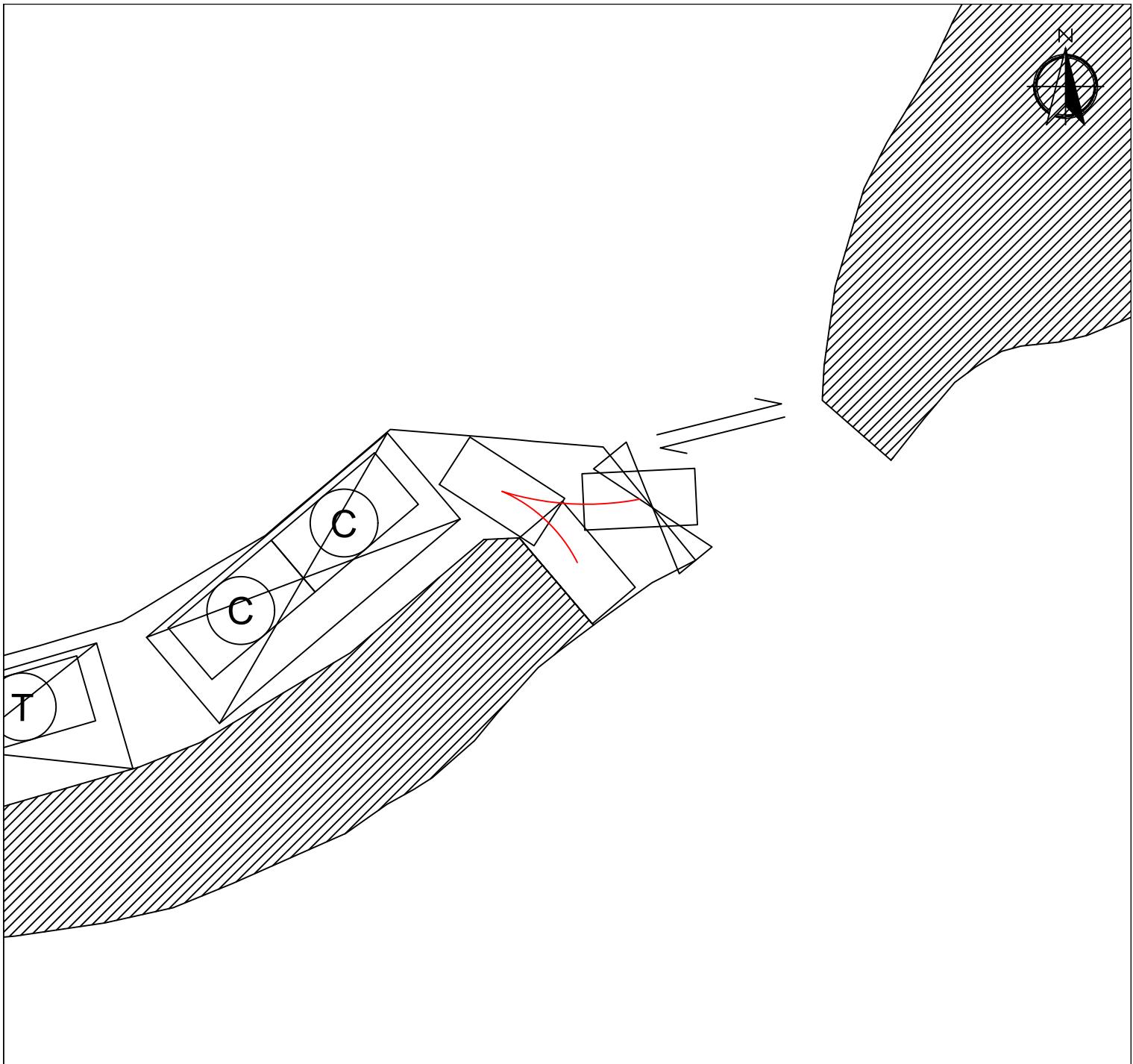
Drawing No.:

Date: 25 August 2025

2-01



<u>Appendix 6</u> Public Transport Services	Location: D.D. 109 Lot 822 and 824 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Width of Shui Mei Road: 4-6m (About)	Drawing No.: 6-01
			Map Legend: Road Path Site Boundary	For Identification Only Date: 25/08/2025



Legend:

== Ingress/egress (About 6m)	(T) Toilet
□ Proposed Structures	(C) Changing Room
▨ Holiday Camp Area	(S) Ancillary Storage
☒ Rain Shelter	(L) Camping Lounge
■ Private Car Parking Space	
▷ Vehicle Access (About 6m width)	

Appendix 8

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Maneuvering Space

調動空間

擬議臨時度假營連附屬設施及相關填土
工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

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@A4

For Identification Only

Drawing No.:

Date: 25 August 2025

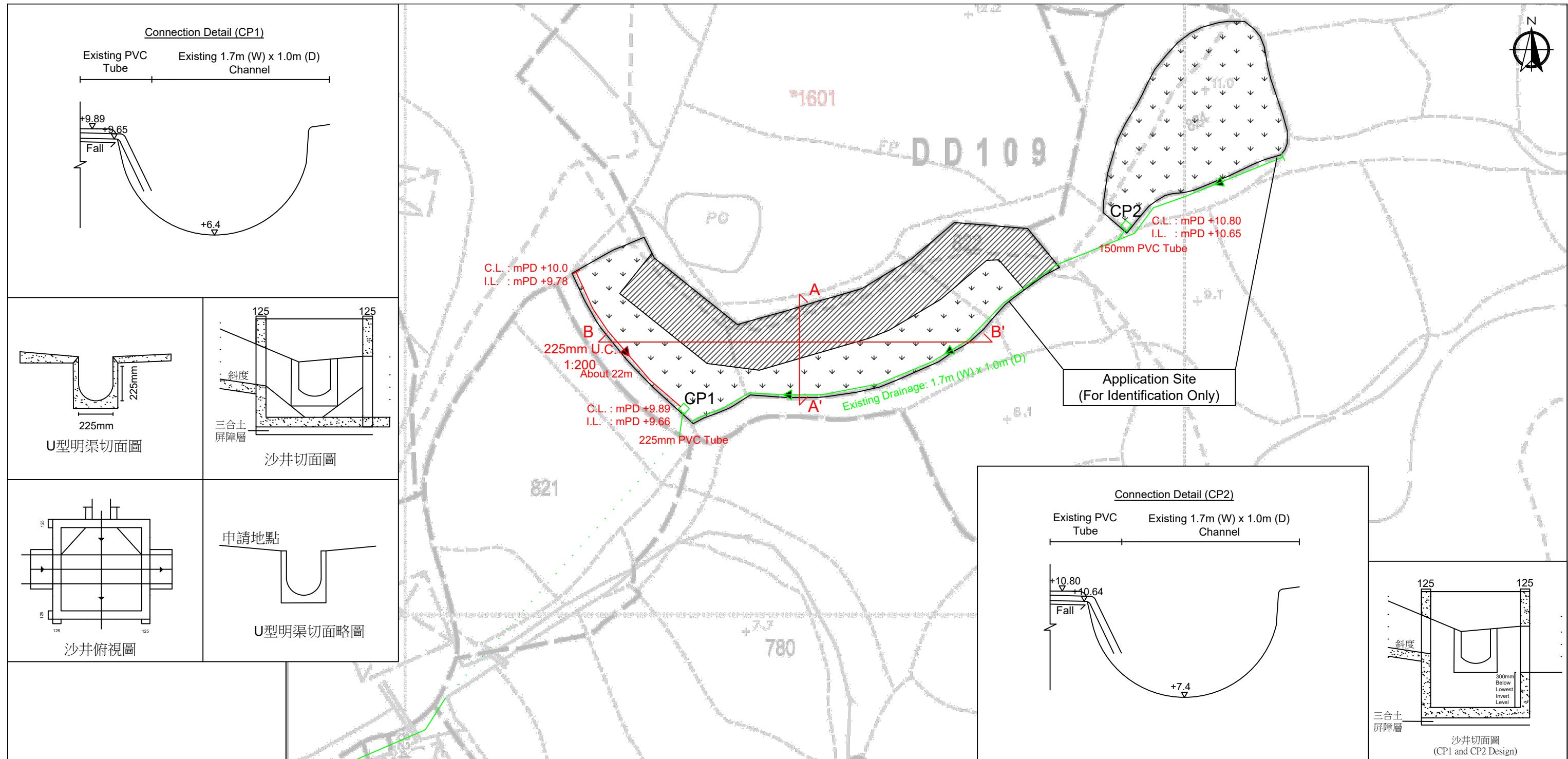
8-01

寄件者: [REDACTED]
寄件日期: 2025年09月01日星期一 16:48
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: S.16 Planning Application No. A/YL-KTN/1162 FSI Proposal and Drainage Proposal
附件: AYL-KTN 1162 20250901.pdf

To whom may concern,

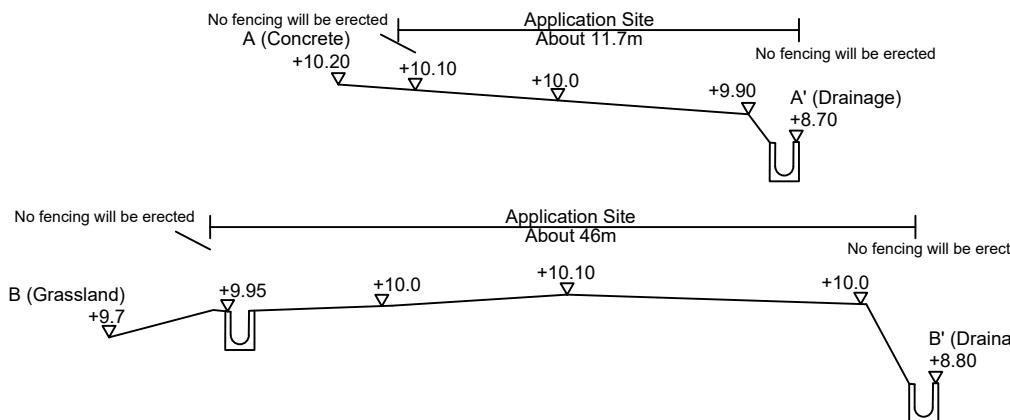
Please see the attachment for the Drainage proposal and Fire services installation proposal for the captioned application. Please contact Mr. Tang via email [REDACTED] if you have any questions regarding to the captioned application.

Yours faithfully,
Mr. Tang [REDACTED]



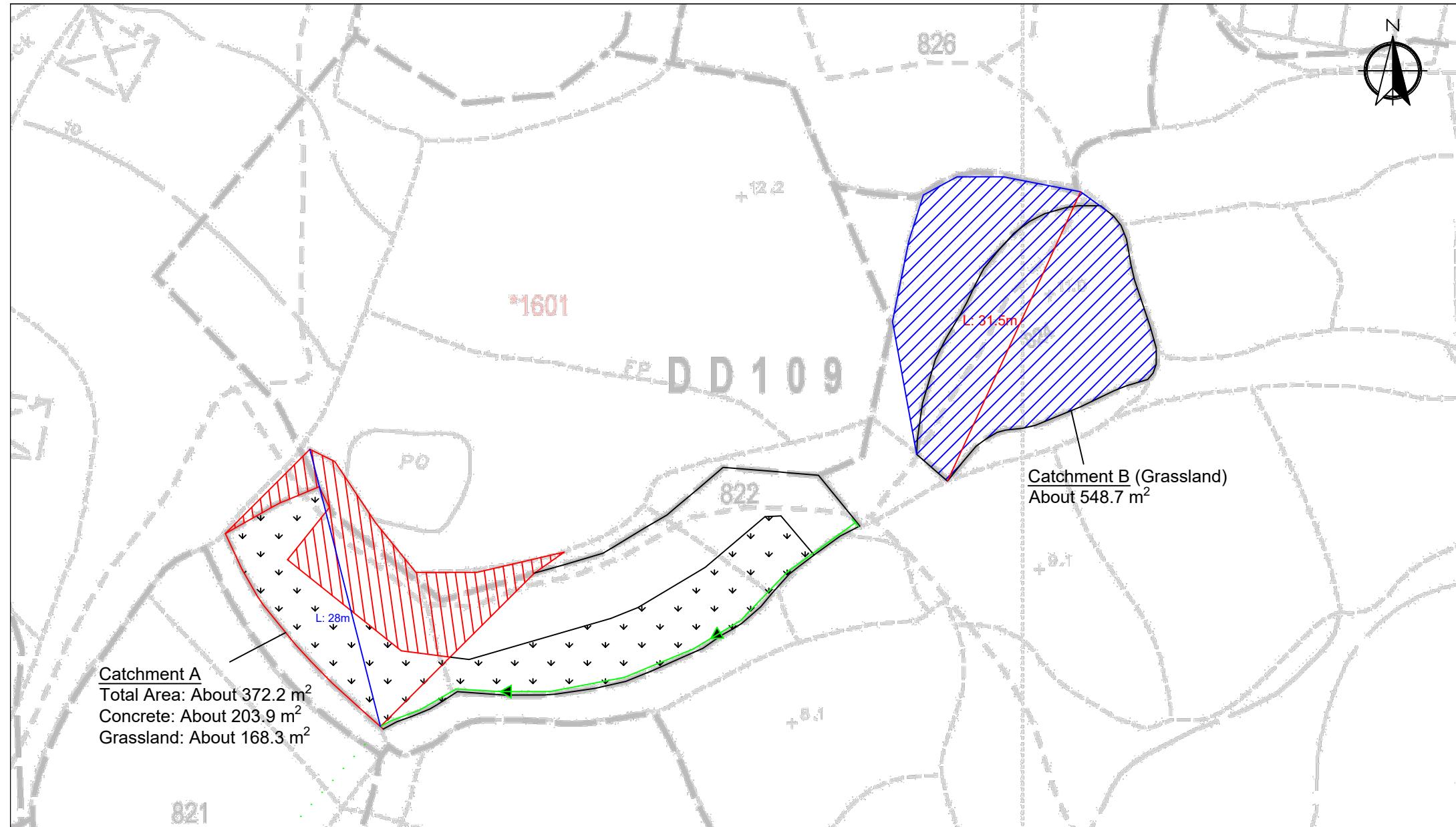
Note:

1. Adequate opening will be provided around the application site.
2. Catchpit design shall follow CEDD standard drawing No. C2406I.
3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
4. Grating Cover is provided to reduce the irregular road surface from entering the site.



