

This document is received on 12 AUG 2024.
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

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

2401902

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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	A/YL-K7N/1044
	Date Received 收到日期	12 AUG 2024

- 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.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 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.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)

WU Wai Ho 胡煒灝

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 盈卓物業顧問有限公司

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 1786, 1787 S.B and 1787 RP in D.D. 107 and Lots 21 (Part), 22 (Part) and 28 (Part) in D.D. 109, Fung Kat Heung, Kam Tin, 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 7,369 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,849 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 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	"Agriculture" ("AGR")
(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"^{##} (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
04/07/2024 - 18/07/2024(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 08/08/2024 (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，或有關係的鄉事委員會[&]

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，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (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	..... 5,520 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1,849 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 14 + 16 holiday camp
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1,849 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1,849 .....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) Please refer to Plan 5	
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	..... 20
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
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	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... Light Bus 1

Proposed operating hours 擬議營運時間 07:00 to 22:00 daily, including public holidays (except for overnight holiday 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 Chi Ho 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。)																																	
(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 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) <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 3,813 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2. 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																															
	No 否	<input 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	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 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

(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>.....</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。


Please refer to the supplementary statement.

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



☐ 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 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of 代表 R-riches Property Consultants Limited 盈卓物業顧問有限公司

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



Date 日期

30/7/2024

(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

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 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 1786, 1787 S.B and 1787 RP in D.D. 107 and Lots 21 (Part), 22 (Part) and 28 (Part) in D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	7,369 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 Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<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 _____ <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 _____
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,849 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	14 + 16 holiday camp	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2.4 - 8 (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	25 % <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		20
	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) _____ _____		20 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) <u>Light Bus</u> _____		N/A N/A 1 N/A N/A 1

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"/>
<u>Location plan, Zoning plan, Plan showing land status of the site, Plan showing the area of filling of land, Swept path analysis, Plan showing the details of structures</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107 and D.D.109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (Plan 1).
- 1.2 Due to the shortage of venue for 'holiday camp' and 'recreational, sports or cultural' activities in the rural area of New Territories, locals living in the New Territories often require travelling to the urban area of Hong Kong to participate the aforesaid activities. This undoubtedly causes inconvenience for the locals. In view of this, the applicant would like to use the Site for the applied use to alleviate the pressing demand of such use, in order to better serve the nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (Plan 2). According to the Notes of the OZP, the applied uses are not column 1 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vacant land, sites occupied by temporary structures for agricultural and recreational uses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize the precious land resources in the New Territories.
- 2.3 Furthermore, portion of the Site is the subject of 2 previous S.16 planning applications for the 'holiday camp' and 'place of recreation, sports or culture' uses (that were submitted by the different applicant), within which, the latest planning application (No. A/YL-KTN/693) was approved by the Board in 2020, therefore, approval of the current application is in line with the Board's previous decisions.

- 2.4 Similar S.16 planning applications for 'holiday camp' and 'place of recreation, sports or culture' uses were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-KTN/844) was approved by the Board on a temporary basis for 3 years in 2022. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 7,369 m² (about) (**Plan 3**). The operation hours of the Site are from 07:00 to 22:00 daily, including public holidays (except for overnight holiday camping activities). A total of 14 structures are proposed at the Site for rain shelter for barbecue activities, rain shelter for recreational activities, rain shelter for recreation, sports or cultural activities, eating place, reception, office, store rooms, fire service pump room, play room, washrooms and windmill (decoration) with total GFA of 1,305 m² (**Plan 5**). The site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	7,369 m ² (about)
Covered Area	1,849m ² (about) (1,305 m ² for structure + 544 m ² for holiday camp)
Uncovered Area	5,520 m ² (about)
Plot Ratio	0.25 (about)
Site Coverage	25% (about)
Number of Structure	14 (structure) +16 (holiday camp)
Total GFA	1,849m ² (about) (1,305 m ² for structure + 544 m ² for holiday camp)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,849m ² (about) (1,305 m ² for structure + 544 m ² for holiday camp)
Building Height	2.4 m – 8 m (about)
No. of Storey	1

- 3.2 It is estimated that 10 staff will work at the Site, which one staff will stay overnight at the Site to handle potential complaints arising from the proposed development. It is estimated that the proposed development would be able to attract not more than 80 visitors per day. Visitor is required to make appointment in advance to access the Site and no walk-in visitor is allowed.
- 3.3 A total of 16 holiday camping sites are provided at the Site (not more than 4 visitors per caravan). As no eating place is provided in close vicinity of the Site, barbecue area (not more than 16 barbecue pits will be provided at the Site) and eating place are provided for visitor to support the operation of the proposed development. Furthermore, portion the Site (i.e. structures B10 and B12) will be rented to visitors for conducting various types of recreational, sports or cultural activities, i.e. wedding banquet, dancing, painting, drawing and yoga classes etc.
- 3.4 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. (**Plan 6**). The hard-paved area is intended to facilitate a flat surface for site formation of structures, barbecue area, parking and loading/unloading (L/UL) spaces and circulation area. Therefore, the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site at any time during the planning approval period.
- 3.5 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). A total of 22 parking and L/UL spaces are provided at the Site for staff and visitors, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provision of the Proposed Development

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
PC Parking Space for Visitor - 2.5 m (W) x 5 m (L)	17
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Light Bus (LB) - 3 m (W) x 8 m (L)	1

- 3.6 Visitors are required to reserve parking space prior their visits to the Site. L/UL space for light bus is also provided for visitors who are travelling together in groups. LGV will be deployed for the transportation of goods and food to the Site. Large garbage or other forms of waste will be taken by staff to the nearest refuse collection point regularly by LGV. Sufficient space is provided for vehicle to smoothly manouvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 7**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	PC		LGV		LB		2-Way Total
	In	Out	In	Out	In	Out	
07:00 – 08:00*	2	1	0	0	0	0	3
08:00 – 09:00	0	0	1	1	0	0	2
09:00 – 10:00	0	2	0	0	0	0	2
10:00 – 11:00	0	9	0	0	1	1	11
11:00 – 12:00	0	5	0	0	1	1	7
12:00 – 13:00	1	1	1	1	0	0	4
13:00 – 14:00	1	0	0	0	0	0	1
14:00 – 15:00	7	1	0	0	1	1	10
15:00 – 16:00	6	0	0	0	1	1	8
16:00 – 17:00	2	0	0	0	0	0	2
17:00 – 18:00*	1	0	1	1	0	0	3
18:00 – 19:00	1	1	0	0	0	0	2
19:00 – 20:00	0	0	0	0	0	0	0
20:00 – 21:00	0	0	0	0	0	0	0
21:00 – 22:00	0	1	0	0	0	0	1

*AM and PM Peak hours of the day

- 3.7 The applicant will strictly follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.

