

2022年 3月 2 日

此文件在 原封・城市規劃委員會  
只有在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/FLN/29

This document is received on 21 MAR 2022  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "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 請夾附證明文件

^ 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/FLN/29
	Date Received 收到日期	21 MAR 2022

- 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」)秘書收。
- 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.info.gov.hk/tpb/>. 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 Che 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.info.gov.hk/tpb/>), 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)

LIU Lok Ye Tso (Manager: LIU Yuk Wah, LIU Sai Hung, LIU Yau Choi)

### 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)

R-riches Property Consultants Limited

### 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 76 (Part) and 79 RP (Part) in D.D. 52, Fanling, Yuen Long, New Territories
(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 ..... 1,892 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 39 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input checked="" 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 Fanling North Outline Zoning Plan No.: S/FLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" and "Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
26/01/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 26/01/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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 and Ancillary Facilities  
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☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 1,853 .....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 39 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 5 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 39 .....sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 ..... 39 .....sq.m ☒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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	STORAGE OF CAMPING GOODS	12m <sup>2</sup> (ABOUT)	12m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)	
B2	SITE OFFICE	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)	
B3	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)	4m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)	
B4	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)	4m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)	
B5	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)	4m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STORY)	
TOTAL		39m <sup>2</sup> (ABOUT)	39m <sup>2</sup> (ABOUT)		

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 ..... 8 .....

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 ..... 1 .....

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 The operation hours (with stationed staff) will be from 09:00 to 18:00 daily, including public holiday (except for overnight tent camping activities).			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	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)) Accessible from Fu Tei Au Road via a local access	
	No 否	<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) <input type="checkbox"/>	
(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, 請另頁表示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。)			
(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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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) <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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input 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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	..... .....		

	<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)</p> <p>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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</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>
(f) Renewal period sought 要求的續期期間	<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。

### Background

The applicant seeks to use Lots 76 (Part) and 79 RP (Part) in D.D. 52, Fanling, New Territories for 'Proposed Temporary Holiday Camp for a Period of 3 Years (proposed development) (Plan P01).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local holiday camp have dramatically increased. The applicant would like to operate a new holiday camp at the Site to meet the pressing demand for such use in Hong Kong.

### Planning Context

The Site falls within an area zoned as "Government, Institution or Community" ("G/IC") and "Agriculture" ("AGR") on the Approved Fanling North Outline Zoning Plan No.: S/FLN/2 (Plan P02). According to the Notes of the OZP, 'holiday camp' is column 2 use within the "G/IC" zone, and not on column 1 nor 2 use within the "AGR" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "G/IC" and "AGR" zones.

### Development Proposal

The Site occupied an area of 1,892sq.m (about) of private land (Plan P03). Five structures are proposed at the Site for storage of camping goods, site office, washrooms and changing rooms with total GFA of 39sq.m (about) (Plan P04). A total of seven tent camping sites are provided for visitors. The remaining uncovered area are proposed for open space and outside seating area.

The operation hours (with stationed staff) will be from 09:00 to 18:00 daily, including public holiday (except for overnight tent camping activities. The estimated maximum number of visitor per day are 30 (about). The estimated number of staff working at the Site is 4.

The Site is accessible from Fu Tei Au Road via a local access (Plan P01). Eight private car parking spaces and one loading/unloading space for light goods vehicles are provided at the Site. As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period

### Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Holiday Camp for a Period of 3 Years'.

**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 an application to the Board 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



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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 香港城市規劃師學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

28/12/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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**

1. 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：

- (a) 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
- (b) 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。

2. 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。

3. 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 76 (Part) and 79 RP (Part) in D.D. 52, Fanling, New Territories
Site area 地盤面積	1,892 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Fanling North Outline Zoning Plan No.: S/FLN/2
Zoning 地帶	"Government, Institution or Community" and "Agriculture" Zones
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp and Ancillary Facilities 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
	Non-domestic 非住用	39	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	5	
(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	3 (about) m 米 <input 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	2 % <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		8
	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) _____ _____		8 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Location plan, Zoning plan, Plan showing the land status of the application site</u>		
<u>Swept path analysis</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>
<u>Trip generation and attraction</u>		
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。

## Estimated Trip Generation and Attraction

**Proposed Temporary Holiday Camp and Ancillary Facilities  
for a Period of 3 Years in "Government, Institution or Community" and "Agriculture" Zone,  
Lots 76 (Part) and 79 RP (Part) in D.D. 52, Fanling, New Territories**

- (i) The application site (the Site) is accessible from Fu Tei Au Road via a local access. A total of nine parking spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	7
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	1
Loading/Unloading Space for Light Goods Vehicle - 7m (L) x 3.5m (W)	1

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P05).
- (iii) Advanced booking is required for visitor to access the Site and the use of parking space, this could help to regulate the use of parking space and prevent excessive number of vehicle and visitor to the Site and affect the public. 5.5 tonnes lorries are deployed for transportation of goods to support the daily operation, hence, one L/UL space for LGV is provided at the Site.
- (iv) The operation hours of the proposed development are from 09:00 to 18:00 daily (including public holiday), except for overnight tent camping activities) during the planning approval period. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	2	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	2	0	1	4
Traffic trip per hour (average)	2	2	0	0	4