*Invert Level of Connection Point Should Be Verified On Site Before Construction.
*Cover Level Are Indicative Only Which Should Be Verified On Site.

Appendix 9	Location: DD 107 Lot 822, 824 App. No.: A/YL-KTN/1162 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Proposed Drainage Plan and Cross Section	Drawing No.
				9-01
				For Identification Only Date: 28 August 2025



Appendix 9.2

Catchment Area

Location:
 D.D. 107 Lot 822 and 824
 OZP: S/YL-KTN/11
 District: Kam Tin North
 Zoning: Agriculture

Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years

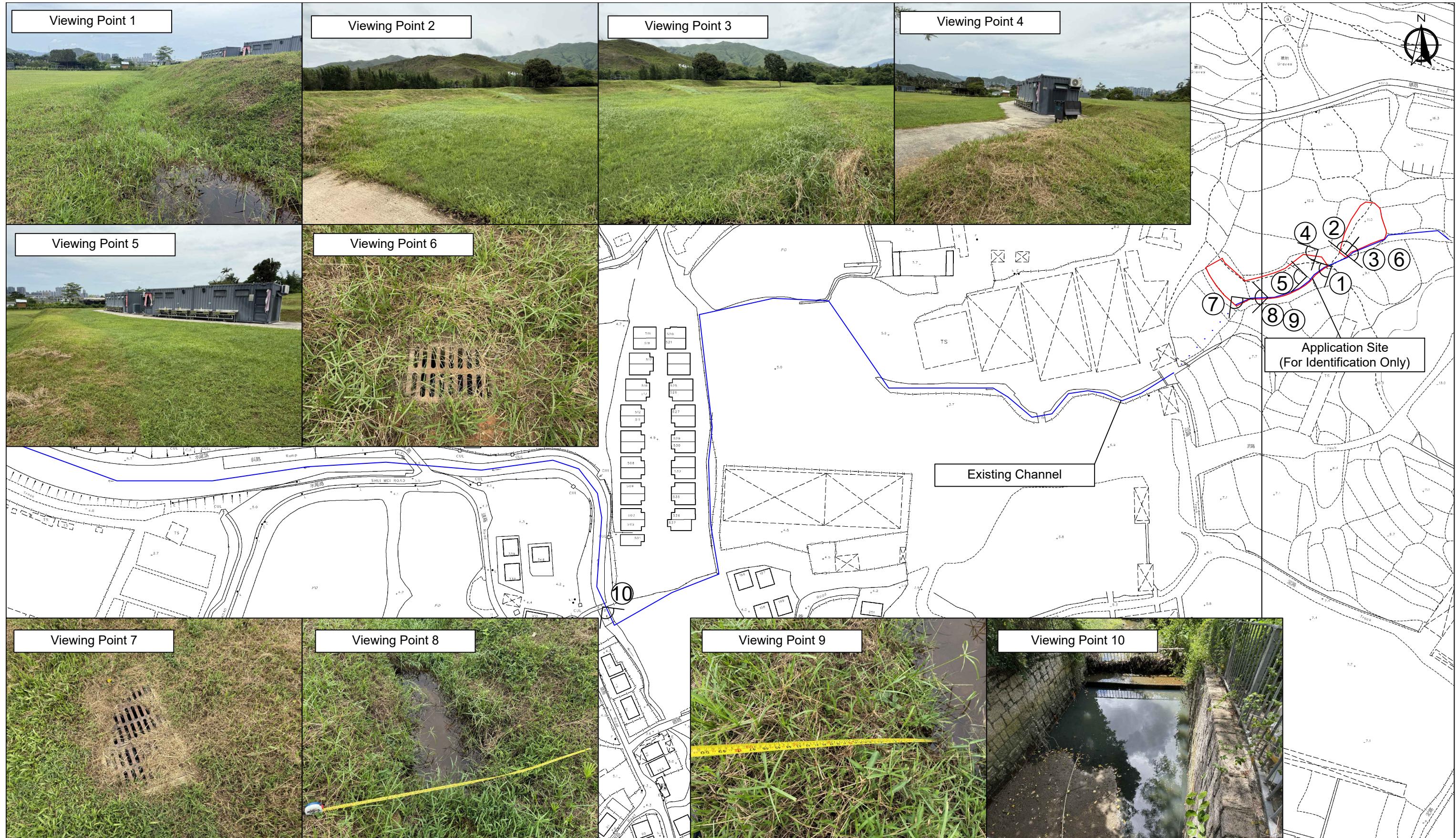
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Drawing No.:

9.2-1

For Identification Only

Date: 28/08/2025

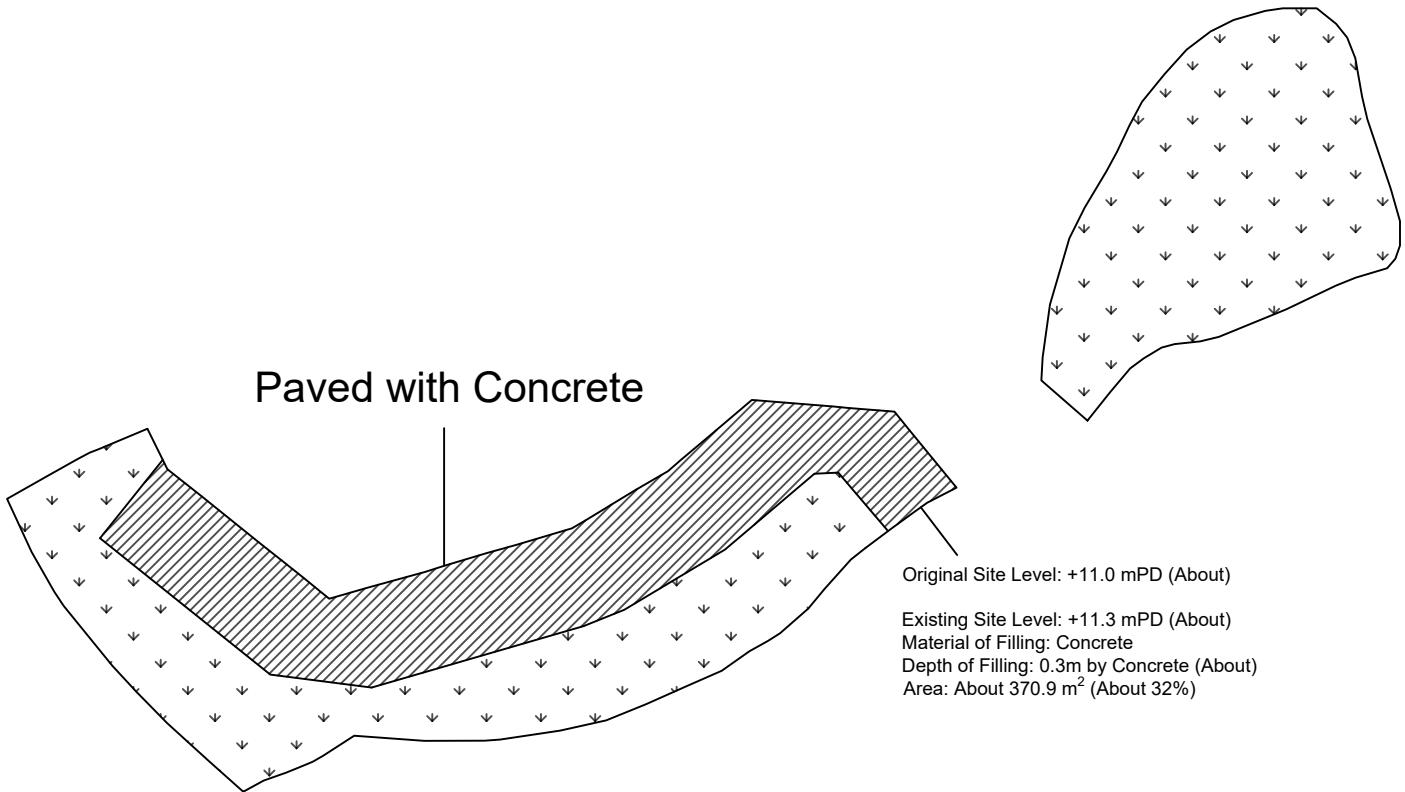


Legend:

- Existing Channel
- Application Site

Captured from hkmapservices iB5000 6-NE-7A and iB5000 6-NE-7B on 28th August 2025

<u>Appendix 9.3</u> Location: DD 109 Lot 822 and 824 App. No.: A/YL-KTN/1162 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	<u>Ultimate Discharge point and Photos Record of Surroundings and Viewing Point</u>	 Scale: <u>Undefined @A4</u>	Drawing No. 5.4-1 For Identification Only Date: 29 August 2025
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Depth of Filling

About 0.3 m (With Concrete)

Paved Ratio

Non-Paved Area: About 780.3 m² (About 68%)

Paved Area: About 370.9 m² (About 32%)

* This Application is to regularize the filling of land.

Legend:

Paved Area 平整範圍

Non-Paved Area 不平整範圍

Appendix 4

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Paved Area 平整位置圖

擬議臨時度假營連附屬設施及相關填土
工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

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For Identification Only

Drawing No.:

Date: 30 July 2025

4-01

Catchment Area (A)	=	203.9 m ² (About)	C: 0.95 (Covered with Concrete)
	=	168.3 m ² (About)	C: 0.25 (Covered with Grassland (heavy soil))
	=	372.2 m ² (About)	
Catchment Area (B)	=	548.7 m ² (About)	C: 0.95 (Covered with Concrete)

Calculation of Design Runoff of the Proposed Development,
For the design of drains inside the site, For Catchment A (Concrete)

$$Q_p = 0.278C I A$$

$$\begin{aligned} A &= 203.9 & m^2 \\ &= 203.9 & m^2 \\ &= 0.0002039 & km^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465L/H^{0.2}A^{0.1} \\ &= 0.14465*28/1.11^{0.2}*203.9^{0.1} \\ &= 2.654 & min \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c \\ &= 1.111*505.5/(2.654+3.29)^{0.355} \\ &= 298.29464 \end{aligned}$$

(50 years return period, Table 3a,
Corrigendum 2024, SDM) and
(11.1% increase due to climate change)

$$\begin{aligned} Q &= 0.278*0.95*298*203.9/1000000 \\ &= 0.0160632 & m^3/sec \\ &= 964 & lit/min \end{aligned}$$

Catchment Area (A)	=	203.9 m ² (About)	C: 0.95 (Covered with Concrete)
	=	168.3 m ² (About)	C: 0.25 (Covered with Grassland (heavy soil))
	=	372.2 m ² (About)	
Catchment Area (B)	=	548.7 m ² (About)	C: 0.25 (Covered with Grassland (heavy soil))

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site, For Grassland (Heavy Soil) (Catchment A)

$$Q_p = 0.278C I A$$

$$\begin{aligned} A &= 168.3 & m^2 \\ &= 168.3 & m^2 \\ &= 0.0001683 & km^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465L/H^{0.2} A^{0.1} \\ &= 0.14465*28/1.11^{0.2}*168.3^{0.1} \\ &= 2.705 & min \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c \\ &= 1.111*505.5/(2.705+3.29)^{0.355} \\ &= 297.38402 \end{aligned}$$

(50 years return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)

$$\begin{aligned} Q &= 0.278*0.25*297*1328/1000000 \\ &= 0.0034785 & m^3/sec \\ &= 209 & lit/min \end{aligned}$$

Total Rainfall lit/min	=	964	+	209	lit/min
Catchment (A)	=	1173			lit/min

Provide 225mm dia. pipe (1:200) has enough capacity to accommodate the runoff of the Catchment (A) area