- 3.8 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.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. the submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

July 2024

LIST OF PLANS

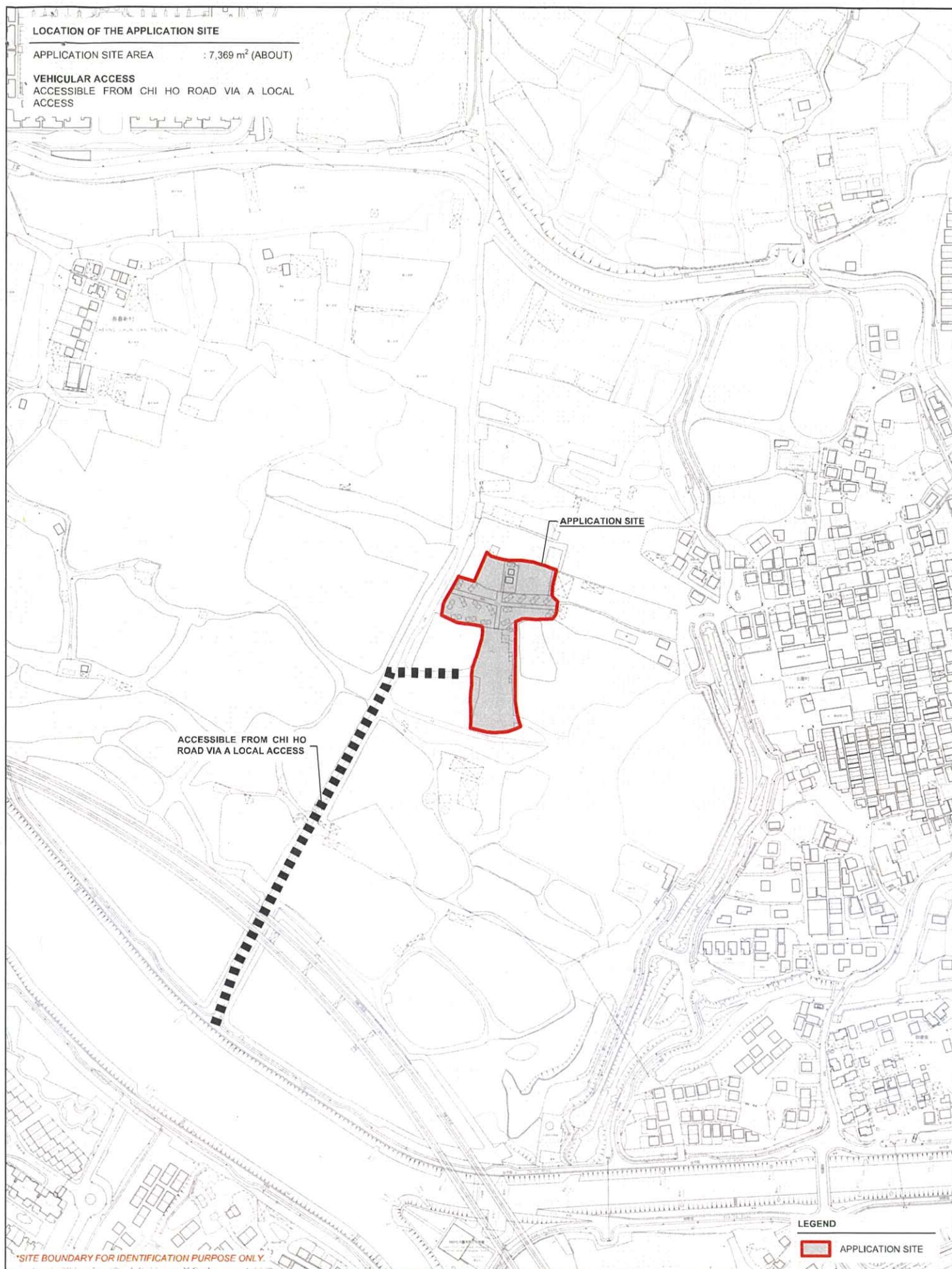
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Details of Structures
Plan 6	Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,369 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM CHI HO ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 4000 @ A4

DRAWN BY

MN

DATE

4.7.2024

REVISED BY

DATE

TITLE

LOCATION PLAN

DWG NO.

PLAN 1

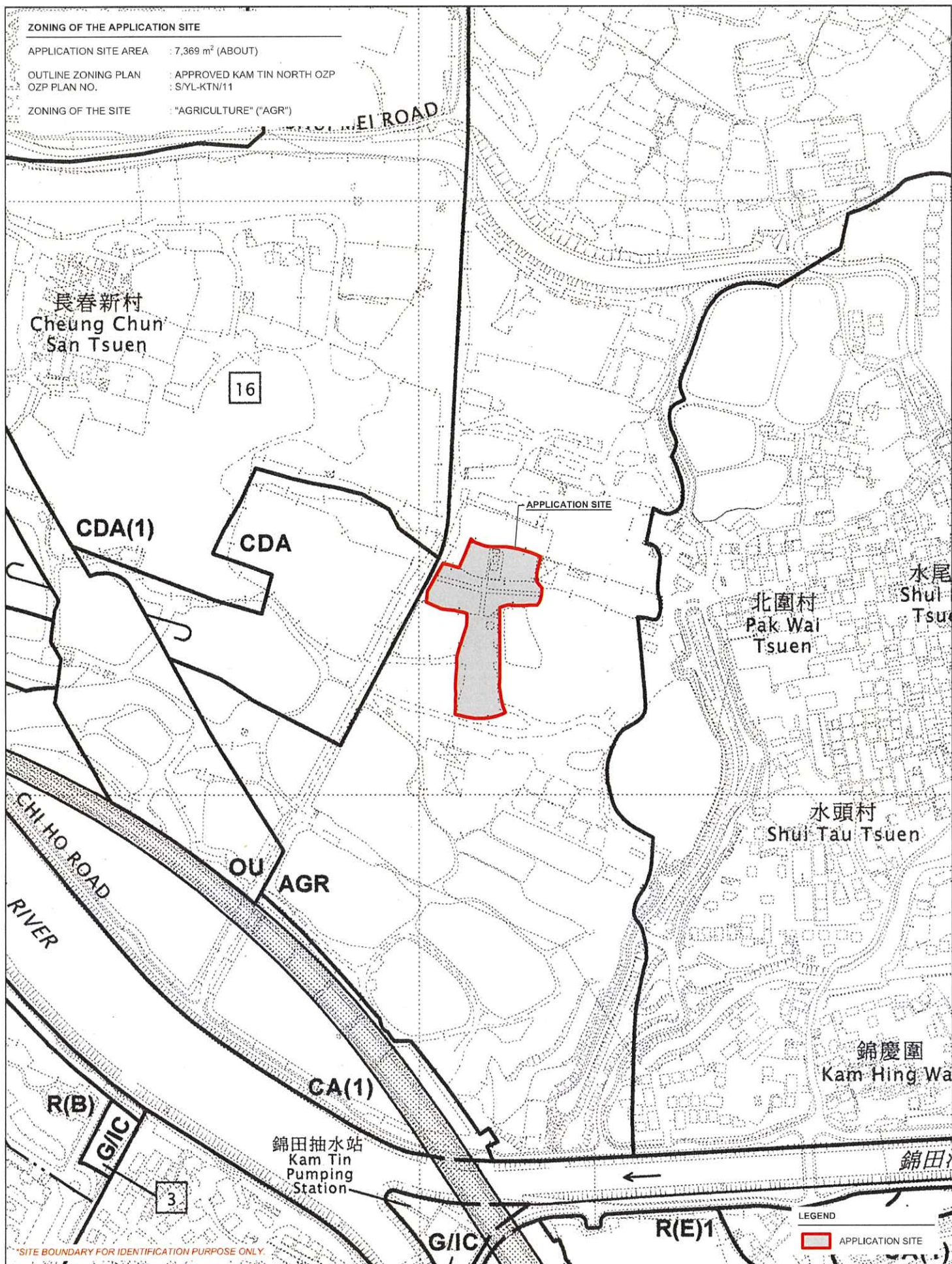
VER.