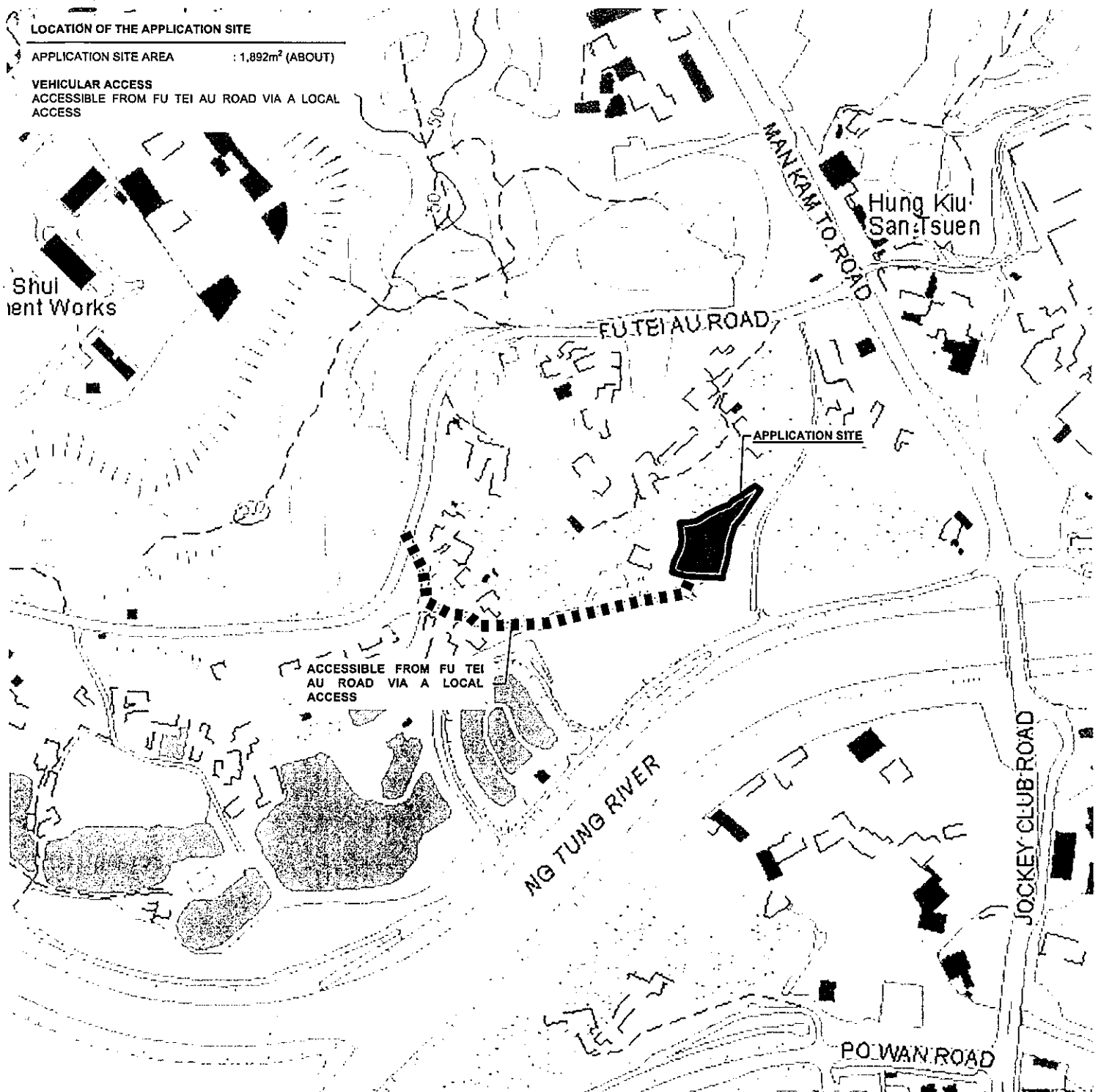
- (v) No medium or heavy goods vehicles including container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (vi) In view of the above, the parking provision is adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,892m<sup>2</sup> (ABOUT)

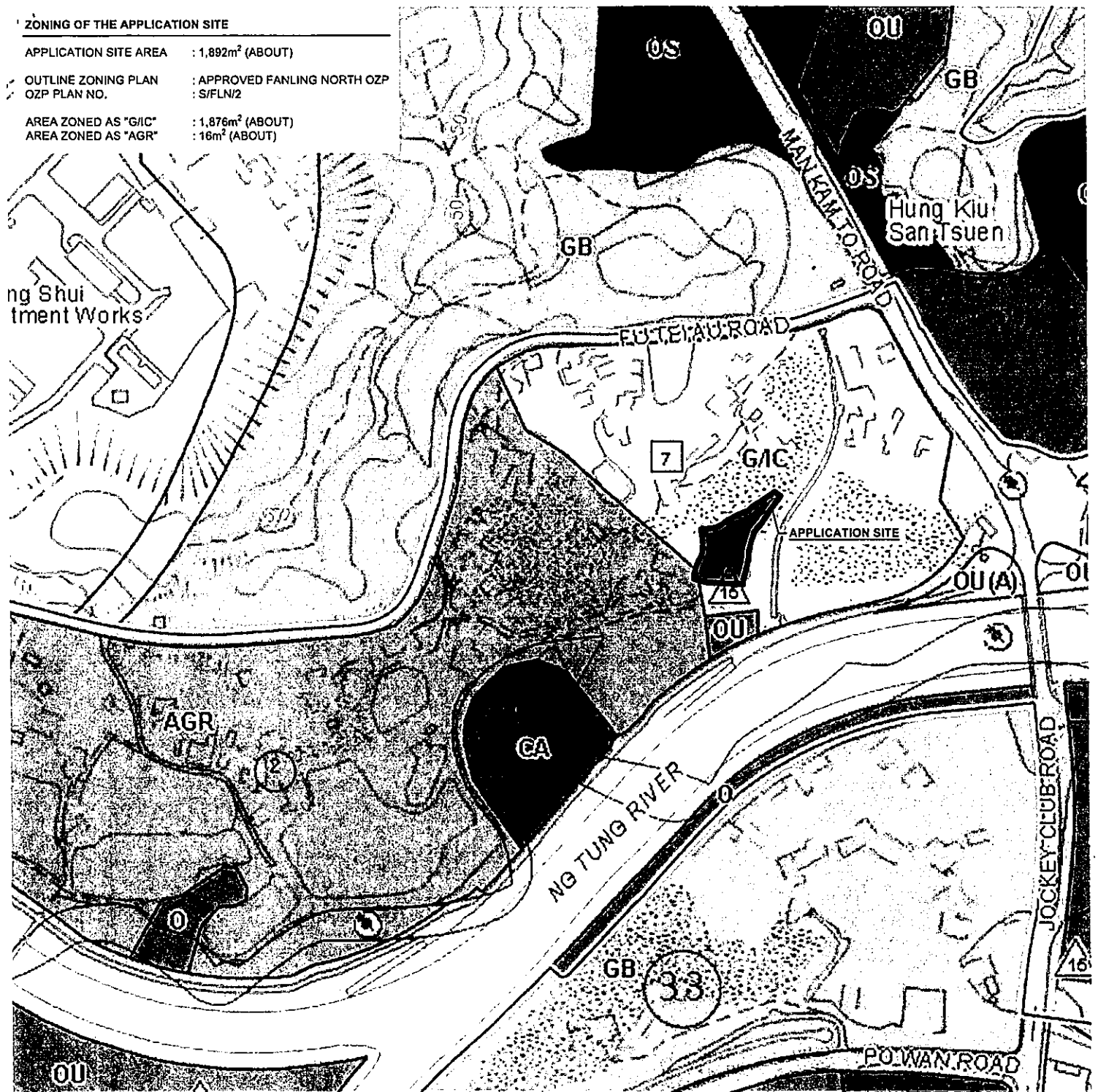
VEHICULAR ACCESS

ACCESSIBLE FROM FU TEI AU ROAD VIA A LOCAL ACCESS



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,892m <sup>2</sup> (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: APPROVED FANLING NORTH OZP : S/FLN/2
AREA ZONED AS "G/IC"	: 1,876m <sup>2</sup> (ABOUT)
AREA ZONED AS "AGR"	: 16m <sup>2</sup> (ABOUT)