Catchment Area (A)	=	203.9 m ² (About)	C:	0.95 (Covered with Concrete)
	=	168.3 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	372.2 m ² (About)		
Catchment Area (B)	=	548.7 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))

Calculation of Design Runoff of the Proposed Development,
For the design of drains inside the site, For Catchment B

$$Q_p = 0.278C I A$$

$$\begin{aligned} A &= 548.7 & \text{m}^2 \\ &= 548.7 & \text{m}^2 \\ &= 0.0005487 & \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465L/H^{0.2}A^{0.1} \\ &= 0.14465*31.5/0.635^{0.2}*548.7^{0.1} \\ &= 2.704 & \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111*a/(t+b)^c \\ &= 1.111*505.5/(2.704+3.29)^{0.355} \\ &= 297.40294 \end{aligned}$$

(50 years return period, Table 3a,
Corrigendum 2024, SDM) and
(11.1% increase due to climate change)

$$\begin{aligned} Q &= 0.278*0.25*297*548.7/1000000 \\ &= 0.0113414 & \text{m}^3/\text{sec} \\ &= 680 & \text{lit/min} \end{aligned}$$

Provide 150mm dia. pipe (1:200) has enough capacity to accommodate the runoff of the Catchment (B) area

Check 150mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

$$V = -\sqrt{(8gDs)} \log \left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}} \right)$$

where:

V = mean velocity (m/s)
g = gravitational acceleration (m/s²)
D = internal pipe diameter (m)
k_s = hydraulic pipeline roughness (m) (Table 14, from DSD SDM 2018, concrete pipe)
v = kinematic viscosity of fluid (m²/s) (Transitional flow and water at 15 degree celcius)
s = hydraulic gradient (energy loss per unit length due to friction)

g = 9.81 m/s²
D = 0.15 m
k_s = 0.00015 m
v = 1.14E-06 m/s²
s = 0.01

Therefore, design V of pipe capacity = 1.172914 m/s

Q = 0.8VA (0.8 factor for sedimentation)
= 0.018847 m³/s
= 1130.824 lit/min
> 680 lit/min

Provide 150mm dia. pipe (1:200) has enough capacity to accomend the runoff of the proposed development

Check 225mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

$$V = -\sqrt{(8gDs)} \log \left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}} \right)$$

where:

V = mean velocity (m/s)
g = gravitational acceleration (m/s²)
D = internal pipe diameter (m)
k_s = hydraulic pipeline roughness (m) (Table 14, from DSD SDM 2018, concrete pipe)
v = kinematic viscosity of fluid (m²/s) (Transitional flow and water at 15 degree celcius)
s = hydraulic gradient (energy loss per unit length due to friction)

g = 9.81 m/s²
D = 0.225 m
k_s = 0.00015 m
v = 1.14E-06 m/s²
s = 0.01

Therefore, design V of pipe capacity = 1.520549 m/s

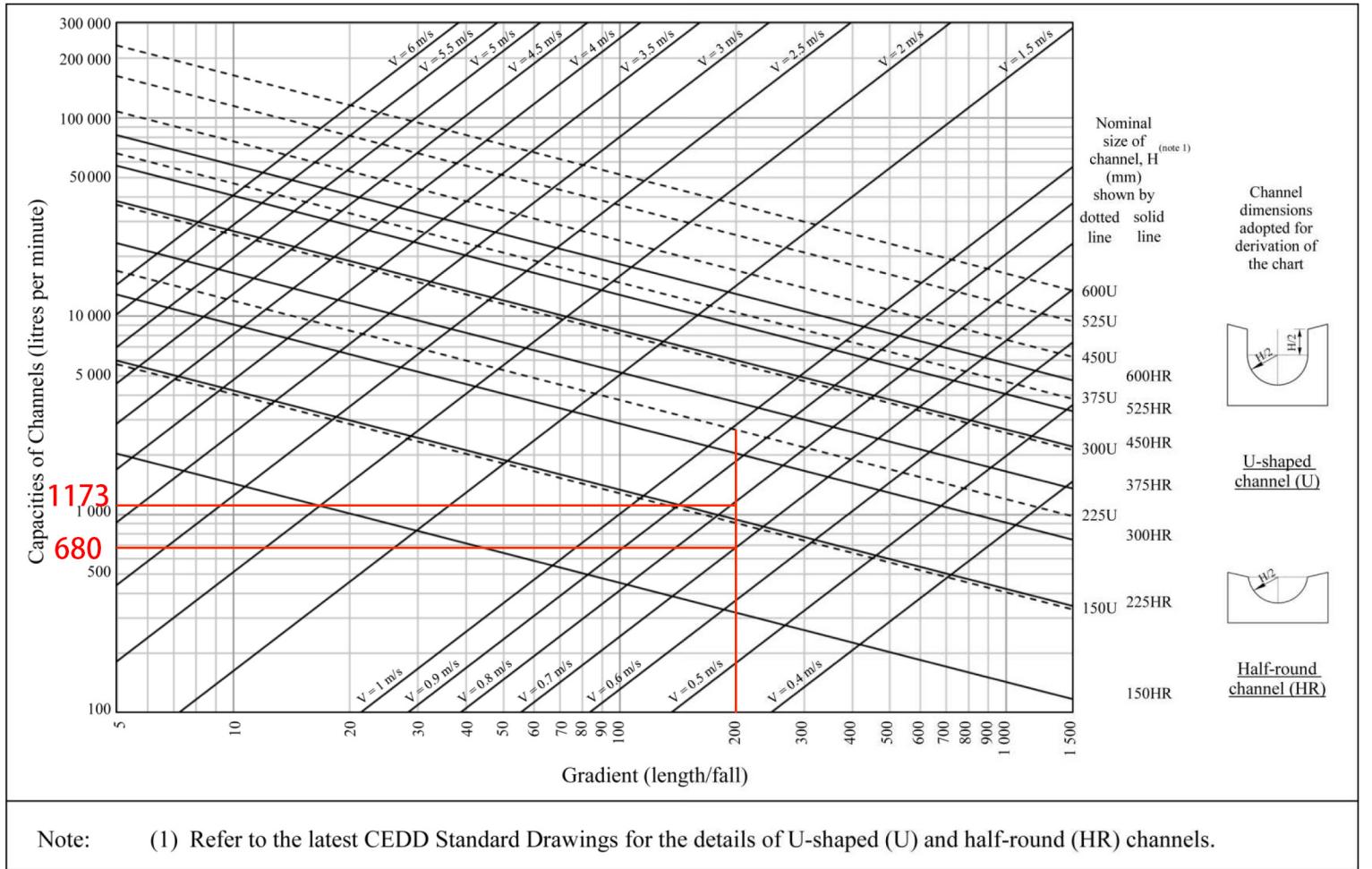
Q = 0.8VA (0.8 factor for sedimentation)
= 0.054974 m³/s
= 3298.465 lit/min
> 1173 lit/min

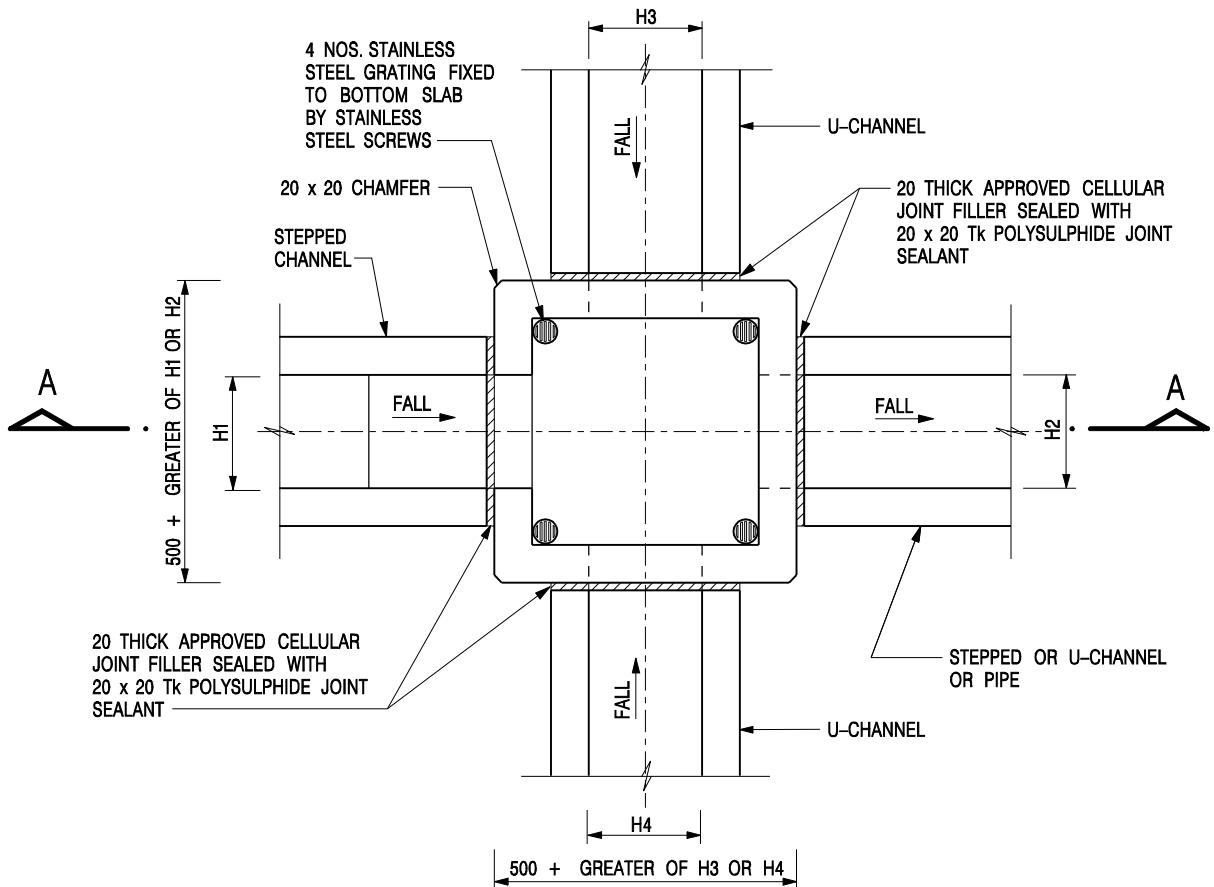
Provide 225mm dia. pipe (1:200) has enough capacity to accomend the runoff of the proposed development

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on
Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

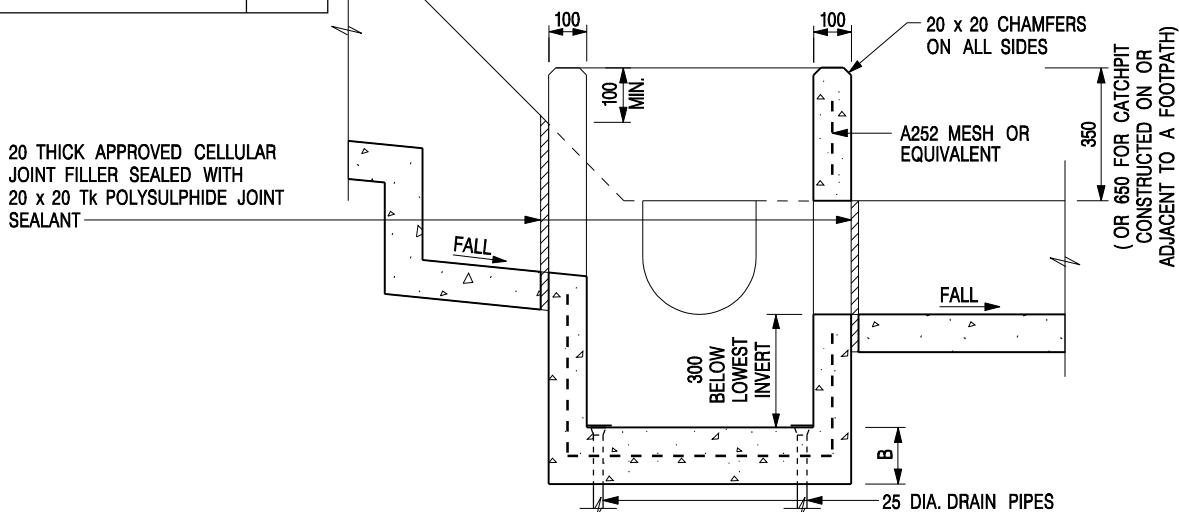
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm





NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

PLAN



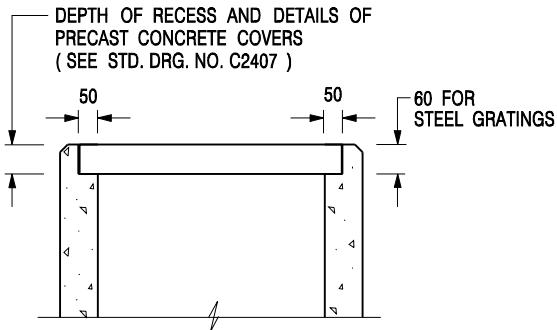
SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1:20		DRAWING NO.	
DATE JAN 1991			C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS /GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1:20