001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,369 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS, OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

4.7.2024

REVISED BY

DATE

TITLE

ZONING PLAN

DWG NO.

PLAN 2

VER.

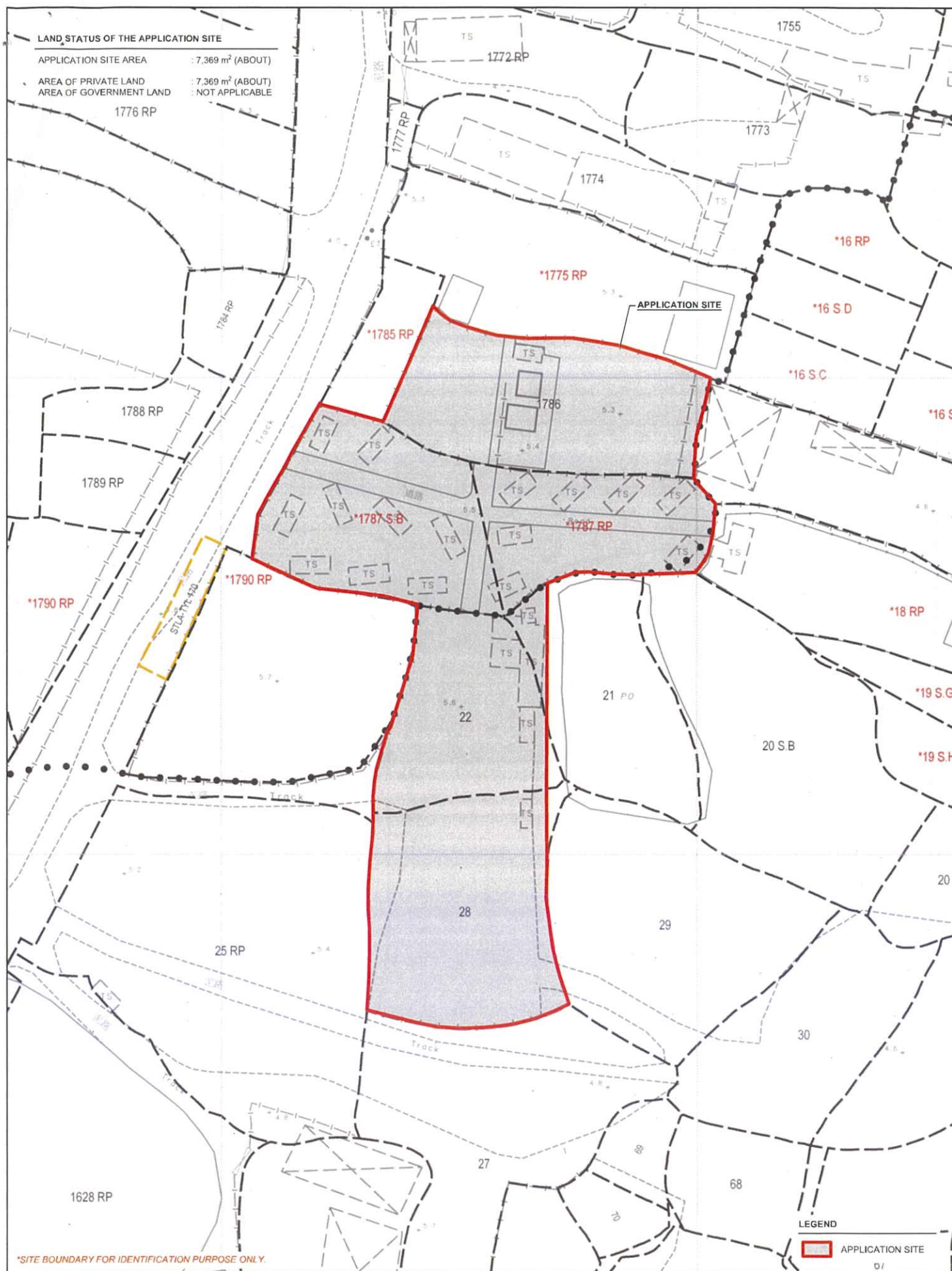
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LEGEND



