

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Caravan Holiday Camp for a Period of Three Years	13.1.2017
2.	A/YL-KTN/615	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	16.11.2018 [revoked on 16.4.2021]
3.	A/YL-KTN/693	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Caravan Holiday Camp for a Period of Three Years	15.5.2020 [revoked on 15.6.2022]
4.	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 [revoked on 4.4.2026]

Similar s.16 Applications within/straddling the Same “Agriculture” Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	6.5.2022 [revoked on 6.8.2022]
2.	A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	20.5.2022 [revoked on 20.2.2025]
3.	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]
4.	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

	Application No.	Use/Development	Date of Consideration
5.	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]
6.	A/YL-KTN/830	Renewal of Planning Approval for Temporary Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities for a Period of Three Years	10.6.2022
7.	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]
8.	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]
9.	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]
10.	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]
11.	A/YL-KTN/857	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	3.2.2023 [revoked on 3.8.2024]
12.	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]
13.	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]
14.	A/YL-KTN/876	Proposed Temporary Eating Place (Restaurant and Outside Seating Accommodation) for a Period of Three Years and Filling of Land	28.7.2023 [revoked on 28.10.2024]
15.	A/YL-KTN/879	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	3.2.2023 [revoked on 3.11.2024]

	Application No.	Use/Development	Date of Consideration
16.	A/YL-KTN/894	Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.12.2024]
17.	A/YL-KTN/895	Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre/Sports Training Ground) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.10.2024]
18.	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]
19.	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
20.	A/YL-KTN/1055	Temporary Eating Place with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	22.11.2024 [revoked on 22.5.2026]
21.	A/YL-KTN/1074	Temporary Place of Recreation, Sports or Culture and Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	15.8.2025
22.	A/YL-KTN/1080	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	14.3.2025
23.	A/YL-KTN/1107	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of Five Years	1.8.2025
24.	A/YL-KTN/1151	Temporary Place of Recreation, Sports or Culture with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	19.12.2025
25.	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

	Application No.	Use/Development	Date of Consideration
26.	A/YL-KTN/1160	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of Five Years	27.3.2026
27.	A/YL-KTN/1162	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	9.1.2026
28.	A/YL-KTN/1164	Temporary Place of Recreation, Sports or Culture and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land and Pond for a Period of Three Years	22.5.2026

Government 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 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;
- Lot No. 1786 in D.D. 107 is covered by Short Term Waiver (STW) No. 4848, while Lots No. 1787 S.B and 1787 RP in D.D. 107 are covered by STW No. 4849, for the purpose of Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp); 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 (HyD):

- no in-principle objection to the application from highways maintenance point of view;
- the Site involves Government land which is not under HyD's maintenance purview; and
- advisory comments are at **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- 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 impact assessment (DIA) and the implementation and maintenance of the drainage facilities identified in the DIA for the applied uses to the Director of Drainage Services' or the Town Planning Board's satisfaction; 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 applied uses would not cause traffic of heavy vehicle and dusty operation. According to his review, there are residential structures 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 and water supplies for firefighting being provided to his satisfaction; 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;
- based on the aerial photos, the Site is situated in an area of rural inland plain landscape character comprising village houses, open storage sites, areas parked with vehicles, Kam Tin River, ponds and scattered tree groups. The applied uses are considered not incompatible with the landscape setting in the proximity;
- with reference to the aerial photos and site photos, the Site is largely formed. Temporary structures and tents are found on it. According to site visit, lawn, palm trees and common trees are observed within the Site. According to the applicant's submission, all existing trees (i.e. 45 nos.) within the Site will be preserved and no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the applied uses is not anticipated; and
- advisory comments are at **Appendix IV**.

7. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; 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. **District Officer's Comments**

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

- his office has not received any comment from the locals on the application.

10. **Other Departments**

The following government departments have no objection to or 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;
- Director of Electrical and Mechanical Services; and
- Chief Engineer/Railway Development 1-1, HyD.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) the permission is given to the uses and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (c) 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;
- (d) failure to reinstate 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;
- (e) to resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (f) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) Lot No. 1786 in D.D. 107 is covered by Short Term Waiver (STW) No. 4848, while Lots No. 1787 S.B and 1787 RP in D.D. 107 are covered by STW No. 4849, for the purpose of Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp); and
 - (ii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) without STW shall apply to his office for STW(s) to permit the structure(s) erected within the 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 it will be approved. The STW(s), 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 applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (g) 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;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Chi Ho Road, including any local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the submitted drainage impact assessment (DIA) requires refinement to meet the necessary requirements;
 - (ii) the detailed comments on the submitted DIA previously provided to the applicant shall be taken into account in the revised DIA; and
 - (iii) to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant shall complete the checklist previous provided in preparing the revised DIA and include the checklist in the submission. Otherwise, a longer processing time may be required;
- (j) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure that loudspeakers will only be used at the Site between 9:00 a.m. and 6:00 p.m.;
 - (ii) the applicant shall follow the 'Noise Control Guidelines for Music, Singing and Instrument Performing Activities' issued by the Environmental Protection Department (EPD);
 - (iii) the applicant shall follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD;
 - (iv) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (v) 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 EPD';
 - (vi) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses; and
 - (vii) the applicant shall meet the statutory requirements under relevant environmental legislation;