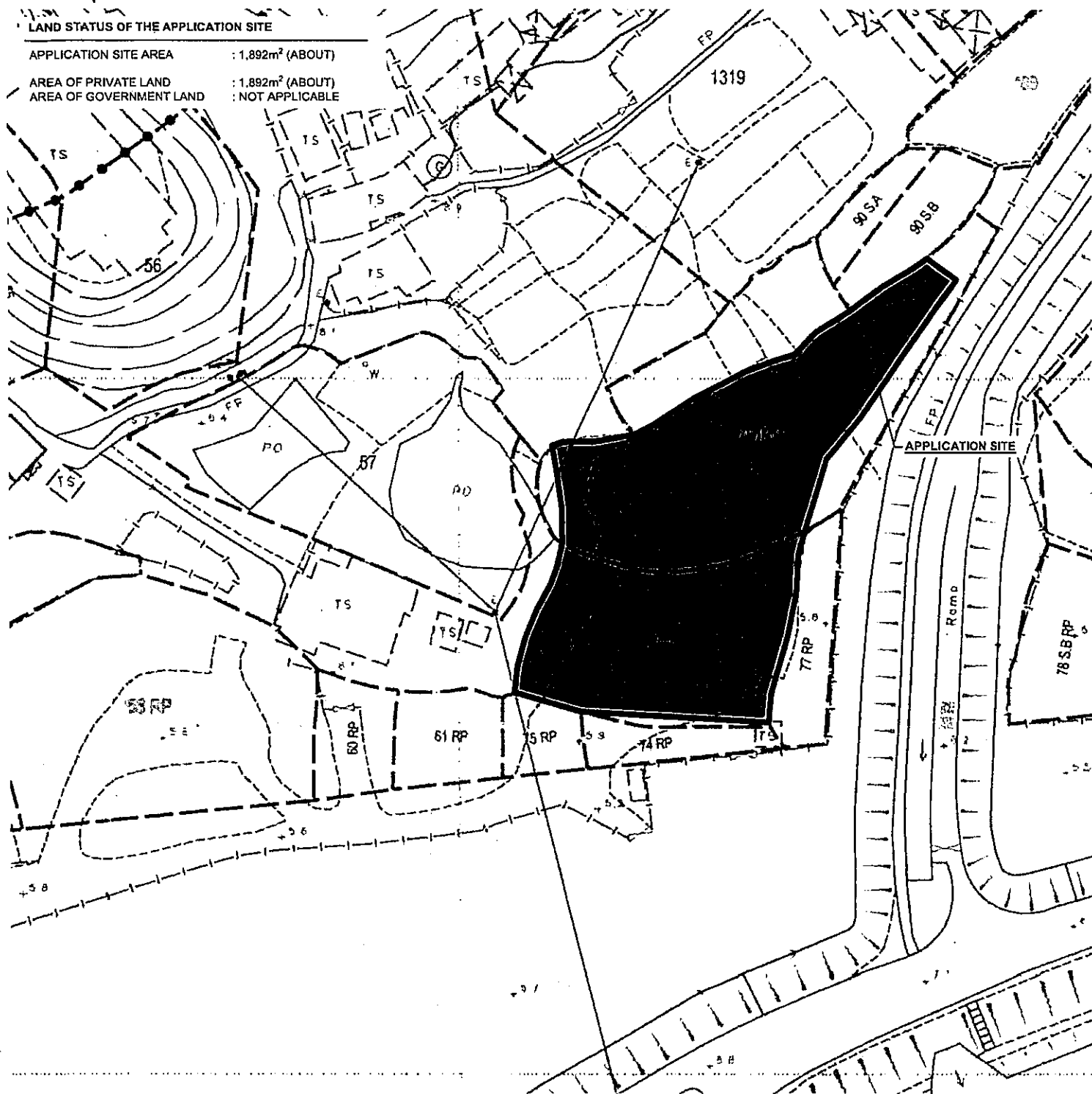


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,892m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 1,892m<sup>2</sup> (ABOUT)

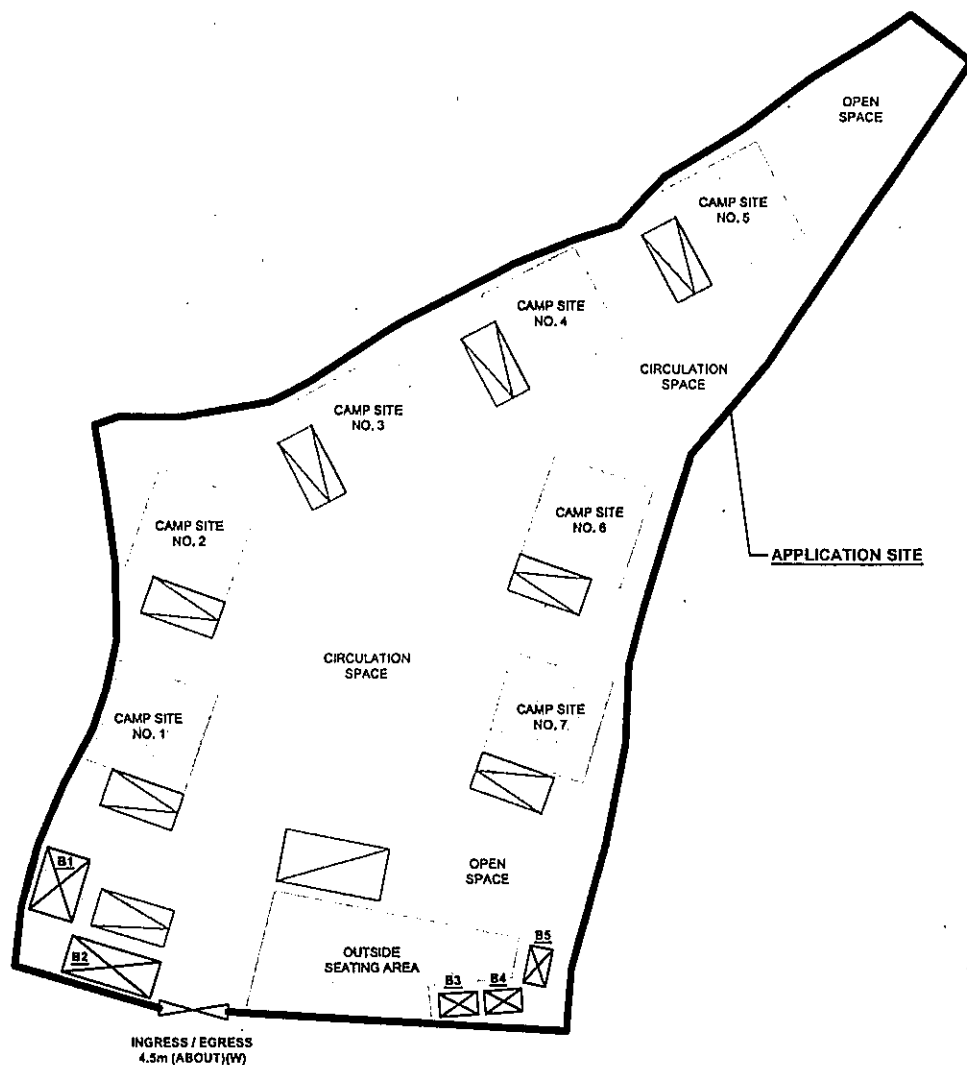
AREA OF GOVERNMENT LAND : NOT APPLICABLE