DATE JAN 1991

DRAWING NO.
C2406 /2A

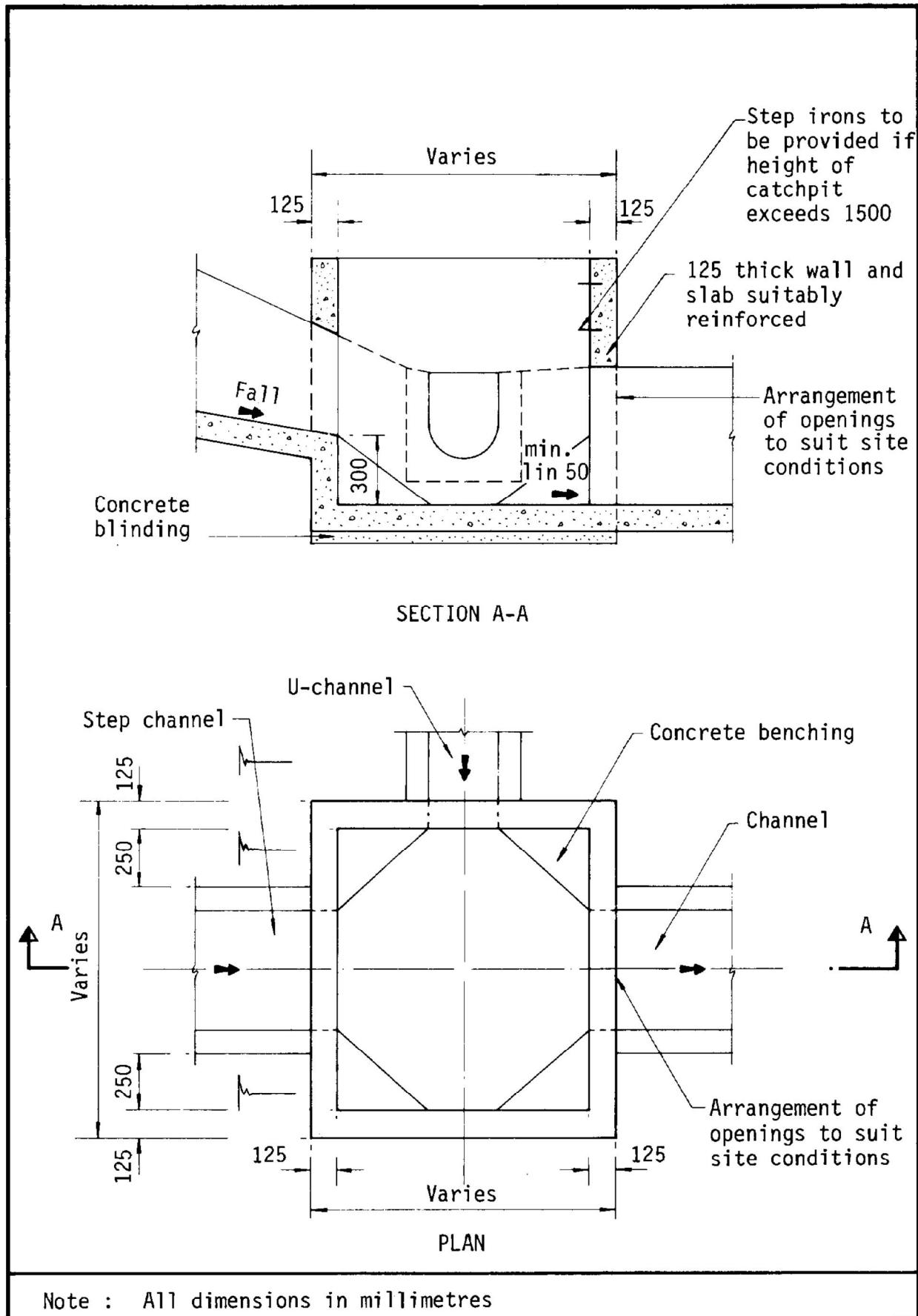
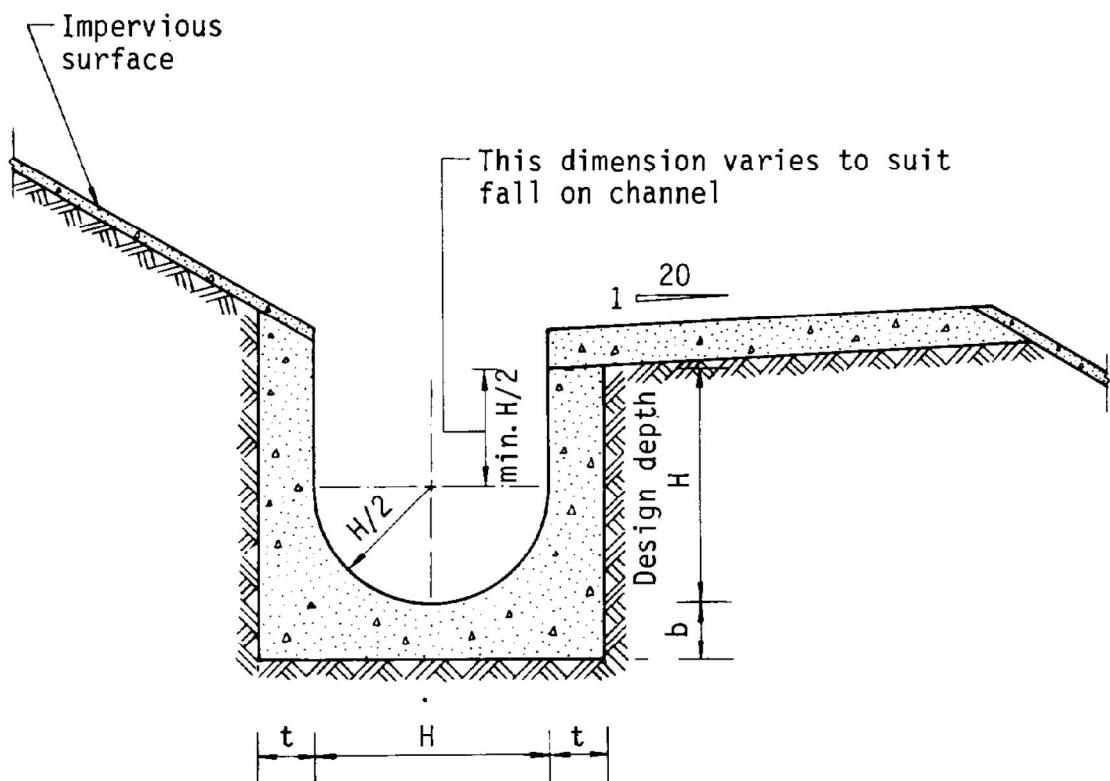


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

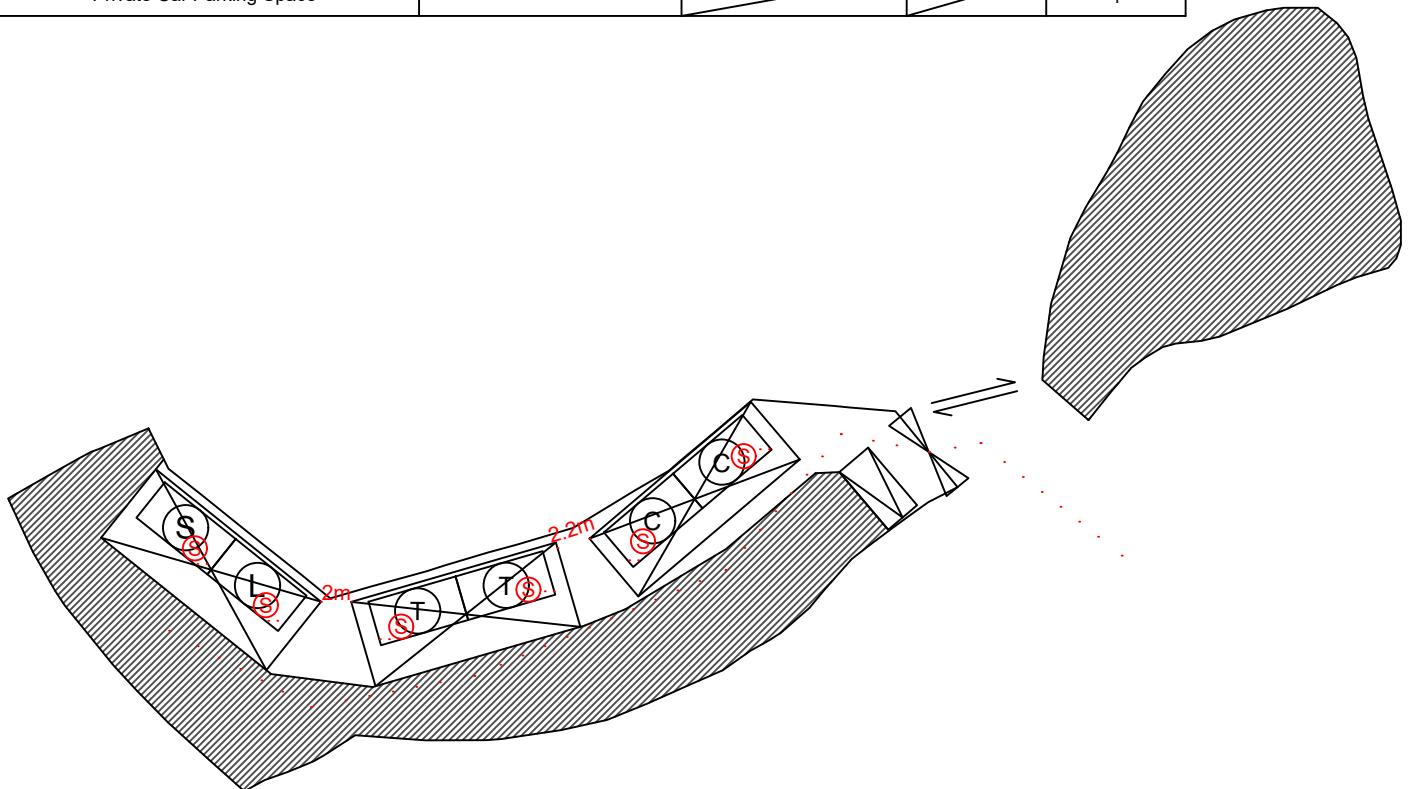
Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
C	Changing room	About 6m x 3m = 18 m ²	4m	1-storey	2
L	Camping Lounge	About 6m x 3m = 18 m ²	4m	1-storey	1
S	Ancillary Storage	About 6m x 3m = 18 m ²	4m	1-storey	1
T	Toilet	About 6m x 3m = 18 m ²	4m	1-storey	2
	Rain Shelter (On top of S and L)	About 82 m ²	7m		1
	Rain Shelter (On top of T)	About 82 m ²	7m		1
	Rain Shelter (On top of C)	About 70 m ²	7m		1
		<u>About 234 m²</u>			
	Private Car Parking Space				1



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 7.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

* The areas separated by the double sided arrow can be easily accessed by any visitors and personnel of the Department.