- (k) to note the comments of the Director of Fire Services that:
 - (i) the detailed comments on the fire service installations (FSIs) proposal previously provided to the applicant shall be taken into account in the revised FSIs proposal;
 - (ii) licensing requirements, if any, would be formulated upon receipt of the referral from the relevant licensing authority; and
 - (iii) 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;
- (l) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works shall be submitted to relevant departments for approval;
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that 30 structures and associated filling of land and pond 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 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) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied uses under the application;
 - (v) 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;
 - (vi) if the applied uses under application are subject to issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vii) the 8m-high rain shelter is considered excessive. It shall be justified upon formal plan submission to BD;

- (viii) 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
- (ix) detailed checking under BO will be carried out at building plan submission stage; and
- (n) to note the comments of the Director of Food and Environmental Hygiene that:
 - (i) no Food and Environmental Hygiene Department (FEHD)'s facilities shall be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by him 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) (the Regulation), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, Fire Services Department and PlanD 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) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of BA. Applicants should satisfy FEHD that their premises applying for a restaurant licence be (i) free of unauthorized building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise FEHD will not process the application for a licence further;
 - (v) depending on the mode of operation, generally there are several types of food business licence that the operator of an outdoor barbecue site may apply for under the Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and

- if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant individual restricted food permit(s) or a composite restricted foods permit should be obtained;
- (vi) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from him before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Regulation. Repeated convictions may lead to suspension or cancellation of their licences;
- (vii) in accordance with Section 4 of the Regulation, the expression “food business” means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from FEHD except for permission to sell restricted foods specified in Schedule 2 to the Regulation. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;
- (viii) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (ix) proper licence issued by FEHD 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 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 Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and
- (o) to note the comments of the Chief Engineer/Railway Development 1-1, HyD that in view of the access to the Site from Chi Ho Road encroaching upon the railway reserves,

the applicant shall consult MTR Corporation Limited if the operation, maintenance or safety of any existing railways is affected or there are any future works required for the railways.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月24日星期五 23:41
收件者: tpbpd/PLAND
主旨: Re: A/YL-KTN/1253 DD 107 Fung Kat Heung TENT CITY
類別: Internet Email

A/YL-KTN/1253

Lots 1775 RP (Part), 1785 RP, 1786, 1787 S.B, 1787 RP and 1790 RP (Part) in D.D. 107 and Lots 21 (Part), 22 (Part) and 28 (Part) in D.D.107, Fung Kat Heung

Site area: About 11,456sq.m

Zoning: "Agriculture"

Applied use: 16 Carvan Holiday Camp / BBQ / 26 Vehicle Parking / **Filling of Land and Pond**

Dear TPB Members,

Despite a history of failure to approve conditions, 1044 was approved on 16 Aug 2024, a fresh applicant they said. This in HK SAR where filing a new company is easier than buying a postage stamp.

So, no surprise that conditions not fulfilled again and revoked on 16 Feb 2026.

Solution, back with an even larger site that includes legitimizing pond filling. So, one can immediately ascertain that brownfield is the ultimate objective because ponds are a big attraction at GENUINE camp sites.

This camp / BBQ site has obviously been operating without the requisite approval. Has any enforcement action been taken to protect the safety and security of the community.

The application should be rejected as there is no indication of any genuine intention to fulfil the conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 9 September 2024 2:49 AM HKT
Subject: A/YL-KTN/1044 DD 107 Fung Kat Heung TENT, CITY

A/YL-KTN/1044

Lots 1786, 1787 S.B and 1787 RP in D.D.107 and Lots 21 (Part), 22 (Part) and 28

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(Part) in D.D.107, Fung Kat Heung

Site area: About 7,369sq.m

Zoning: "Agriculture"

Applied use: Holiday Camp / BBQ / 22 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections, this is clearly a Destroy to Build Brownfield. The Applicant does not mention that the previous caravan site/hobby farm failed to fulfil conditions under 536 and follow up 693 revoked in May 2020 for failure to provide Fire Services.

This application is the same site with additional lots to the south that have no history of application.

While the applicant claims to be different, members should spot the clues, 16 Caravan sites, the same as previously. The facility continued to operate despite the revocation.

In addition the applicant states that ***"An area of 3,813 m2 (about) has already been hard-paved with concrete (i.e. about 1,703 m2) and gravel (i.e. about 2,110 m2) with existing site level ranges from +5.4mPD to +5.6mPD."***

Note that most of this is the additional lots with no previous history of approval. Clear proof of Destroy to build activity carried out before the application was lodged.

"the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development" is ridiculous as this is supposed to be a camping and BBQ site so the filling in of 50% of the site is unacceptable.

Members should reject the application as the true intention is clearly some form of brownfield activity.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 5 January 2020 3:49 AM HKT
Subject: Fwd: A/YL-KTN/693 DD 107 Fung Kat Heung

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, January 5, 2020 3:45:46 AM
Subject: A/YL-KTN/693 DD 107 Fung Kat Heung

A/YL-KTN/693
Lots 1786, 1787 S.B and 1787 RP in D.D.107, Fung Kat Heung
Site area : About 4,306sq.m
Zoning : "Agriculture"
Applied use : Hobby Farm and Caravan Holiday Camp / Filling of Land / 18 Vehicle Parking

Dear TPB Members,

Does anybody monitor these developments? Previous application 536 after much tweaking was approved on 13 Jan 2017. Conditions include presenting Landscape Plan.

However Google Maps shows that the site is completely excavated. In fact it looks suspiciously like an extension to the adjoining brownfield operation.

No filling of land was mentioned on the previous application.

Members please remember it is your duty TO ASK QUESTIONS.

Brownfield should not be encouraged.

Mary Mulvihill