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,892m <sup>2</sup>	(ABOUT)
COVERED AREA	: 39m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,853m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 39m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 39m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA
B1	STORAGE OF CAMPING GOODS	12m <sup>2</sup> (ABOUT)
B2	SITE OFFICE	15m <sup>2</sup> (ABOUT)
B3	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)
B4	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)
B5	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)
TOTAL		39m <sup>2</sup> (ABOUT)



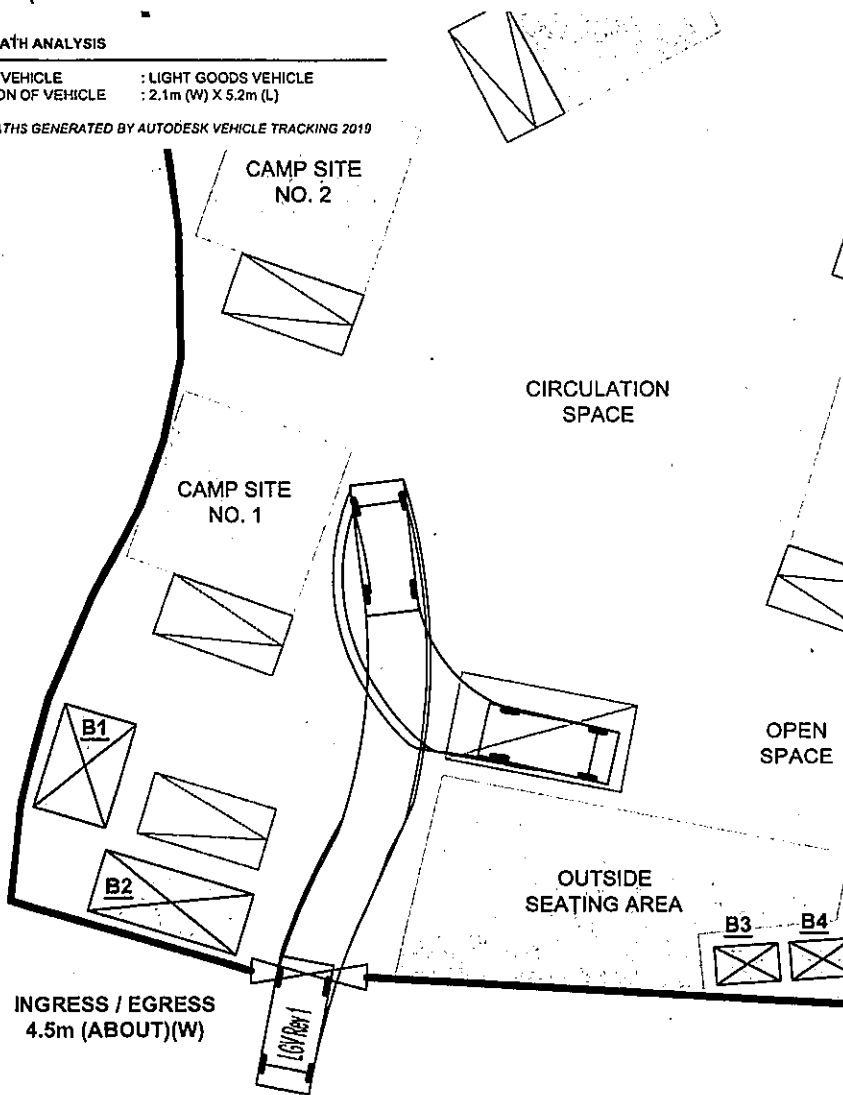
## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7m (L) X 3.5m (W)

# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

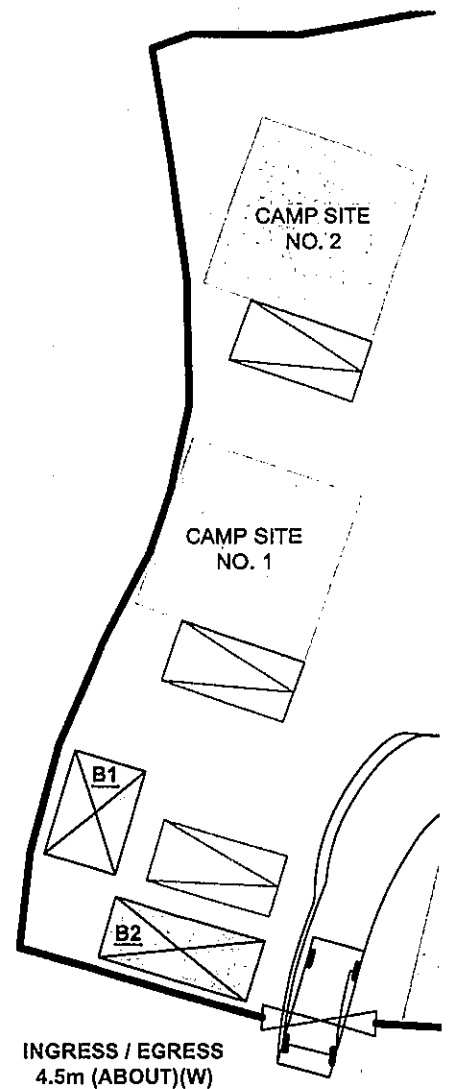
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 8  
 DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)  
 NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF L/U SPACE : 7m (L) X 3.5m (W)



FROM THE APPLICATION SITE  
 TO THE LOCAL ACCESS

Our Ref.: DD52 Lots 76 & 79 RP  
Your Ref.: TPB/A/FLN/29

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

13 May 2022

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Holiday Camp and Ancillary Facilities for a Period of 3 Years  
in "Government, Institution or Community" and "Agriculture" Zones,  
Lots 76 (Part) and 79 RP (Part) in D.D. 52, Fanling, New Territories**

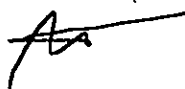
**(S.16 Planning Application No. A/FLN/29)**

We are writing submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at . or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Louis CHEUNG  
(Attn.: Ms. Canny CHAN

email: lhwcheung@pland.gov.hk )  
email: cclchan1@pland.gov.hk )

## Responses-to-Comments

**Proposed Temporary Holiday Camp and Ancillary Facilities for a Period of 3 Years  
in "Government, Institution or Community" and "Agriculture" Zones,  
Lots 76 (Part) and 79 RP (Part) in D.D. 52, Fanling, New Territories**