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (6 in Total)
- Stand-alone Fire Detector (Smoke Detector) (Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (6 in Total)
- ... Emergency Vehicular Access
- LGV L/UL Space
- ☒ Canopy
- == Public Road

Appendix 7

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時度假營連附屬設施
及相關填土工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

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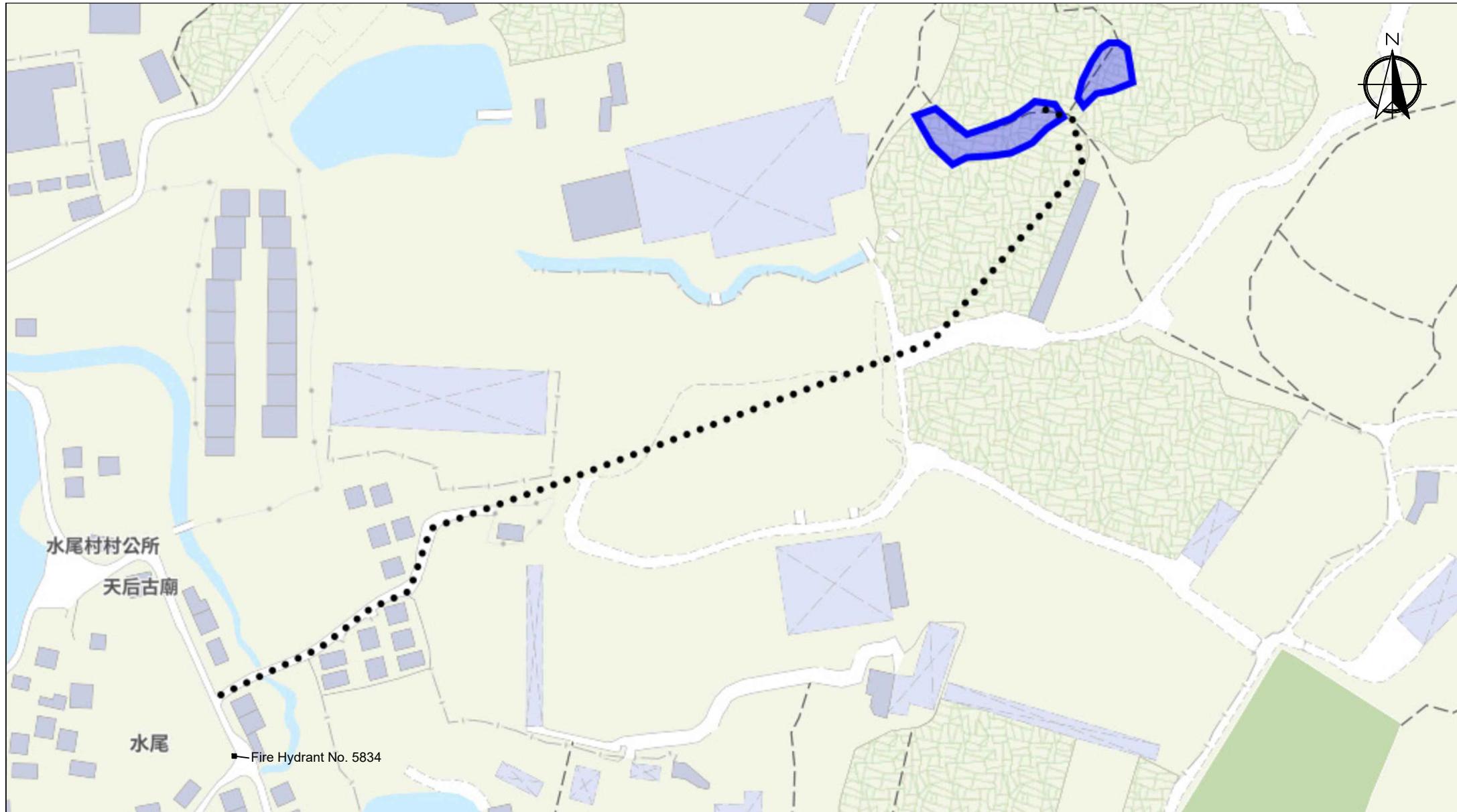
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For Identification Only

Drawing No.:

Date: 28 August 2025

7-01



Scale: Undefined @A4

Captured from map.gov.hk on 30th July 2025

<u>Appendix 7.1</u> Emergency Vehicular Access	Location: D.D. 109 Lot 822 and 824 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Width of Shui Mei Road: 4-6m (About) with passing Space Map Legend: ••••• Road Path — Site Boundary	Drawing No.: 7-02 For Identification Only Date: 28/08/2025
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寄件者: [REDACTED]
寄件日期: 2025年10月06日星期一 15:53
收件者: tpbpd/PLAND
副本:
主旨: Fw: (Update 2) S. 16 Planning Application No. A/YL-KTN/1162 - Departmental
Comments
附件: AYL-KTN 1162 20251006.pdf

Thank you for the phone call. Please see the attachment for the further information on the comment from AMO, FSD and Town Planning Board. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

古物古蹟辦事處及城市規劃委員會：

有關對古物古蹟辦事處 A/YL-KTN/1162 的查詢

收悉古物古蹟辦事處對 A/YL-KTN/1162 申請的疑問，本人現書面回覆：

填土及平整方面，本申請之填土及平整的範圍請參考 Appendix 4。會進行填土及平整工程的範圍只有本申請地點的西南方(即 Appendix 4 中以斜線表示)，其餘申請範圍不會進行任何形式之填土及平整工程，亦不會將整個申請範圍填到相同或相約的水平高度，會保留現有的水平高度，不會改變現有的地型。

填土及平整物料方面，申請地點現時已使用混凝土填高及平整約 0.3 米，整個以混凝土平整的範圍只有約 370.9 平方米。而連接申請範圍之間的行人路會以草皮及碎石連住各個範圍。除了約 370.9 平方米會以混凝土平整，其他地方不會進行填土及平整工程。本人會在申請結束後根據規劃署及地政總署的要求將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

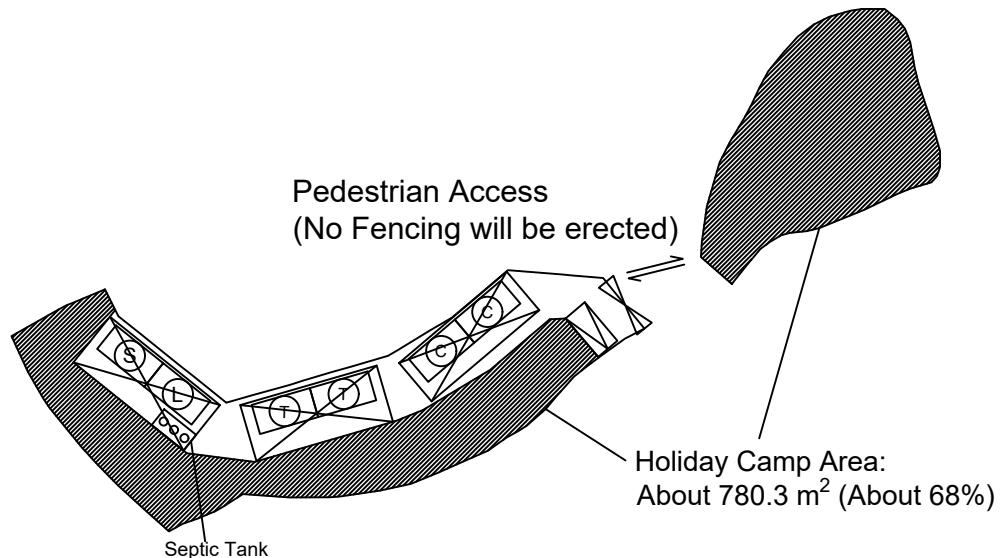
構築物方面，申請地點內的構築物只會使用改裝貨櫃興建，而所以構築物會全部放在以混凝土平整的範圍內，現時現場的建築物是臨時構築物及方便移動，並放在已平整的地面，因此無需進行興建「地腳」等挖掘工程，不會影響地下結構。

挖掘方面，化糞池、滲水系統會沿用舊有系統，無需進行挖掘工程，化糞池位置請參考 Appendix 2。而申請地點會進行小量挖掘工程，以便興建渠道，跟據現時的渠道計畫書，會在申請範圍內的西面興建一條約 22 米長，約 225 毫米深及闊的渠道來收集表面流水，其他位置已有溪流及渠道引水，將水收集並已連接下游渠道（請參考 Appendix 9-01）。相信不會影響附近及下游的生態，附近的污染達至零污染，亦能保護地下具考古研究價值的範圍，希望貴處諒解。

希望此附加文件能釋除 貴處的隱憂，並支持本申請。

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
C	Changing room	About 6m x 3m = 18 m ²	4m	1-storey	2
L	Camping Lounge	About 6m x 3m = 18 m ²	4m	1-storey	1
S	Ancillary Storage	About 6m x 3m = 18 m ²	4m	1-storey	1
T	Toilet	About 6m x 3m = 18 m ²	4m	1-storey	2
	Rain Shelter (On top of S and L)	About 82 m ²	7m		1
	Rain Shelter (On top of T)	About 82 m ²	7m		1
	Rain Shelter (On top of C)	About 70 m ²	7m		1
		<u>About 234 m²</u>			
	Private Car Parking Space				1



Paved Ratio

Non-Paved Area: 780.3 m² (About 68%)
Paved Area: About 370.9 m² (About 32%)

Legend:

 Ingress/egress (About 6m)	 Toilet	Total Area: 1,151.2 m ² (About)
 Proposed Structures	 Changing Room	Covered Area: 234 m ² (About)
 Holiday Camp Area	 Ancillary Storage	Uncovered Area: 917.2 m ² (About)
 Rain Shelter	 Camping Lounge	Non-Domestic GFA: 234 m ² (About)
 Private Car Parking Space		Nos. of Proposed Structures: 9
 Vehicle Access (About 6m width)		

Appendix 2

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Layout Plan

擬議佈局平面圖

擬議臨時度假營連附屬設施及相關填土
工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

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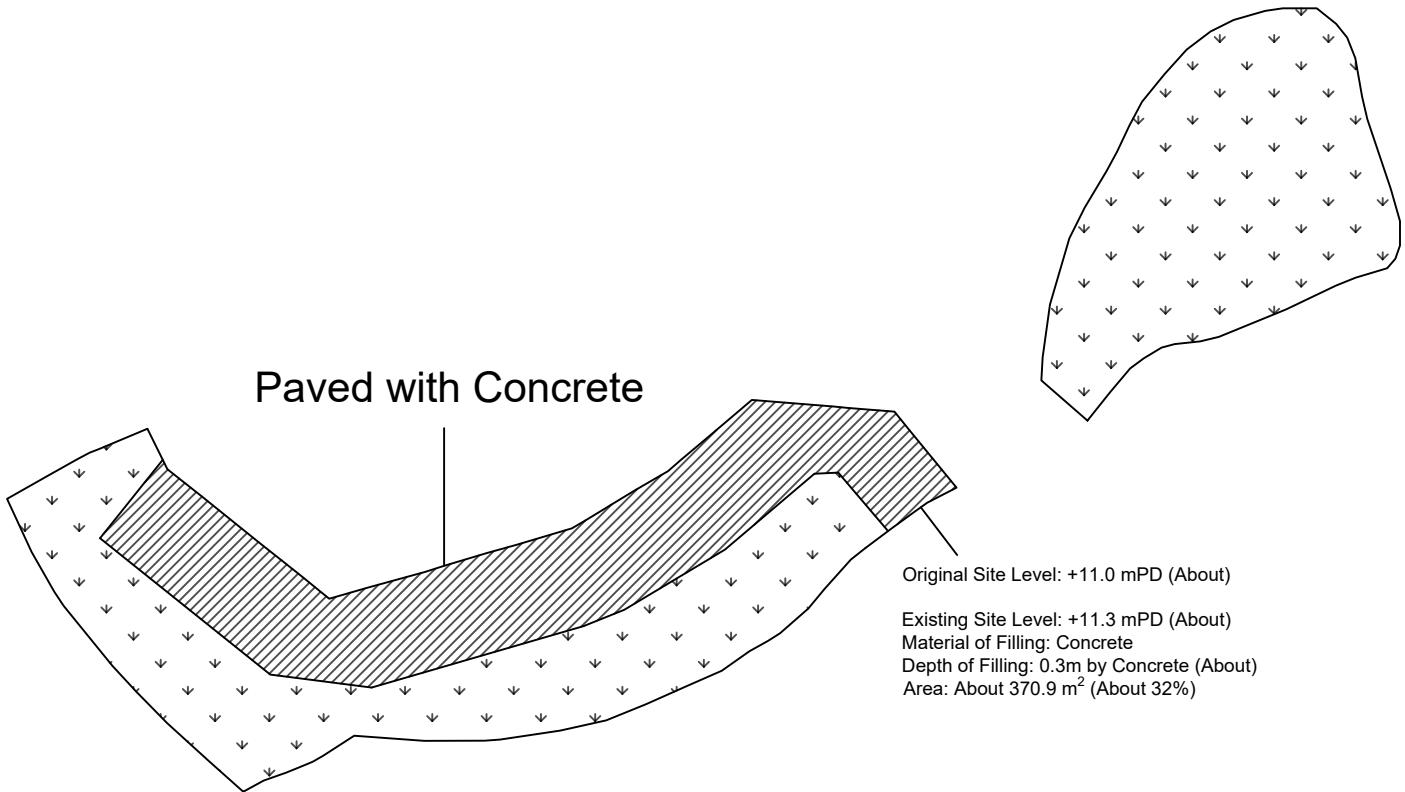
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For Identification Only

Drawing No.:

Date: 6 October 2025

2-01



Depth of Filling

About 0.3 m (With Concrete)

Paved Ratio

Non-Paved Area: About 780.3 m² (About 68%)

Paved Area: About 370.9 m² (About 32%)

* This Application is to regularize the filling of land.