APPLICATION SITE





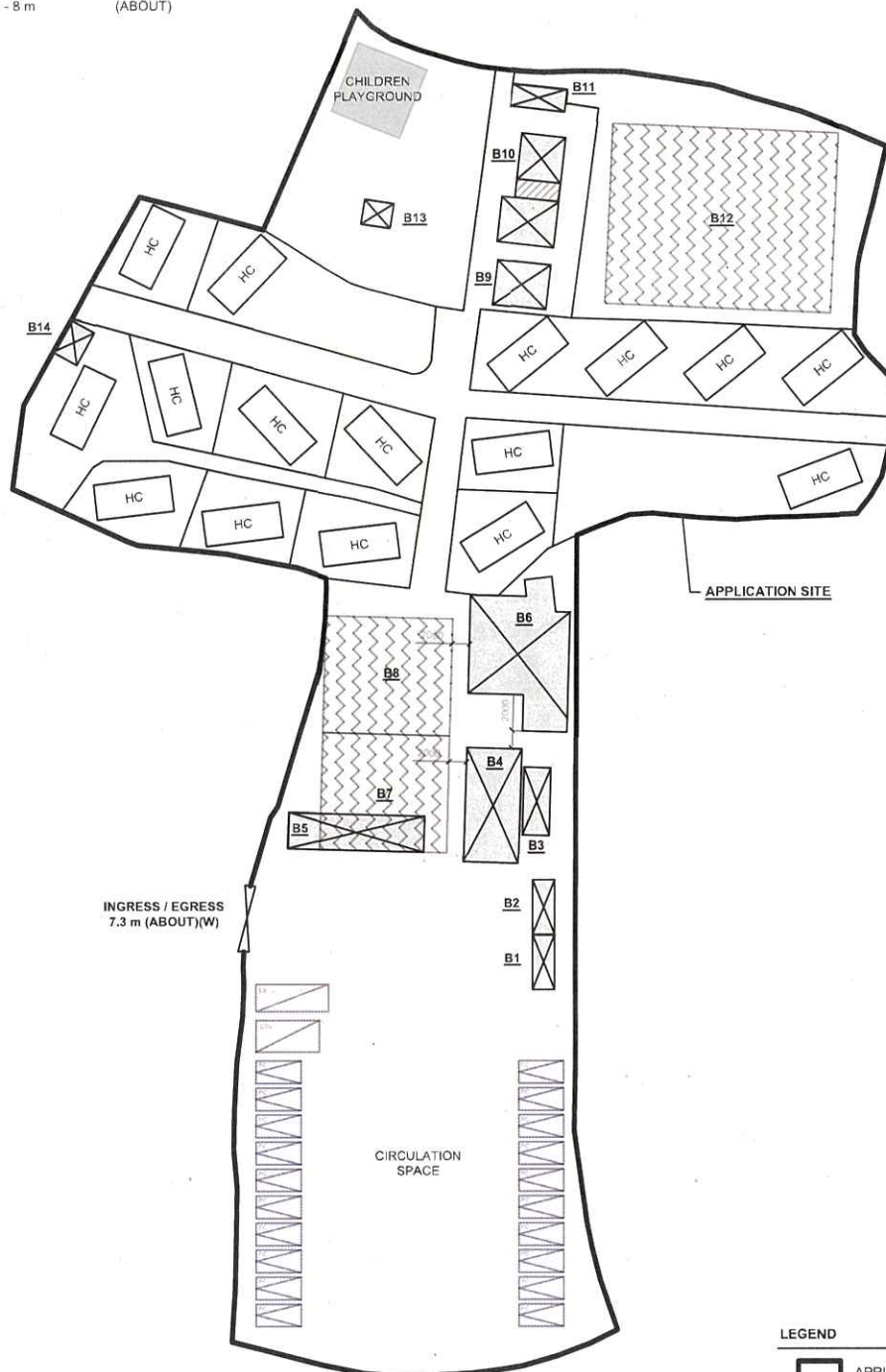
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1:1000 @ A4 DRAWN BY MN DATE 4.7.2024 REVISED BY DATE	TITLE LAND STATUS DWG NO. PLAN 3 VER. 001	
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 7,369 m ²	(ABOUT)
COVERED AREA	: 1,305 m ² + 544 m ²	(ABOUT)
UNCOVERED AREA	: 5,520 m ²	(ABOUT)
PLOT RATIO	: 0.25	(ABOUT)
SITE COVERAGE	: 25 %	(ABOUT)
NO. OF STRUCTURE	: 14 + 16 (HOLIDAY CAMPS)	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,305 m ² + 544 m ²	(ABOUT)
TOTAL GFA	: 1,305 m ² + 544 m ²	(ABOUT)
BUILDING HEIGHT	: 2.4 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	

DETAILS OF HOLIDAY CAMP

NO. OF HOLIDAY CAMP	: 16	
COVERED AREA OF CAMP	: 34 m ² EACH	(ABOUT)
GFA OF CAMP	: 34 m ² EACH	(ABOUT)
TOTAL COVERED AREA OF CAMP	: 544 m ²	(ABOUT)
TOTAL GFA OF CAMP	: 544 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 20
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT BUS	: 1
DIMENSION OF L/U/L SPACE	: 8 m (L) X 3 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (RETRACTABLE MARQUEE)
	STRUCTURE (CANOPY)
	HOLIDAY CAMP
	PARKING SPACE (PRIVATE CAR)
	L/U/L SPACE (LIGHT BUS)
	L/U/L SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

2.7.2024

REVISED BY

DATE

TITLE

LAYOUT PLAN

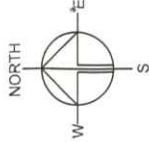
DWG NO.

PLAN 4

VER

001





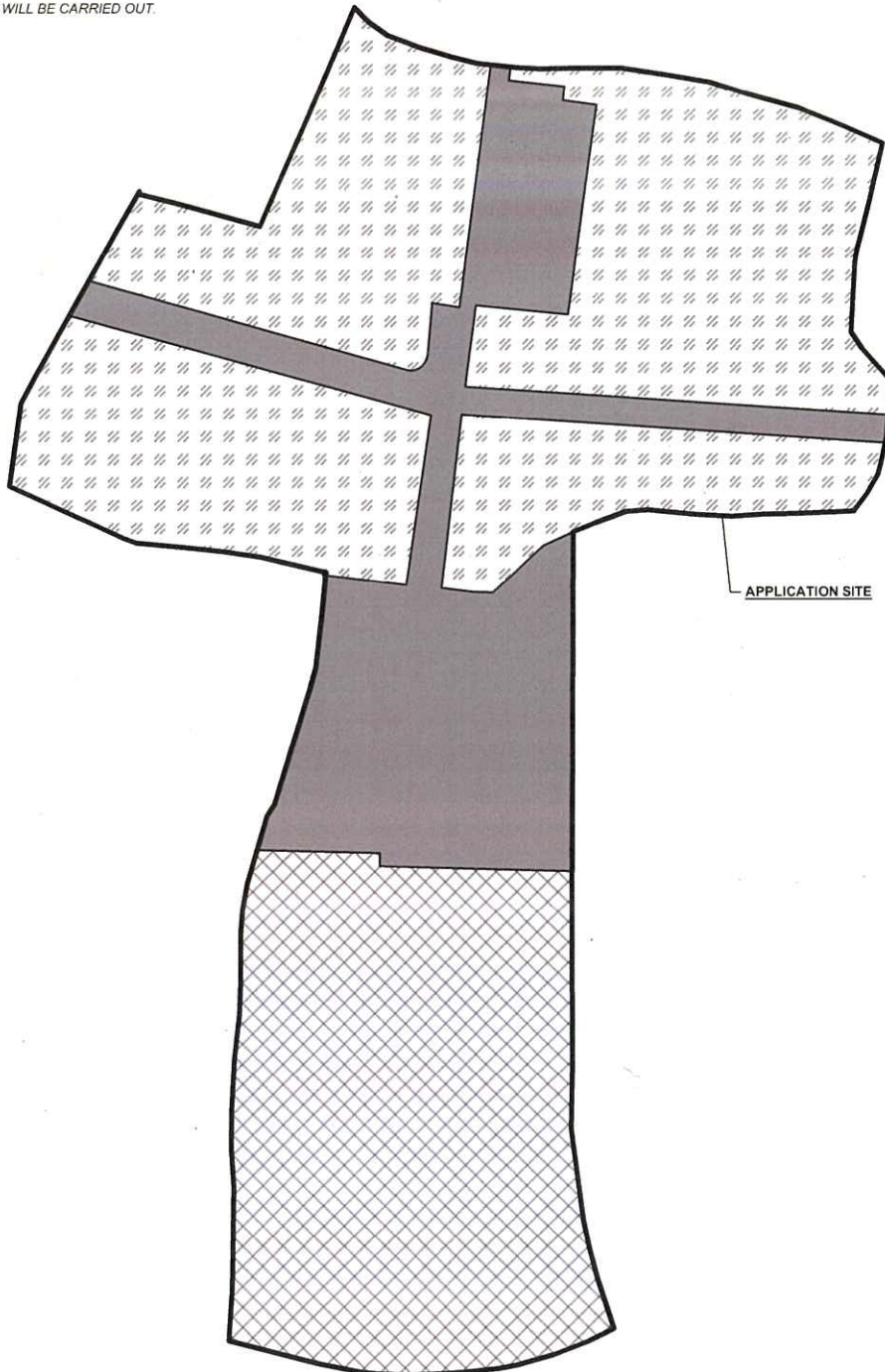
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3.1 m (ABOUT)(1-STOREY)
B2	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B3	STORE ROOM	23 m ² (ABOUT)	23 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	RECEPTION & OFFICE	80 m ² (ABOUT)	80 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5 [#]	WASHROOM	14 m ² (ABOUT) [#]	14 m ² (ABOUT) [#]	3 m (ABOUT)(1-STOREY)
B6	EATING PLACE	145 m ² (ABOUT)	145 m ² (ABOUT)	4.8 m (ABOUT)(1-STOREY)
B7*	RAIN SHELTER FOR BARBECUE ACTIVITIES	182 m ² (ABOUT)	182 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8*	RAIN SHELTER FOR BARBECUE ACTIVITIES	182 m ² (ABOUT)	182 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORE ROOM	30 m ² (ABOUT)	30 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	FS PUMP ROOM, PLAY ROOM AND RAIN SHELTER RECREATIONAL ACTIVITIES	76 m ² (ABOUT)	76 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	WASHROOM	19 m ² (ABOUT)	19 m ² (ABOUT)	3.1 m (ABOUT)(1-STOREY)
B12*	RAIN SHELTER FOR RECREATIONAL, SPORTS OR CULTURAL ACTIVITIES	500 m ² (ABOUT)	500 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B13	WINDMILL (DECORATION)	9 m ² (ABOUT)	9 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B14	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.4 m (ABOUT)(1-STOREY)
TOTAL		1,305 m ² (ABOUT)	1,305 m ² (ABOUT)	