**(Application No. A/FLN/29)**

- (i) As advised by the Applicant, please be confirmed that the Applicant will strictly follow the proposed scheme under the current application after planning approval has been granted by the Town Planning Board.
- (ii) Revised layout plan, i.e. the vehicular access of the application site (the Site) is revised to 7.3m wide (**Plan 1**).
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Project Manager (North), Civil Engineering and Development Department (Contact Person: Mr. Arthur HO; Tel.: 3547 1642)</b>		
(a)	Please be noted that there is objection to the s.16 Planning Application No. A/FLN/29 as the subject application site falls within the Remaining Phase Development of the Fanling North New Development Area FLN NDA.	Noted. The Applicant will surrender the Site unconditionally to facilitate the implementation of the Fanling North New Development Area (FLN NDA) upon Government's request in the future even during the planning approval period.
<b>2. Comments of Commissioner for Transport (Contact Person: Mr. Joseph YIP; Tel.: 2399 2549)</b>		
(a)	The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces provided by relating to the number of vehicles visiting the subject site.	The Applicant intends to provide 7 nos. tent camping sites (1 to 5 visitors per camp) to serve a maximum of 30 nos. visitors per day. A total of 8 nos. of private car parking spaces are provided at the Site for staff and visitor. 1 no. private car parking space is provided for each camp site, hence, 7 nos. private car parking spaces are provided for visitor. Advanced booking is required for visitors to access the Site and the use of parking space, which could help to prevent excessive number of visitors and vehicles to the Site and affect the public. The remaining 1 no. private car parking space is provided for staff to commute to the Site. 5.5 tonnes goods vehicle is deployed for

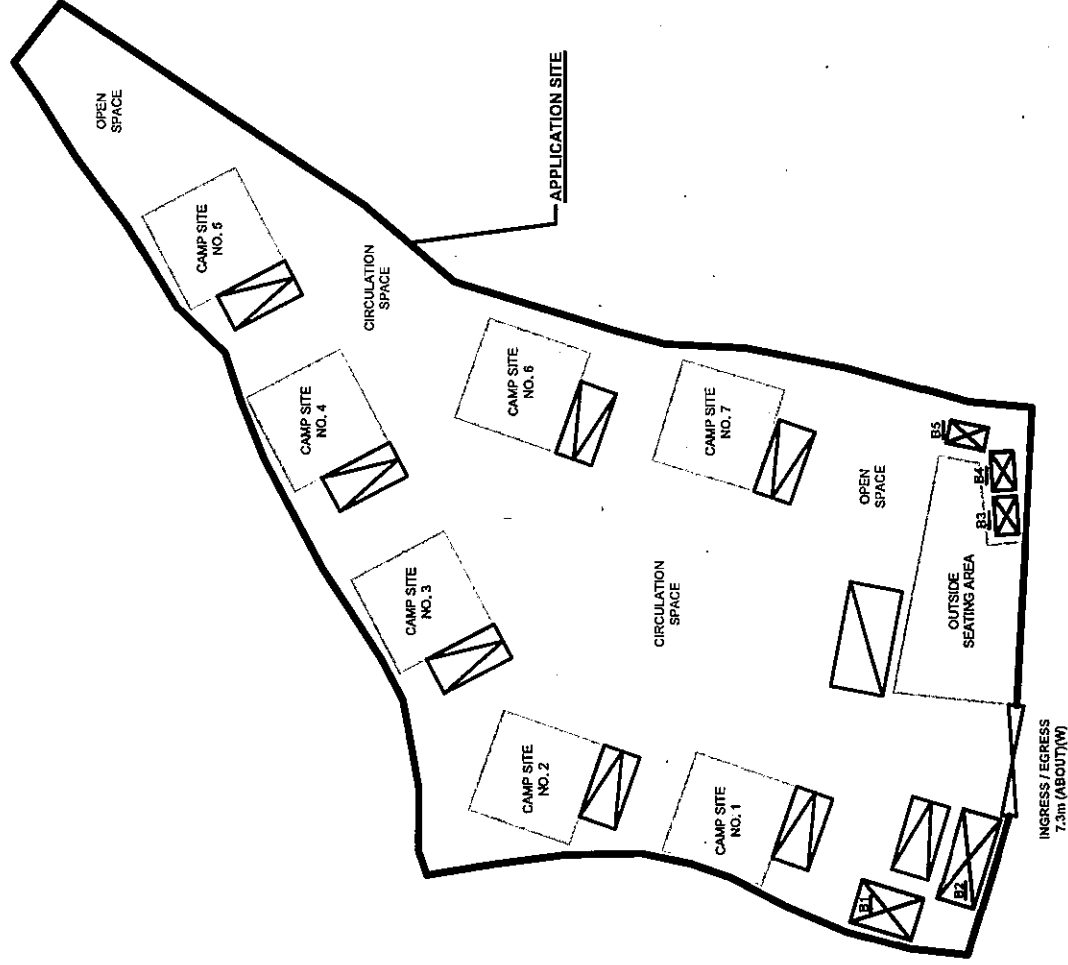
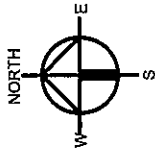
		<p>transportation of goods to support the daily operation of the Site, hence, 1 no. loading/unloading space is provided for light goods vehicle. Similar arrangement has been adopted by the Applicant of the approved S.16 planning application No. A/YL-KTN/795 for the same use and is workable.</p> <p>In view of the above, the parking and L/UL provisions are considered <u>adequate</u> for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.</p>
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Staff is deployed at the ingress/egress to direct vehicles entering to and exiting from the Site. Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure no queuing of vehicle outside the Site ( <b>Plans 2 and 3</b> ).
(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff is deployed at the ingress/egress to direct vehicles entering to and exiting from the Site to enhance pedestrian safety.
(d)	The vehicular access between the site and Fu Tei Au Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,892m <sup>2</sup>	(ABOUT)
COVERED AREA	: 39m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,853m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 39m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 39m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
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B1	STORAGE OF CAMPING GOODS	12m <sup>2</sup> (ABOUT)	12m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B2	SITE OFFICE	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B3	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)	4m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)	4m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B5	WASHROOM & CHANGING ROOM	4m <sup>2</sup> (ABOUT)	4m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		39m <sup>2</sup> (ABOUT)	39m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7m (L) X 3.5m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