Legend:

Paved Area 平整範圍

Non-Paved Area 不平整範圍

Appendix 4

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Paved Area 平整位置圖

擬議臨時度假營連附屬設施及相關填土
工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

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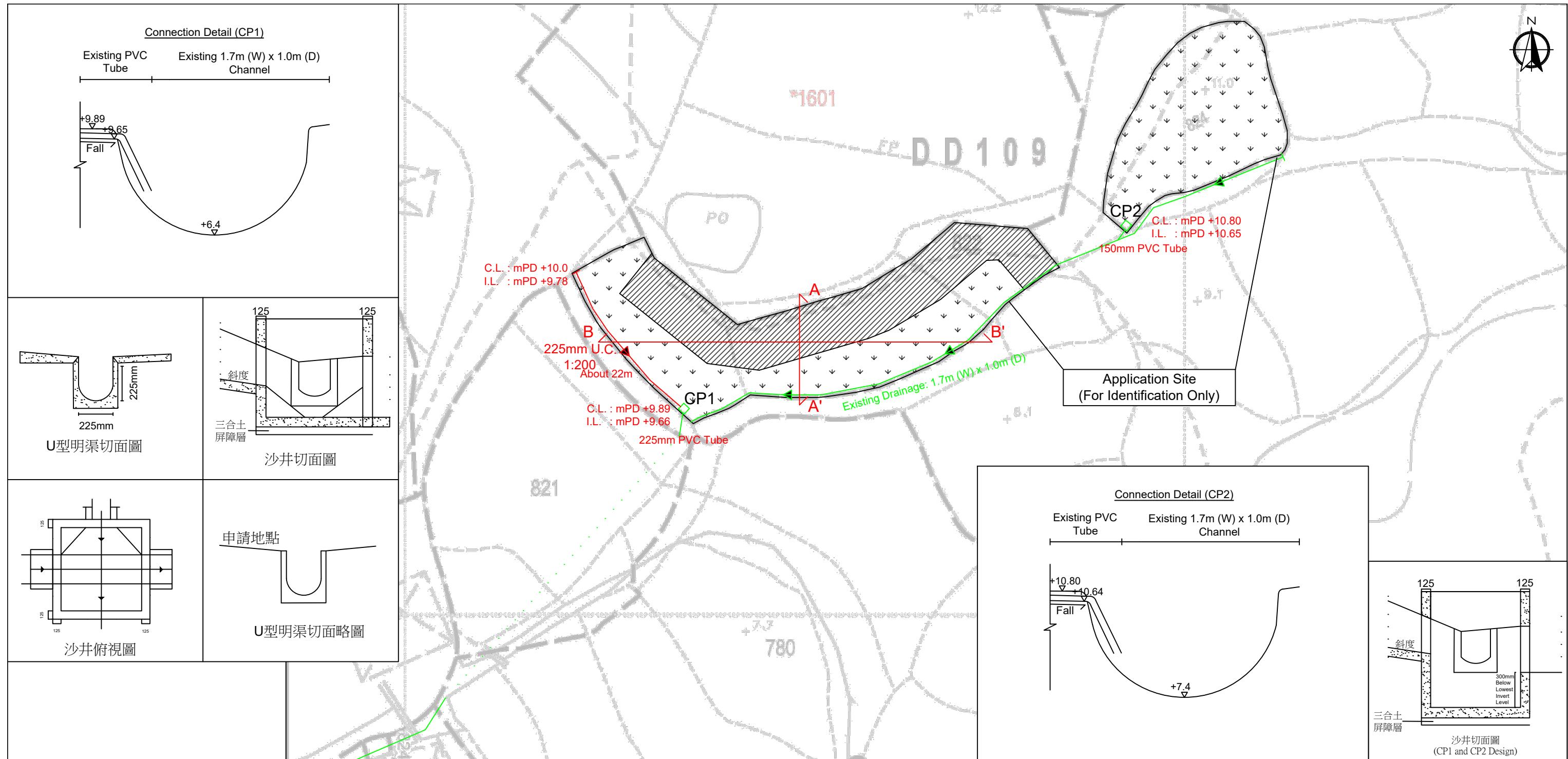
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For Identification Only

Drawing No.:

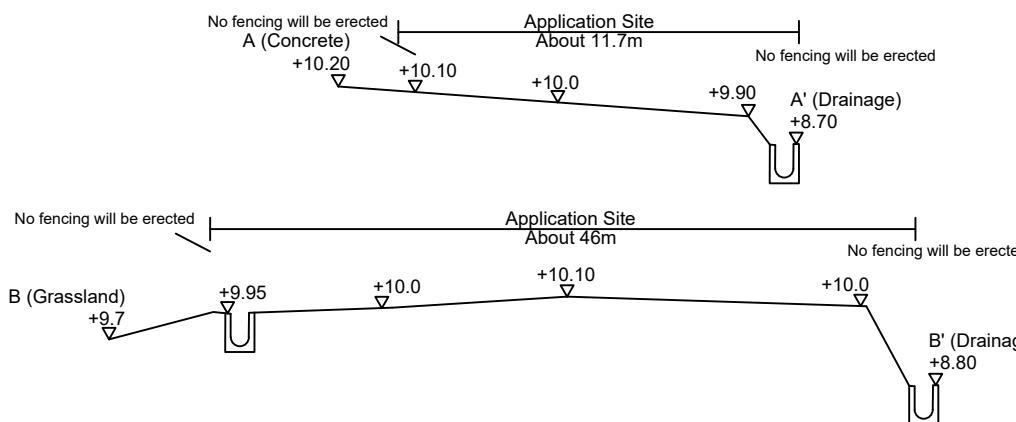
Date: 30 July 2025

4-01



Note:

1. Adequate opening will be provided around the application site.
2. Catchpit design shall follow CEDD standard drawing No. C2406I.
3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
4. Grating Cover is provided to reduce the irregular road surface from entering the site.



*Invert Level of Connection Point Should Be Verified On Site Before Construction.
*Cover Level Are Indicative Only Which Should Be Verified On Site.

Appendix 9	Location: DD 107 Lot 822, 824 App. No.: A/YL-KTN/1162 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Proposed Drainage Plan and Cross Section	Drawing No.
				9-01
				For Identification Only Date: 28 August 2025

規劃署及城市規劃委員會：

有關對規劃署 A/YL-KTN/1162 的疑問

收悉 貴署對 A/YL-KTN/1162 申請的疑問，本人現書面回覆：

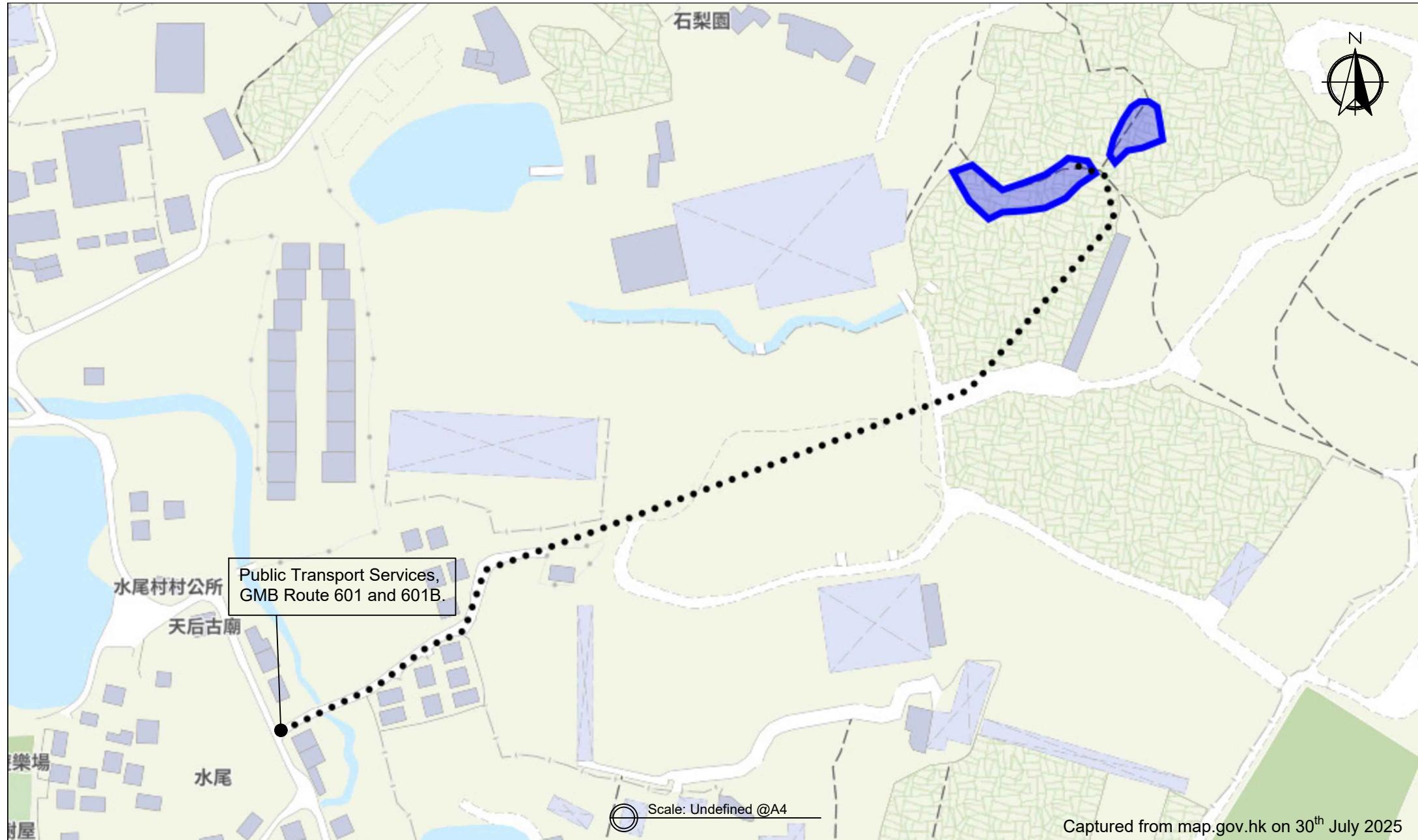
參加人數方面，以 4 人為一組，預計平日可接待 5-6 組，星期六、日及公眾假期約有 9-10 組，最多帳幕數量為 10 個。同一時間在申請範圍的人數為 40 人。參加人士會在申請範圍過夜。

前往申請地點方面，使用人士可以公共交通工具到達，線路為綠色專線小巴 601 號及 601B 號線路前往至申請地點約 400 米外的小巴站，再以步行形式約 6 分鐘前往申請地點，小巴站請參考 Appendix 6。場內的停車位是為了方便員工停泊車輛，停車位不會對外開放，並會提醒使用人士需以公共交通工具前往本申請地點。

由於本申請不會設有圍牆，在入營時度假營員工將會安排及帶領使用人士到場內營位，申請範圍周邊亦會設有指示牌提醒營地範圍外不准露營及架設帳篷，員工亦會提醒使用人士，以免錯誤使用申請範圍外的地方作營區。

相信此靜態及少量人士的活動不會對該用地及周邊環境造成任何重大影響。

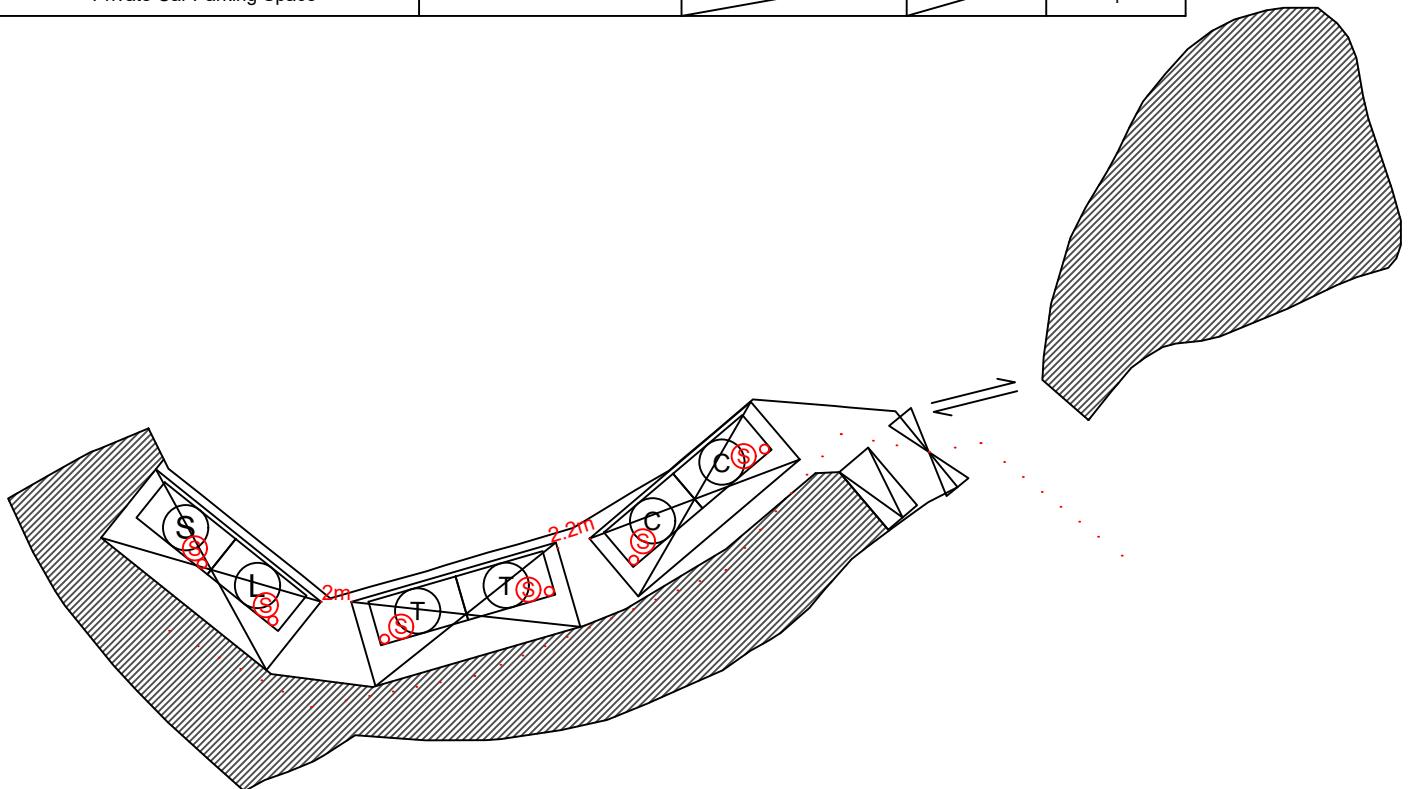
希望此附加文件能釋除 貴署的隱憂，並支持本申請。



<u>Appendix 6</u> Public Transport Services	Location: D.D. 109 Lot 822 and 824 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Width of Shui Mei Road: 4-6m (About)	Drawing No.: 6-01 For Identification Only Date: 25/08/2025
			Map Legend: Road Path Site Boundary	