[#] PORTION OF STRUCTURE B5 IS COVERED BY STRUCTURE B7, HENCE, THE COVERED AREA (I.E. 14 m²) OF B5 IS THE AREA NOT COVERED BY STRUCTURE B7.
* STRUCTURES B7, B8 AND B12 ARE RETRACTABLE MARQUEES.

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 7,369 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 1,703 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +5.4 mPD TO +5.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	
AREA COVERED BY GRAVEL	: 2,110 m ²	(ABOUT)
PURPOSE OF COVERING BY GRAVEL	: PARKING AND LOADING / UNLOADING PURPOSES	
AREA OF LAWN	: 3,556 m ²	(ABOUT)
PURPOSE OF LAWN AREA	: HOLIDAY CAMP, OPEN SPACE AND FOR RECREATIONAL, SPORTS OR CULTURAL ACTIVITIES	

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT.



LEGEND

	APPLICATION SITE
	HARD PAVED AREA
	AREA COVERED BY GRAVEL
	LAWN AREA

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

5.8.2024

REVISED BY

DATE

TITLE

LAND FILLING AREA

DWG NO

PLAN 6

VER

001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS
 DIMENSION OF VEHICLE : 2 m (W) X 6.5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS
 7.3 m (ABOUT)(W)

Lightbus

LGV

PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC

FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE

B2

B1

PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC

APPLICATION SITE

INGRESS / EGRESS
 7.3 m (ABOUT)(W)

LGV

PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC

FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS









B2

B1

PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC
 PC

APPLICATION SITE

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  LUL SPACE (LGV)
-  LUL SPACE (LB)
-  INGRESS / EGRESS
-  LIGHT BUS
-  SWEEP PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY HOLIDAY CAMP
 PLACE OF RECREATION, SPORTS OR
 CULTURE, BARBECUE SITE AND EATING
 PLACE WITH ANCILLARY FACILITIES FOR A
 PERIOD OF 3 YEARS AND ASSOCIATED
 FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 107 AND D.D. 109,
 FUNG KAT HEUNG, KAM TIN, YUEN LONG,
 NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

11.7.2024

REVISED BY

DATE

TITLE

SWEPT PATH
 ANALYSIS (LB)

DWG NO.

PLAN 7

VER.

001



Our Ref. : DD107 Lot 1786 & VL
Your Ref. : TPB/A/YL-KTN/1044

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

By Email

19 August 2024

Dear Sir,

Supplementary Information

**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site
and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107 and D.D.109 , Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1044)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) Portion of the application site (the Site) is the subject of 2 previously approved S.16 planning applications (Nos. A/YL-KTN/536 and A/YL-KTN/693) for 'holiday camp' and 'place of recreation, sports or culture' uses, which were submitted by the different applicant as the current application. Due to the transition of the business operator, the operation mode has been modified by the applicant to facilitate the proposed development, including the site area, layout of the proposed development and locations of the caravan holiday camps.
- (ii) The caravans are the same as the previous application No. A/YL-KTN/693, each caravan can accommodate a maximum of 4 visitors.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] / [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited



Louis TSE

Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN

email: awyyan@pland.gov.hk)

(Attn.: Ms. Olivia NG

email: olyng@pland.gov.hk)



寄件者: Louis Tse [REDACTED]
寄件日期: 2024年09月17日星期二 11:12
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1044 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1044 (20240917).pdf
類別: Internet Email

Dear Sir,

Attached herewith the FI to **supersede** our previous submissions dated **13/09/2024** (below email) to address departmental comments on the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

寄件者: Louis Tse
寄件日期: 2024 年 9 月 13 日 下午 12:24
收件者: Town Planning Board <tpbpd@pland.gov.hk>
[REDACTED]

主旨: [FI] S.16 Application No. A/YL-KTN/1044 - FI to address departmental comments

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref. : DD107 Lot 1786 & VL
Your Ref. : TPB/A/YL-KTN/1044

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

By Email

17 September 2024

Dear Sir,

1st Further Information

**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site
and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107 and D.D.109 , Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1044)

We are writing to submit further information to address departmental comments on the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