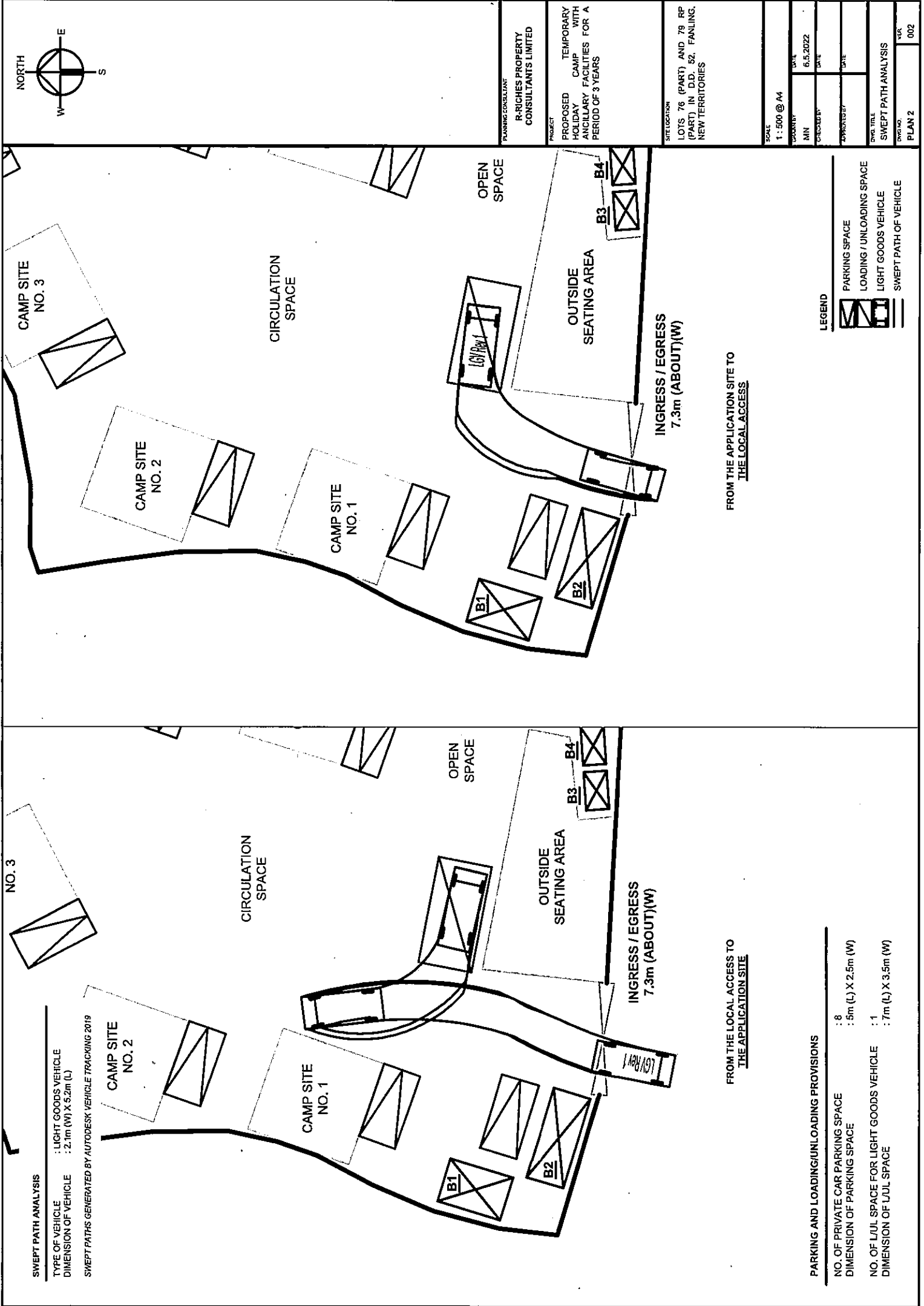
PROJECT  
PROPOSED  
HOLIDAY CAMP  
WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION  
LOTS 76 (PART) AND 79 RP  
(PART) IN D.D. 52, FANLING,  
NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY  
NN  
DATE  
6.5.2022  
CHECKED BY  
DATE  
APPROVED BY  
DATE

DWG. TITLE  
LAYOUT PLAN  
DWG. NO.  
PLAN 1  
VER.  
002



CAMP SITE  
NO. 3

CAMP SITE  
NO. 2

CAMP SITE  
NO. 1

CIRCULATION  
SPACE

OPEN  
SPACE

OUTSIDE  
SEATING AREA

INGRESS / EGRESS  
7.3m (ABOUT)(W)

FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS

LEGEND

- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

PROJECT  
PROPOSED  
HOLIDAY CAMP  
WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION  
LOTS 76 (PART) AND 79 RP  
(PART) IN D.D. 52. FANLING,  
NEW TERRITORIES

SCALE  
1:500 @ A4

DATE  
6.5.2022

DATE  
DATE

DATE  
DATE

DATE  
DATE

DATE  
DATE

DATE  
DATE

DATE  
DATE

DATE  
DATE

SWEPT PATH ANALYSIS

TYPE OF VEHICLE  
DIMENSION OF VEHICLE  
: LIGHT GOODS VEHICLE  
: 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

CAMP SITE  
NO. 2

CAMP SITE  
NO. 1

OPEN  
SPACE

OUTSIDE  
SEATING AREA

INGRESS / EGRESS  
7.3m (ABOUT)(W)

FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE

PARKING AND LOADING/UNLOADING PROVISIONS

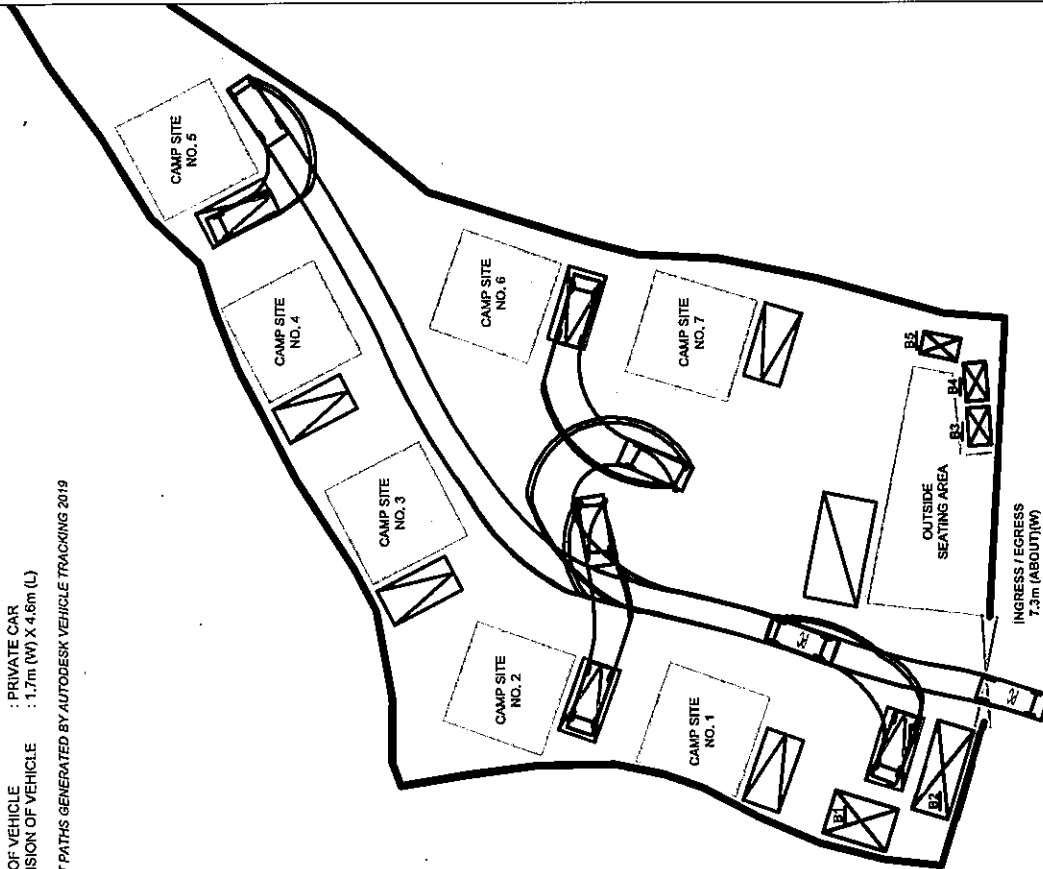
NO. OF PRIVATE CAR PARKING SPACE : 8  
DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1  
DIMENSION OF LUL SPACE : 7m (L) X 3.5m (W)

# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

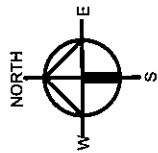
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7m (L) X 3.5m (W)



PLANNING CONSULTANT  
 R-RICHES PROPERTY  
 CONSULTANTS LIMITED

PROJECT  
 PROPOSED  
 HOLIDAY CAMP WITH  
 ANCILLARY FACILITIES FOR A  
 PERIOD OF 3 YEARS

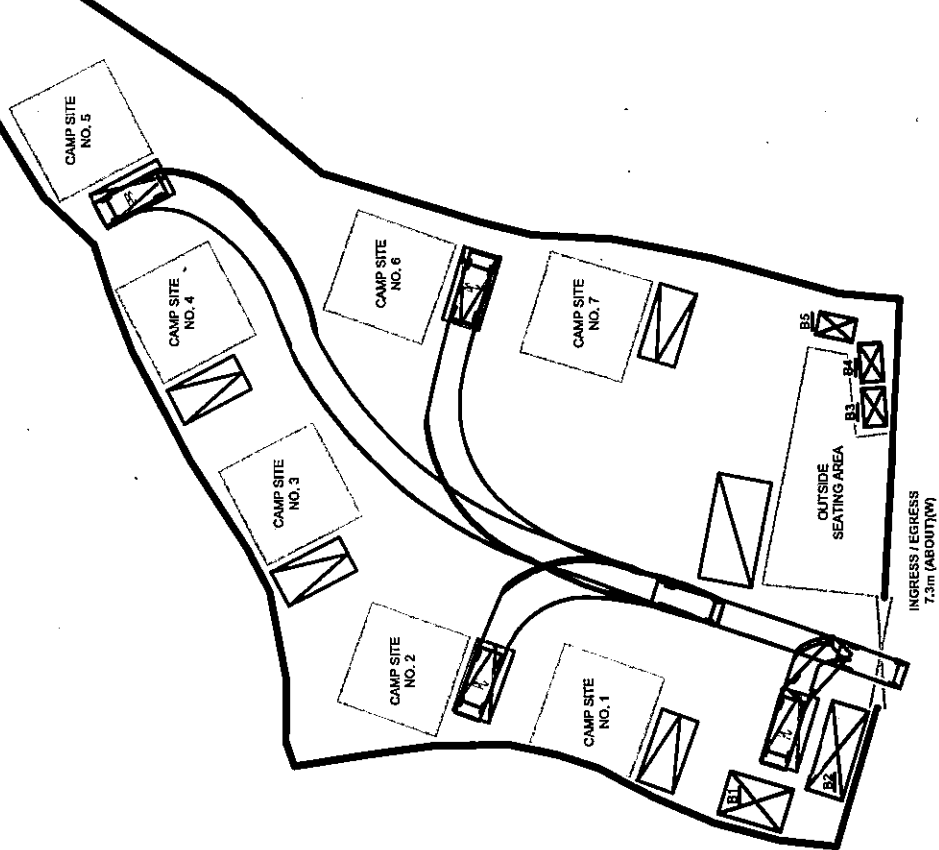
SITE LOCATION  
 LOTS 76 (PART) AND 79 RP  
 (PART) IN D.D. S2, FANLING,  
 NEW TERRITORIES

SCALE	1 : 500 @ A4
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	SWEPT PATH ANALYSIS (PC)
DWG. NO.	PLAN 3
REV.	002

## LEGEND

	PARKING SPACE
	LOADING / UNLOADING SPACE
	PRIVATE CAR
	SWEPT PATH OF VEHICLE

FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the Site comprises of Lots 76 and 79 RP in D.D. 52. The lots are Old Schedule Lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government Land will be allowed for vehicular access to the Site for the applied use;
- there are unauthorized structures erected on Lot 76 in D.D. 52 without approval from his office. His office reserves the right to take necessary lease enforcement actions against the structures on private lot as appropriate;
- according to the development proposal, toilets would be erected on the Site. The applicant should note that any proposed toilet facilities should meet the current health requirements; and
- should planning approval be given to the planning application, the owners of the application lots concerned shall apply to his office for a Short Term Waiver (STW) to regularize the unauthorized structures on site. The application will be considered by the government in its landlord's capacity and there is no guarantee that it will be approved. If the STW application is approved, its commencement date will be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective; and
- the vehicular access between the Site and Fu Tei Au Road is not managed by Transport Department.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and

- there is no environmental complaint received by DEP in the past three years.

#### 4. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from the landscape planning perspective as significant adverse landscape impact within the Site arising from the development is not anticipated.

#### 5. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the proposed development from the public drainage point of view; and
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.

#### 6. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

#### 7. **District Officer's Comments**

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- he has consulted the locals from 12.4.2022 to 26.4.2022;
- one Resident Representative (RR) of Sheung Shui Heung and three Indigenous Inhabitant Representatives (IIRs) of Sheung Shui Heung supported the application;
- the Chairman of Sheung Shui District Rural Committee had no comment; and
- the Chairman of Fung Shui Area Committee had no reply.

#### 8. **Other Departments**

The following government departments have no objection to/no comment/no adverse comment on the application:

- Chief Estate Surveyor/New Development Area, LandsD (CES/NDA, LandsD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- Commissioner of Police (C of P).



**Recommended Advisory Clauses**

- (a) the Site falls within the Remaining Phase of Kwu Tung North/Fanling North New Development Area project. The Site may be reverted to the government at any time during the planning approval period for the implementation of government projects.
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- the Site comprises of Lots 76 and 79 RP in D.D. 52. The lots are Old Schedule Lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government Land will be allowed for vehicular access to the Site for the applied use;
  - there are unauthorized structures erected on Lots 76 in D.D. 52 without approval from his office. His office reserves the right to take necessary lease enforcement actions against the structures on private lots as appropriate;
  - according to the development proposal, toilets would be erected on the Site. The applicant should note that any proposed toilet facilities should meet the current health requirements; and
  - should planning approval be given to the planning application, the owners of the application lots concerned shall apply to his office for a Short Term Waiver (STW) to regularize the unauthorized structures on site. The application will be considered by the government in its landlord's capacity and there is no guarantee that it will be approved. If the STW application is approved, its commencement date will be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office.
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the vehicular access between the Site and Fu Tei Au Road is not managed by Transport Department. The applicant should seek comment from the responsible party.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; and
  - observe the Water Pollution Control Ordinance in view of the existing watercourse to the immediate south of the Site.
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant is reminded of the following general requirements in the drainage proposal:

- (i) surface channel with grating covers should be provided along the site boundary.
- (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided.
- (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level.
- (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided.
- (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided.
- (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system.
- (vii) where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary.
- (viii) all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works.
- (ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during the operation at his own expense.
- (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works.
- (xii) the applicant should allow all time free access for the government and its agent to conduct site inspection on his completed drainage works.
- (xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.