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
C	Changing room	About 6m x 3m = 18 m ²	4m	1-storey	2
L	Camping Lounge	About 6m x 3m = 18 m ²	4m	1-storey	1
S	Ancillary Storage	About 6m x 3m = 18 m ²	4m	1-storey	1
T	Toilet	About 6m x 3m = 18 m ²	4m	1-storey	2
	Rain Shelter (On top of S and L)	About 82 m ²	7m		1
	Rain Shelter (On top of T)	About 82 m ²	7m		1
	Rain Shelter (On top of C)	About 70 m ²	7m		1
		<u>About 234 m²</u>			
	Private Car Parking Space				1



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 7.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

* The areas separated by the double sided arrow can be easily accessed by any visitors and personnel of the Department.

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (6 in Total)
- Stand-alone Fire Detector (Smoke Detector) (Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (6 in Total)
- Emergency Vehicular Access
- LGV L/UL Space
- Canopy
- == Public Road

Appendix 7

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時度假營連附屬設施
及相關填土工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

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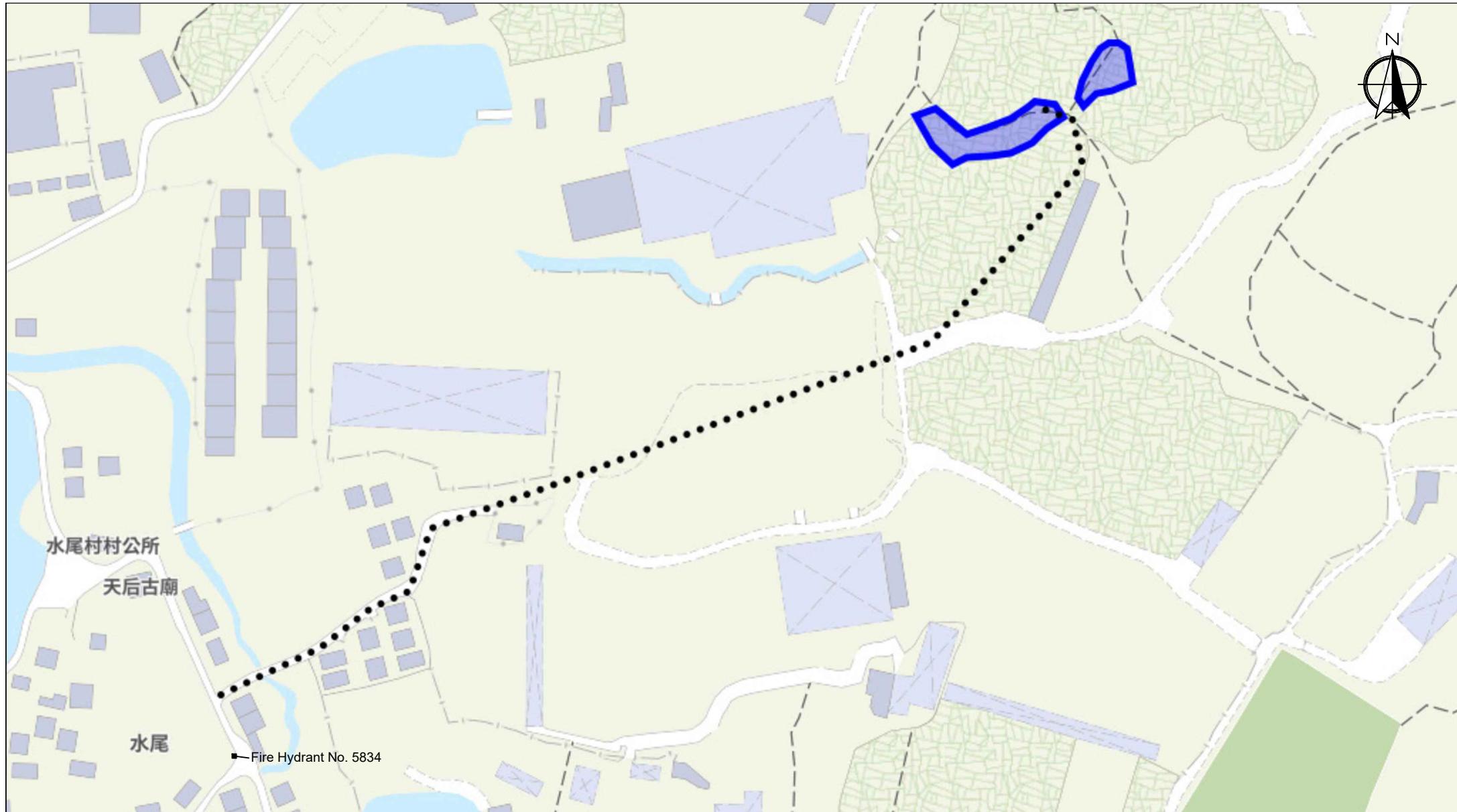
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For Identification Only

Drawing No.:

Date: 11 September 2025

7-01



Scale: Undefined @A4

Captured from map.gov.hk on 30th July 2025

<u>Appendix 7.1</u> Emergency Vehicular Access	Location: D.D. 109 Lot 822 and 824 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Width of Shui Mei Road: 4-6m (About) with passing Space Map Legend: ••••• Road Path — Site Boundary	Drawing No.: 7-02 For Identification Only Date: 28/08/2025
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寄件者:
寄件日期:
收件者:
副本:
主旨:
附件:

2025年11月19日星期三 17:09

tpbpd/PLAND

Fw: S. 16 Planning Application No. A/YL-KTN/1162 - Departmental Comments
AYL-KTN 1162 20251117.pdf

Thank you for the phone call. Please see the attachment for the further information on the comment from Town Planning Board and updated Appendix 2 and 4. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

規劃署及城市規劃委員會：

有關對規劃署 A/YL-KTN/1162 的疑問

收悉 貴署對 A/YL-KTN/1162 申請的疑問，本人現書面回覆：

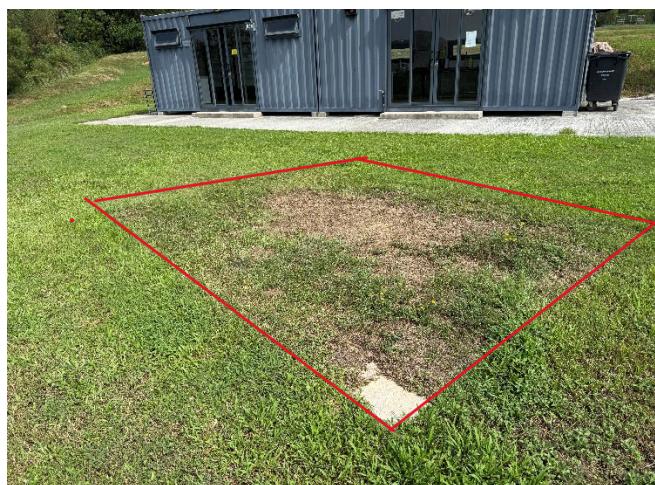
參加人數方面，以 4 人為一組，預計平日可接待 5-6 組，星期六、日及公眾假期約有 9-10 組，最多帳幕數量為 10 個。同一時間在申請範圍的人數為 40 人。參加人士會在申請範圍過夜。

前往申請地點方面，使用人士可以公共交通工具到達，線路為綠色專線小巴 601 號及 601B 號線路前往至申請地點約 400 米外的小巴站，再以步行形式約 6 分鐘前往申請地點，小巴站請參考 Appendix 6。場內的停車位是為了方便員工停泊車輛，停車位不會對外開放，並會提醒使用人士需以公共交通工具前往本申請地點。

由於本申請不會設有圍牆，在入營時度假營員工將會安排及帶領使用人士到場內營位，申請範圍周邊亦會設有指示牌提醒營地範圍外不准露營及架設帳篷，員工亦會提醒使用人士，以免錯誤使用申請範圍外的地方作營區。

相信此靜態及少量人士的活動不會對該用地及周邊環境造成任何重大影響。

以下為現場化糞池相片：

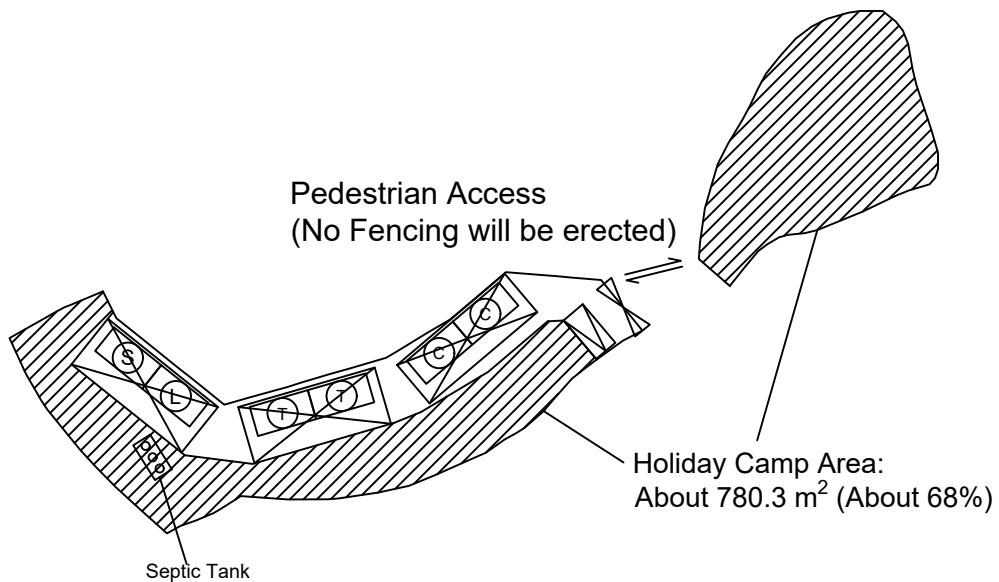


水源方面，現場水源是由申請地點外的建築物接駁至本申請地點，使用及接駁該水源已獲得相關持分者同意。水管亦已在上一個規劃申請進行填土時將水管隱藏在所填的泥土內，本次規劃申請無需進行挖掘。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
C	Changing room	About 6m x 3m = 18 m ²	4m	1-storey	2
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T	Toilet	About 6m x 3m = 18 m ²	4m	1-storey	2
	Rain Shelter (On top of S and L)	About 82 m ²	7m		1
	Rain Shelter (On top of T)	About 82 m ²	7m		1
	Rain Shelter (On top of C)	About 70 m ²	7m		1
		<u>About 234 m²</u>			
	Private Car Parking Space				1



Paved Ratio

Paved with Soil and Concrete: About 370.9 m² (About 32.2%)

Paved with Soil only: About 780.3 m² (About 67.8%)

* This Application is to regularize the filling of land.