) email: awyyan@pland.gov.hk
) email: olyng@pland.gov.hk

Responses-to-Comments

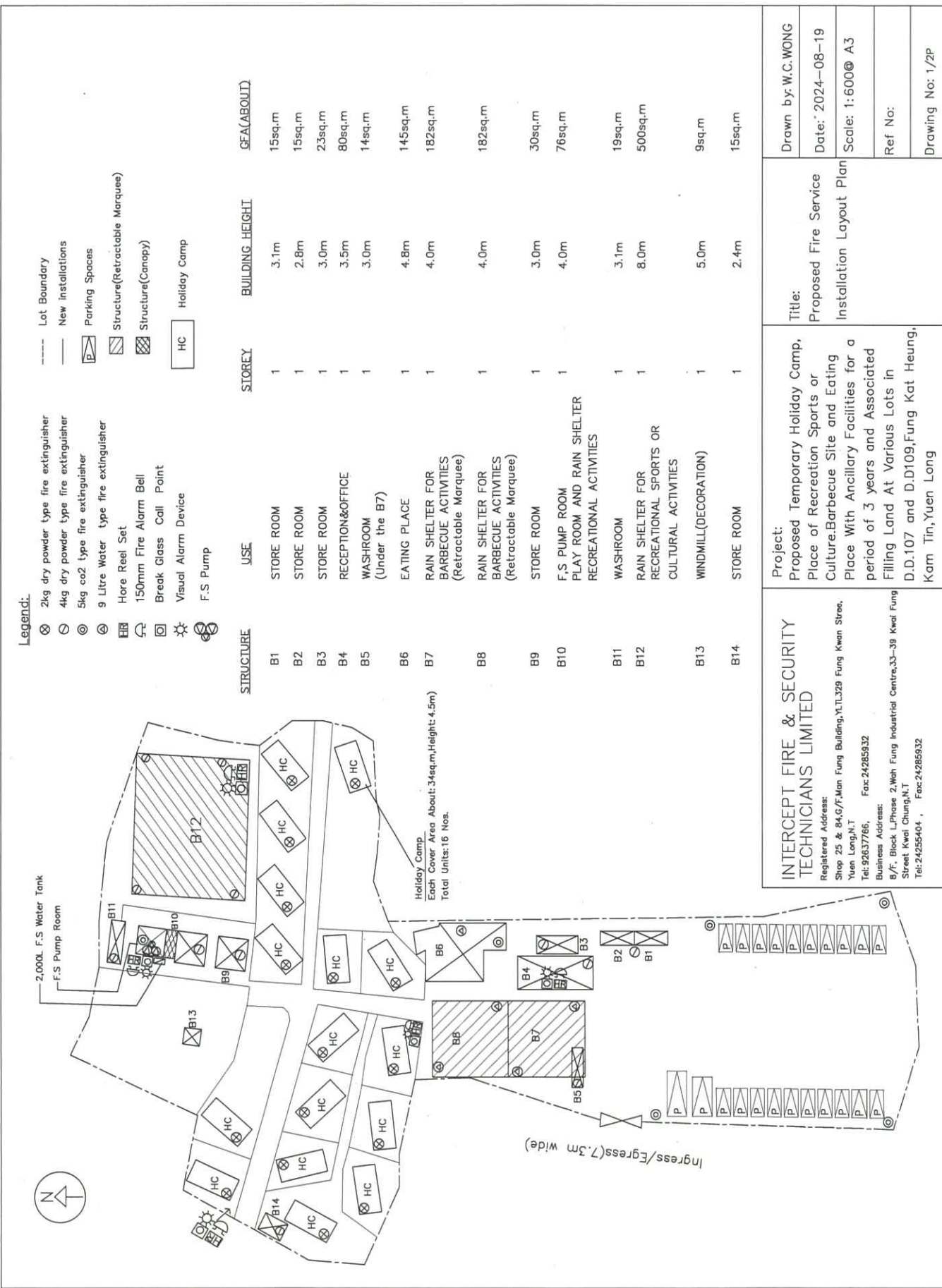
**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site
and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107 and D.D.109, Fung Kat Heung, Kam Tin, Yuen Long**

(Application No. A/YL-KTN/1044)

- (i) A fire service installation proposal is provided by the applicant to support the current application (**Annex I**).
- (ii) Each caravan is equipped with its own solar panel installation, ensuring that every unit can independently harness solar energy for its power needs, to support the operation of the proposed development (**Annex II**).
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel.: 2399 2421)		
(a)	Please consider to adopt pre-booking system so that queuing of vehicles will not occur near the site.	Visitors are required to make appointments in advance and pay entrance fees to access the application site (the Site), which would help to prevent excessive number of visitors and affect the public, walk in visitors will not be served.
(b)	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	Noted.
2. Comments of the Director of Agriculture, Fisheries and Conservation Department (DAFC) (Contact Person: Ms. WONG Chek-ling; Tel.: 2150 6933)		
(a)	The applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance the adjacent fish ponds.	<p>2.5m high boundary fencing will be erected along the periphery of the application site (the Site) to avoid any disturbance caused by the proposed development.</p> <p>The applicant will submit and implement the drainage proposal after planning approval has been obtained from the Town Planning Board (the Board), to provide drainage facilities for the proposed development,</p>

		including the provision of peripheral u-channels and catchpits, to mitigate the potential adverse drainage impact. During the operation of the proposed development, surface run-off will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and catchpits will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational. Therefore, adverse impacts on the adjacent fish ponds should <u>not</u> be anticipated.
3. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)		
(a)	There is/are unauthorized structure(s) and uses on the private lot(s). The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	The applicant will submit Short Term Wavier (STW) application to rectify the applied use after planning approval has been obtained from the Board. No structure is proposed for domestic use.
(b)	If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW to permit the structure(s) where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within Lot Nos. 21, 22 and 28 in D.D. 109. 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, 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.	



Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1:2016 and BS EN 1838:2013 and the FSD Circular Letter no.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular letter No 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be provided in accordance with the FSI Cop 2022. The hose reel system should be supplied by a 2.0m³ F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and the FSD Circular Letter 6/2021. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
6. Hose Reel pump (HR-P1, HR-P2 & HR-JP) and 1. no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
7. Source of secondary power supply for FSI shall be provided.

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address:
Shop 25 & 84, G/F, Man Fung Building, YL1, 329 Fung Kwan Street,
Yuen Long, N.T.
Tel: 92637766, Fax: 24285932
Business Address:
8/F, Block L, Phase 2, Wah Fung Industrial Centre, 33-39 Kwai Fung
Street, Kwai Chung, N.T.
Tel: 24255404, Fax: 24285932

Project:

Proposed Temporary Holiday Camp,
Place of Recreation Sports or
Culture, Barbecue Site and Eating
Place With Ancillary Facilities for a
period of 3 years and Associated
Filling Land At Various Lots in
D.D.107 and D.D.109, Fung Kat Heung,
Kam Tin, Yuen Long

Title:

Proposed Fire Service
Installation Layout Plan

Drawn by: W.C. WONG

Date: 2024-08-19

Scale: NO Scale @ A3

Ref No:

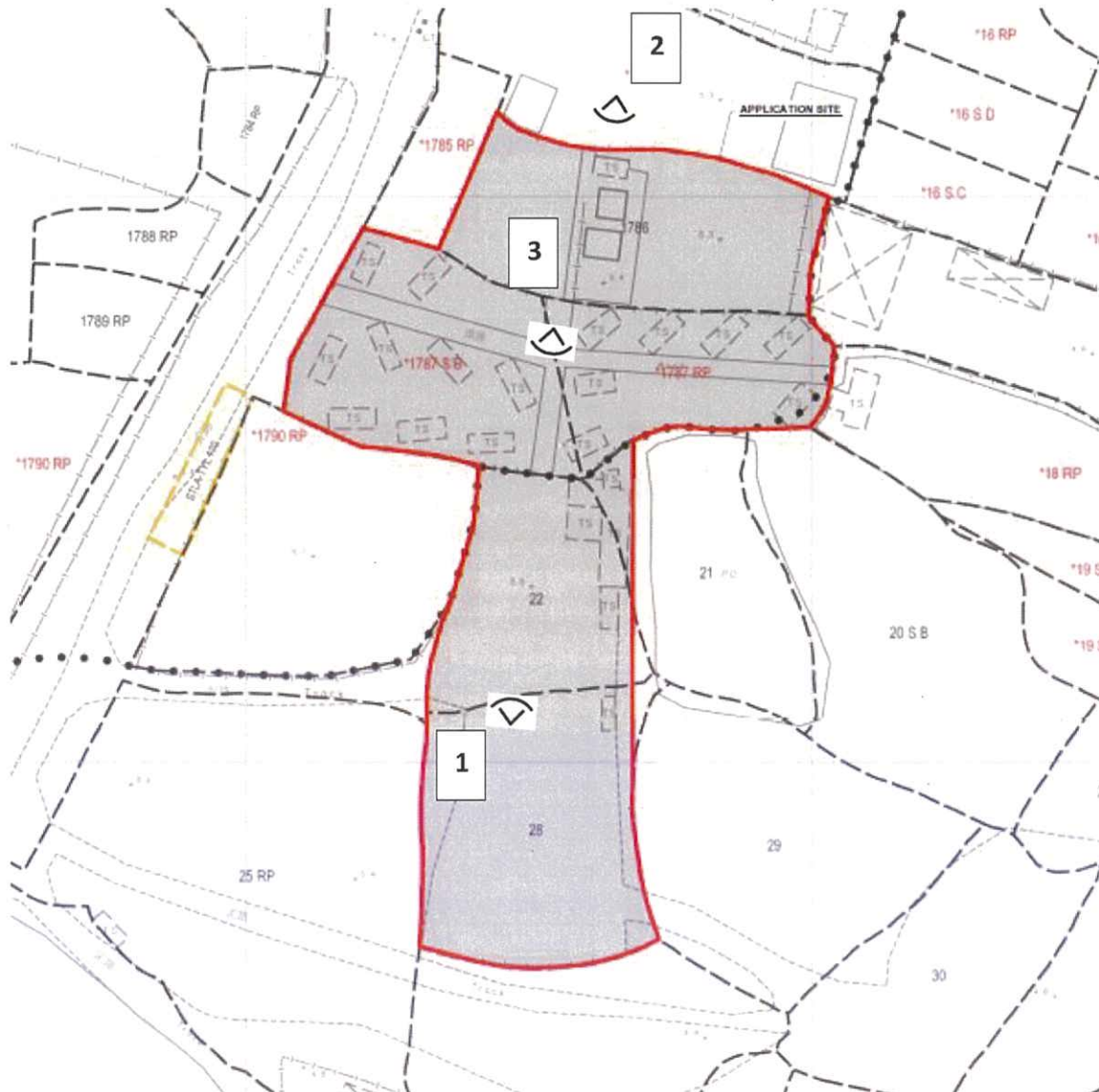
Drawing No: 2/2P

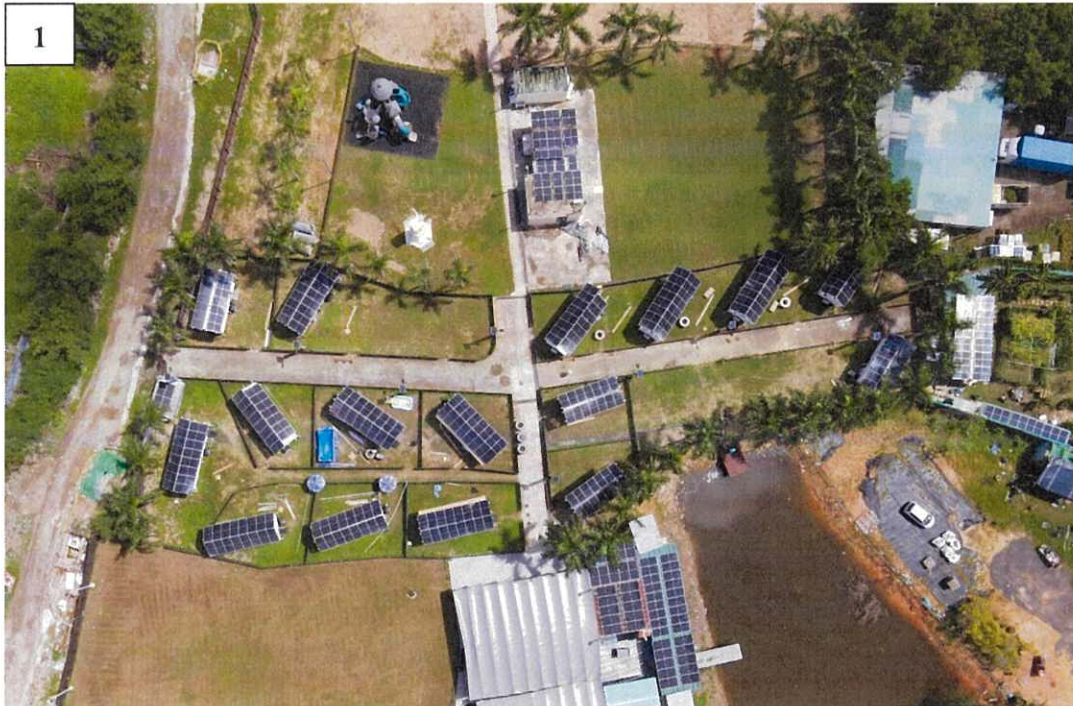
Annex II – Photographic Record

Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site
and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107 and D.D.109, Fung Kat Heung, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTN/1044)

Aerial photos are taken on 25.6.2024







寄件者: Louis Tse [REDACTED]
寄件日期: 2024年09月26日星期四 17:06
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Olivia Lam Yan NG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1044 - FI to address departmental comments
附件: FI2 for A_YL-KTN_1044 (20240926).pdf
類別: Internet Email

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD107 Lot 1786 & VL
Your Ref. : TPB/A/YL-KTN/1044

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

By Email

26 September 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site
and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107 and D.D.109, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1044)

We are writing to submit further information to address departmental comments on the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk)
email: olyng@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site
and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107 and D.D.109, Fung Kat Heung, Kam Tin, Yuen Long**