- (xiv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the subject application;
  - before any new building works are to be carried out on the Site, prior approval and consent of the Buildings Authority (BA) should be obtained unless they are exempted buildings works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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 the BO;
  - if the proposed use under the application is subject to the issue of a licence, please be reminded that 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;
  - any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of Building (Planning) Regulations [B(P)Rs];
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access shall be provided in accordance with Regulations 5 and 41D of the B(P)Rs respectively;

- if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)Rs at building plan submission stage;
- in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the Regulation 72 of the B(P)Rs and Division 3 of Design Manual: Barrier Free Access 2008; and
- formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc. will be formulated at the formal building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

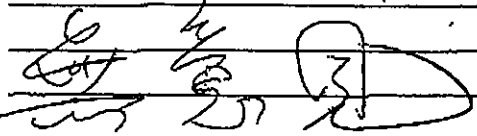
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates  
A/FLN/29

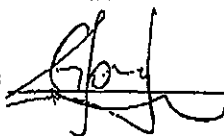
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

2022.4.4

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/FLN/29 DD 52 Fu Tei Au, Fanling GIC TENT CITY**  
21/04/2022 03:41

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

1 attachment



Fu Tei Au Rd - Google Maps.pdf

A/FLN/29

Lots 76 (Part) and 79 RP (Part) in D.D. 52, near Fu Tei Au Road, Fanling

Site area : 1,892sq.m

Zoning : "GIC" and "Agriculture"

Applied use : 7 Camp Sites - ??? Tents / 9 Vehicle Parking

Dear TPB Members,

Strongest objections. This application does not provide any detail with regard to the number of tents. The notation Camp Site can mean anything but certainly indicates some type of construction/platform that is not included in the site coverage and could accommodate one or more tents.

Then there is the issue of the Washroom/Changing Room. No information on water source, drainage, if they include loos and what type, etc.

The application appears to be to legitimize an existing facility

<https://www.getreadyhk.com/leisure-and-fun/camping/item/3315-carpus-co-car-camping>

Hudi Villa Carpus & Co. is located in Hudi Au Village, Sheung Shui, near the Wutong River and the Pisces River. It covers an area of about 18,000 square feet and **can accommodate up to 200 campers and 30 vehicles** at the same time. Hudi Mountain Villa Carpus & Co.'s campground has a large green grass, even vehicles can be parked on the grass, and there are rare campfire facilities.

The description indicates a much larger facility than that described in the application.

<https://www.carpuslifestyle.com/about/>

Tiger Land Villa

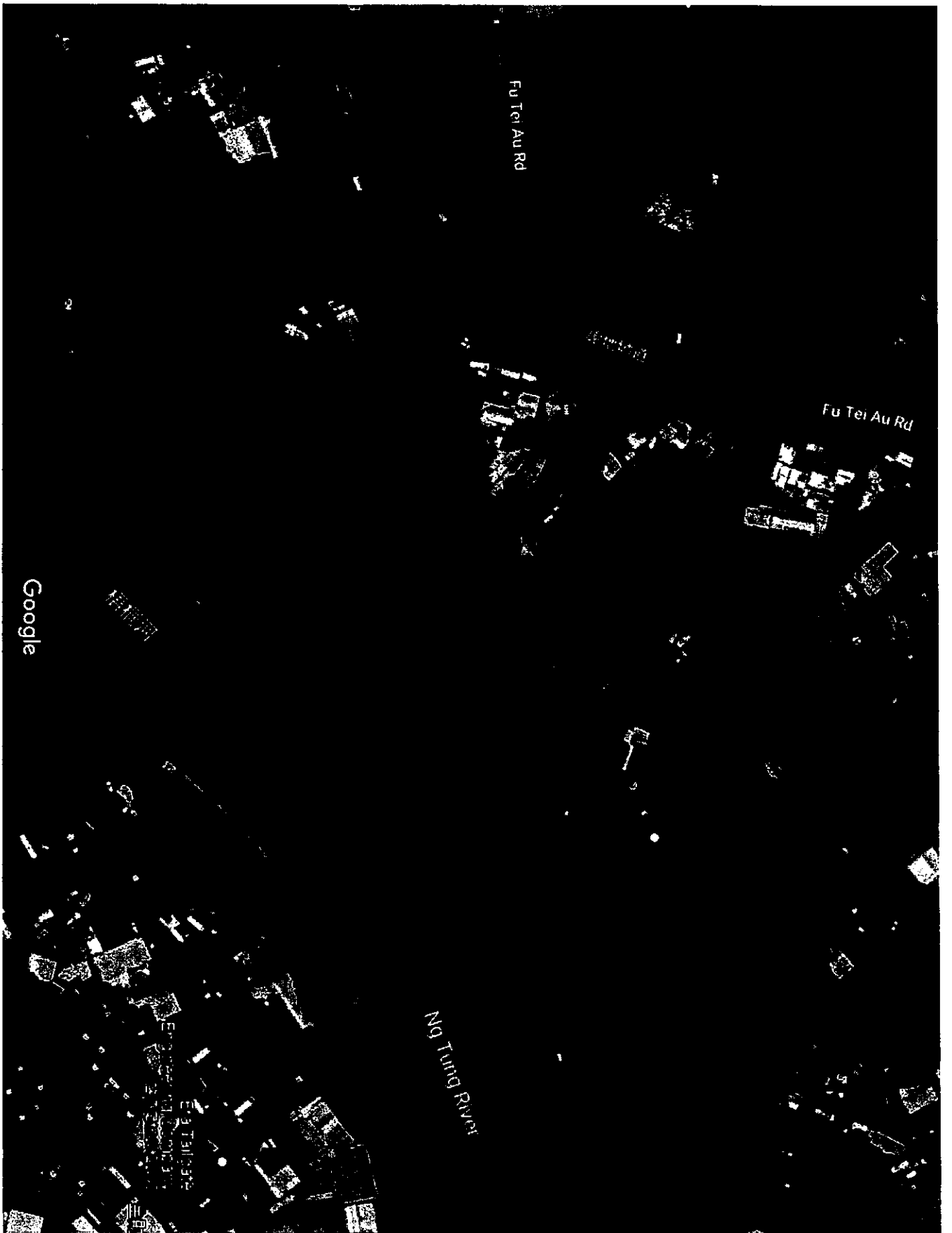
Countryside Learning Centre

The center is located in Hudi Ao Village, Sheung Shui, near the Wutong River and the Pisces River. It covers an area of about 22,000 square feet and can accommodate up to **80 tents and 20 vehicles at the same time.**

The site has been stripped of vegetation but no approval recorded.

Members must require additional data, images and a report from PlanD with regard to the existing facility and its operations and impact on the local environment.

Mary Mulvihill



Google