Legend:

== Ingress/egress (About 6m)	(T) Toilet	Total Area: 1,151.2 m ² (About)
(C) Proposed Structures	(C) Changing Room	Covered Area: 234 m ² (About)
■ Holiday Camp Area	(S) Ancillary Storage	Uncovered Area: 917.2 m ² (About)
■ Rain Shelter	(L) Camping Lounge	Non-Domestic GFA: 234 m ² (About)
■ Private Car Parking Space		Nos. of Proposed Structures: 9
▷▷ Vehicle Access (About 6m width)		

Appendix 2

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Proposed Layout Plan

擬議佈局平面圖

擬議臨時度假營連附屬設施及相關填土
工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

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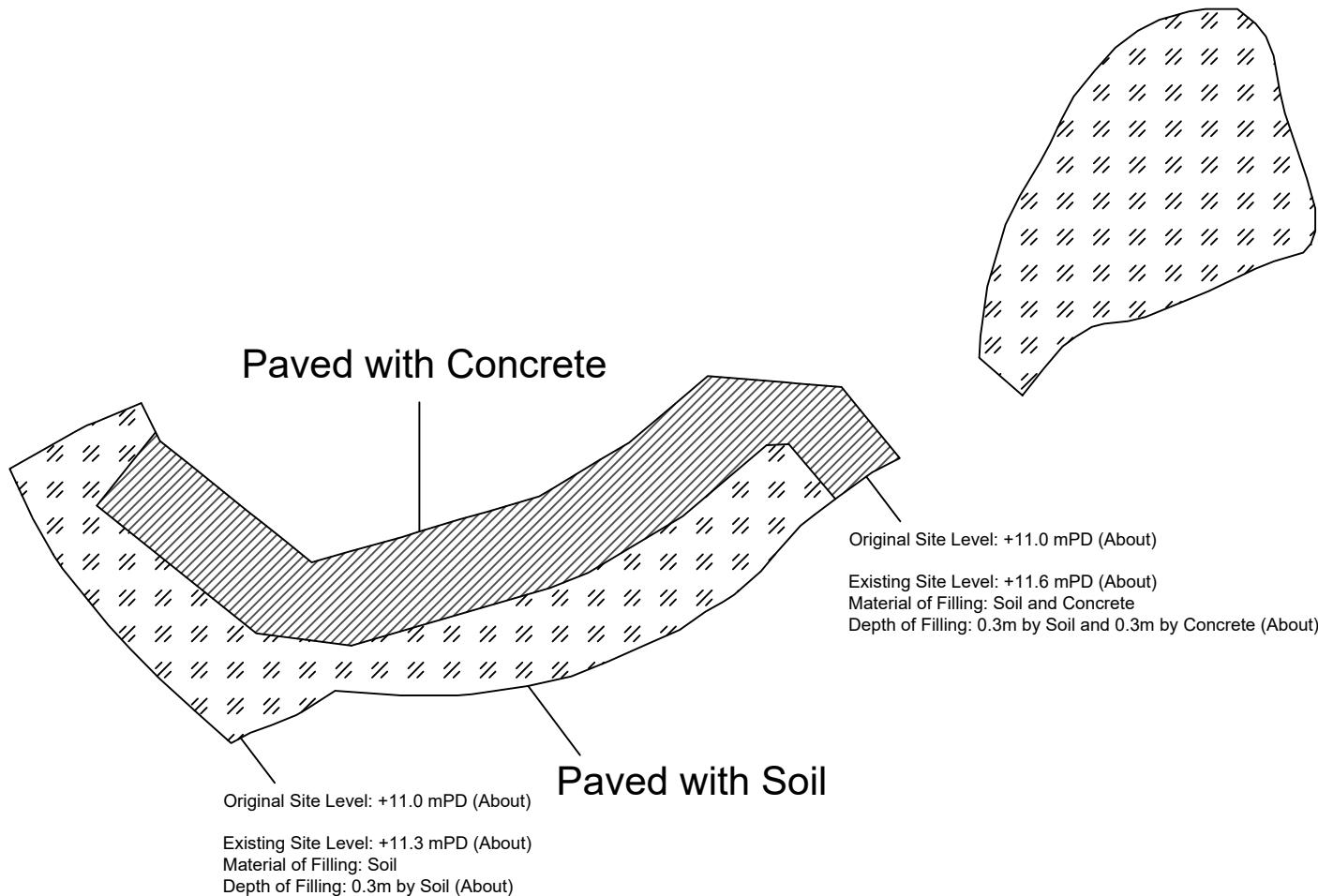
@A4

For Identification Only

Drawing No.:

Date: 12 November 2025

2-01



Paved Ratio

Paved with Soil and Concrete: About 370.9 m^2 (About 32.2%)

Paved with Soil only: About 780.3 m^2 (About 67.8%)

* This Application is to regularize the filling of land.

Legend:

- Paved with Concrete and Soil Area
- Paved with Soil Area

Appendix 4

Location: DD 109 Lot 822
DD 109 Lot 824

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Paved Area 平整位置圖

擬議臨時度假營連附屬設施及相關填土
工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary
Facilities and Associated Filling of Land For a
Period of 3 Years

SCALE

1:500

@A4

For Identification Only

Drawing No.:

Date: 12 November 2025

4-01

Previous s.16 Application covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	11.11.2022 [revoked on 11.5.2024]

Similar s.16 Applications within/straddling the same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of Three Years	9.7.2021 [revoked on 9.7.2022]
2.	A/YL-KTN/817	Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of Three Years and Filling of Land	4.3.2022 [revoked on 4.9.2023]
3.	A/YL-KTN/826	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Ancillary Supporting Facilities for a Period of Three Years	9.9.2022
4.	A/YL-KTN/829	Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	9.9.2022 [revoked on 9.6.2024]
5.	A/YL-KTN/833	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	10.6.2022 [revoked on 10.12.2022]
6.	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of Three Years and Filling of Land	12.8.2022 [revoked on 12.5.2024]
7.	A/YL-KTN/850	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years	9.9.2022 [revoked on 9.3.2024]

	Application No.	Use/Development	Date of Consideration
8.	A/YL-KTN/859	Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of Three Years and Filling of Land	28.10.2022 [revoked on 28.4.2024]
9.	A/YL-KTN/868	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years	13.1.2023 [revoked on 13.7.2024]
10.	A/YL-KTN/911	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2024]
11.	A/YL-KTN/1044	Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place for a Period of Three Years and Associated Filling of Land	4.10.2024
12.	A/YL-KTN/1049	Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground), Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	2.5.2025
13.	A/YL-KTN/1155	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	21.11.2025

Government Bureau/Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 822 and 824 both in D.D. 109 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the proposed drainage facilities to his satisfaction or the Town Planning Board; and
- advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not cause traffic of heavy vehicle and dusty operation. According to his review, there is no residential structure within 100m from the boundary of the Site;

- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective; and
- based on the aerial photo of 2024, the Site is located in an area of settled valleys landscape character comprising vacant land, temporary structures and scattered tree groups. The Site is partly hard-paved with some temporary structures. No significant landscape resource is observed within the Site. Significant adverse landscape impact on existing landscape resources and character is not anticipated.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application; and
- advisory comments are at **Appendix IV**.

9. **Heritage Conservation**

Comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau:

- no in-principle objection to the application from archaeological and built heritage

conservation perspective;

- the Site is situated within the Yuen Shan Site of Archaeological Interest; and
- advisory comments are at **Appendix IV**.

10. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application and he has no particular comment on the application.

11. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (b) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s) covered by the application. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, i.e. Shui Mei Road and the local access road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure that no public announcement system, whistle blowing,

portable loud speaker, or any form of audio amplification system will be allowed to be used at the Site at any time during the planning approval period;

- (ii) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
- (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
- (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
- (v) the applicant shall meet the statutory requirements under relevant environmental legislation;

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

- (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
- (ii) the applicant shall rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
- (iii) the applicant shall consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
- (iv) the applicant shall be liable for any adverse drainage impact due to the proposed use;

(i) to note the comments of the Director of Fire Services (D of FS) that:

- (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(j) to note the comments of the Executive Secretary of Antiquities and Monuments Office (AMO), Development Bureau that the applicant shall inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that nine structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) the Site is considered as two separate sites and each of them shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) both of the two sites do not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
 - (vi) detailed checking under BO will be carried out at building plan submission stage;
- (l) to note the comments of the Director of Food and Environmental Hygiene (DEFH) that:
 - (i) no Food and Environmental Hygiene Department (FEHD)'s facilities should be affected;
 - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132), and other relevant legislation for the public;
 - (iii) under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a food factory, etc.) The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iv) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public

entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (v) for any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-09-15 星期一 14:05:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on six planning applications
Attachment: 250915 s16 KTN 1159.pdf; 250915 s16 KTN 1162.pdf; 250915 s16 STT 28.pdf; 250915 s16 KTS 562.pdf; 250915 s16 TT 729.pdf; 250915 s16 KTN 1113.pdf

Dear Sir/ Madam,

Attached please see our comments regarding six applications. There are six pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

15th September, 2025.

By email only

Dear Sir/ Madam,

Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land
for a Period of 3 Years
(A/YL-KTN/1162)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Kong A Leng¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Kong A Leng). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Kong A Leng APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: '*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*', we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-09-29 星期一 16:57:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on five planning applications
Attachment: 250929 s16 LI 37.pdf; 250929 s16 KTN 1167.pdf; 250929 s16 LTYY 497.pdf; 250929 s16 **KTN 1162.pdf**; 250929 s16 KTN 1141.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

29th September, 2025.

By email only

Dear Sir/ Madam,

Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land
for a Period of 3 Years
(A/YL-KTN/1162)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Kong A Leng¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



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Kadoorie Farm & Botanic Garden Corporation

development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

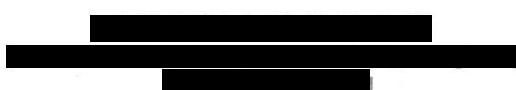
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6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



From: [REDACTED]
Sent: 2025-10-02 星期四 02:57:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1162 DD 109 Kam Tin Tent City

A/YL-KTN/1162

Lots 822 and 824 in D.D. 109, Kam Tin North

Site area: About 1,151.2sq.m

Zoning: "Agriculture"

Applied use: 10 Tents Holiday Camp / Filling of Land / 1 Vehicle Parking

Dear TPB Members,

838 for Holiday Camp / Hobby Farm was approved 11 Nov 2022 despite the separation of the sites.

Lot 827: Hobby Farm

Lots 822, 824 and 826 18 Tent Holiday Camp

Conditions, surprise, surprise, never fulfilled and approval was revoked 11 May 2024

But operators know how the system works and that PlanD is always supportive no matter how unrealistic the proposal. Note that there are no concrete proposals provided re implementation of Drainage and Fir conditions.

Members should recognize that it is their duty to inquire into matters.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 26 June 2022 2:19 AM HKT
Subject: A/YL-KTN/838 DD 109 Kam Tin Tent City

A/YL-KTN/838

Lots 822, 824, 826 and 827 in D.D. 109, Kam Tin North

Site area : About 3,669.6sq.m

Zoning : "Agriculture"

Applied use: ??? Holiday Camp / Hobby Farm / **Filling of Land** / 1 Vehicle Parking

Dear TPB Members,

Strong objections, 820 was withdrawn and Applicant is back with one lot removed. Hobby farm thrown in for brownie points.

Note no mention of how many tents/number of visitors.

The lots are separated and access is over land belonging to others.

No indication as to how the toilets would be serviced and water supply for the 'changing rooms'.

No mention of cooking facilities,

One vehicle parking when the previous application was for 36 tents, a sizeable gathering of people.

In addition members must consider the implications of filling in and converting large tracts of Agriculture land when the world is facing great uncertainties with regard to food supply the immediate future. President Xi has mandated that arable land should be used in order to ensure that China can feed its own population. Every patriotic land owner should be complying with his agenda and the government has a duty to implement state policy.

Previous objections valid and upheld. Exploitation of farmland can no longer be tolerated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 8 February 2022 3:10 AM CST
Subject: A/YL-KTN/820 DD 109 Kam Tin Tent City

A/YL-KTN/820

Lots 821, 822, 824, 826 and 827 in D.D. 109, Kam Tin North

Site area : About 4,717.9sq.m

Zoning : "Agriculture"

Applied use | 36 Holiday Camp / **Filling of Land** / Parking???

Dear TPB Members,

Now that Solar Farms have been curbed, the current ploy to exploit agricultural land is the Holiday Camp. It is alarming to note that the lots have been stripped of vegetation, see Google Maps, even though there is no history of approval. Certainly the objective is to 'Destroy to Build'.

This is not one site but a number of lots in the same vicinity. While the plan states that a mere 256sq.m would be built over, these tents are normally erected on platforms so the data is misleading.

There is also the issue of hygiene and the undetermined quantity of grey water, sewerage, etc that would be generated. ***The applicant did not submit a proposal on disposal of waste/wastewater. 35 tents would accommodate around 150 people who would not only be showering, going to toilet, but also cooking, washing clothes, etc.***

No parking but the Applicant mentions an access road!!

Some of the members in July did question the wisdom of allowing so much agricultural land to be cemented over and devoted to other uses. This is in fact contrary to the policies of the mainland government that productive land be used to produce food in line with self-determination and the need for China to be self-sufficient in food production. Apparently those government depts. that support other uses have not been reading the edicts and are behind the curve, as Hong Kong often is with regard to national policy objectives.

There are hundreds of acres of land zoned 'Recreation' that are being used for brownfield but could support operations like this.

Not only govt depts but also TPB members have a duty to take into consideration national policy and should reject this application that removes almost 5,000sq.mts of farmland from our already dwindling acreage. As going forward large swathes of AG will be rezoned for the Northern Metropolis farmland in those districts to be spared must be ring-fenced.

Mary Mulvihill