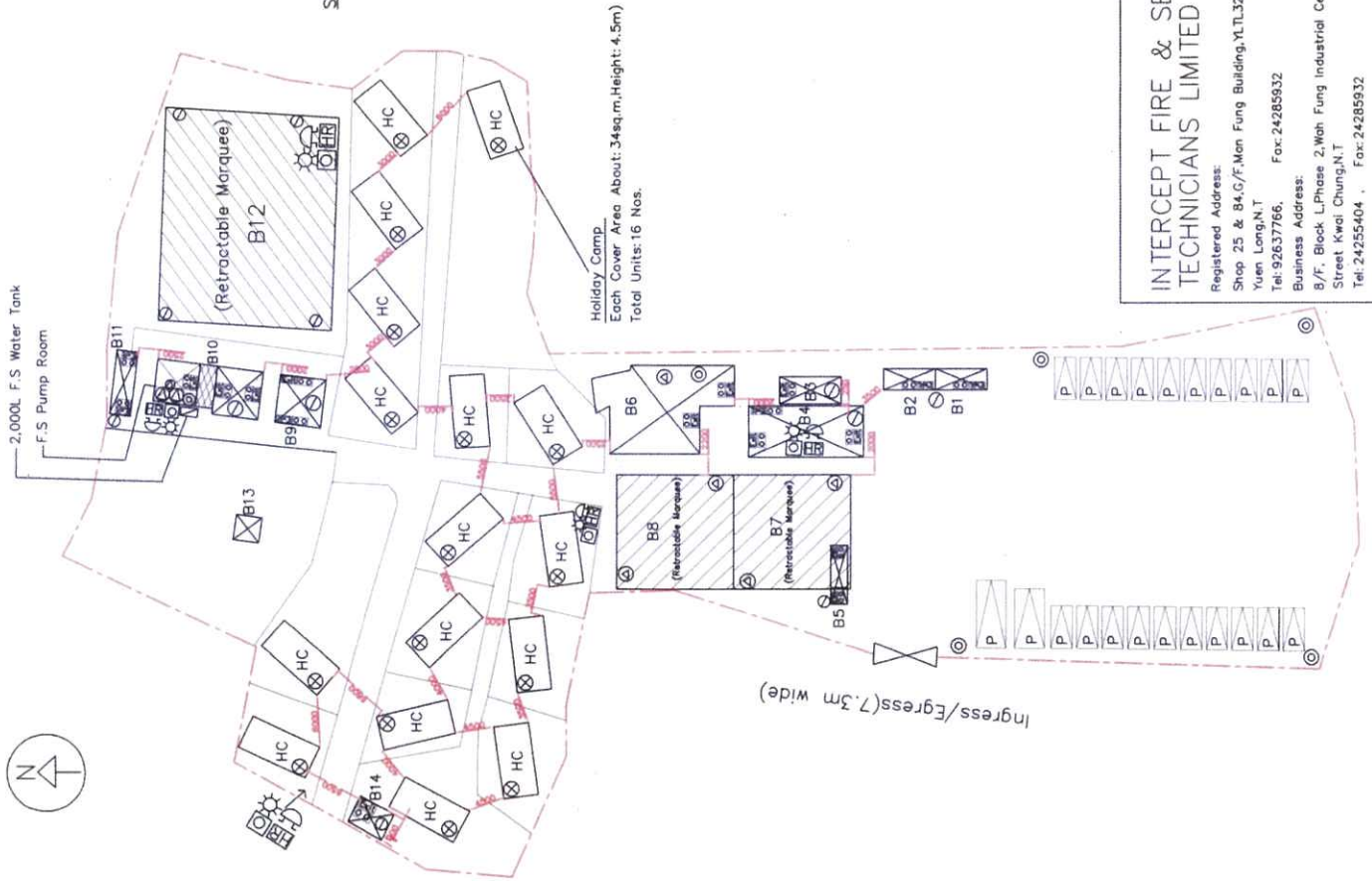
(Application No. A/YL-KTN/1044)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	The separation distance between each structure shall be clearly indicated on plan.	A revised fire service installation (FSIs) proposal, with provision of additional FSIs and indications, is provided for your consideration. Please refer to the revised FSIs proposal (Annex I).
(b)	In relation to i. above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230 m ² ; and	
(c)	The emergency lighting and directional and exit signs shall be indicated on plan.	

Legend:

- ⊗ 2kg dry powder type fire extinguisher
- ⊗ 4kg dry powder type fire extinguisher
- ⊗ 5kg co2 type fire extinguisher
- ⊗ 9 Litre Water type fire extinguisher
- HC Fire Reel Set
- 150mm Fire Alarm Bell
- Break Glass Call Point
- Visual Alarm Device
- F.S Pump
- ⊗ Emergency Lighting
- Exit Sign
- Lot Boundary
- New Installations
- Parking Spaces
- Structure(Retractable Marquee)
- Structure(Canopy)
- HC Holiday Camp



STRUCTURE	USE	STOREY	BUILDING HEIGHT	GFA(ABOUT)
B1	STORE ROOM	1	3.1m	15sq.m
B2	STORE ROOM	1	2.8m	15sq.m
B3	STORE ROOM	1	3.0m	23sq.m
B4	RECEPTION&OFFICE	1	3.5m	80sq.m
B5	WASHROOM (Under the B7)	1	3.0m	14sq.m
B6	EATING PLACE	1	4.8m	145sq.m
B7	RAIN SHELTER FOR BARBECUE ACTIVITIES (Retractable Marquee)	1	4.0m	182sq.m
B8	RAIN SHELTER FOR BARBECUE ACTIVITIES (Retractable Marquee)	1	4.0m	182sq.m
B9	STORE ROOM	1	3.0m	30sq.m
B10	F.S PUMP ROOM PLAY ROOM AND RAIN SHELTER RECREATIONAL ACTIVITIES	1	4.0m	76sq.m
B11	WASHROOM	1	3.1m	19sq.m
B12	RAIN SHELTER FOR RECREATIONAL SPORTS OR CULTURAL ACTIVITIES (Retractable Marquee)	1	8.0m	500sq.m
B13	WINDMILL(DECORATION)	1	5.0m	9sq.m
B14	STORE ROOM	1	2.4m	15sq.m

INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Registered Address:
Shop 25 & 84, G/F, Man Fung Building, Y.L. 329 Fung Kwan Street,
Yuen Long, N.T.
Tel: 92637766, Fax: 24285932

Business Address:
B/F, Block L, Phase 2, Wah Fung Industrial Centre, 33-39 Kwai Fung
Street Kwai Chung, N.T.
Tel: 24255404, Fax: 24285932

Project:
Proposed Temporary Holiday Camp,
Place of Recreation Sports or
Culture, Barbecue Site and Eating
Place With Ancillary Facilities for a
period of 3 years and Associated
Filling Land At Various Lots in
D.D.107 and D.D109, Fung Kat Heung,
Kam Tin, Yuen Long

Title:
Proposed Fire Service
Installation Layout Plan

Drawn by: W.C. WONG

Date: 2024-09-25

Scale: 1:600@ A3

Ref No: 2/1L-ETN/1044

Drawing No: 1/2P(R)

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1:2016 and BS EN 1838:2013 and the FSD Circular Letter no.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular letter No 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be provided in accordance with the FSI Cop 2022. The hose reel system should be supplied by a 2.0m³ F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and the FSD Circular Letter 6/2021. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
6. Hose Reel pump (HR-P1, HR-P2 & HR-JP) and 1. no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
7. Source of secondary power supply for FSI shall be provided.

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED Registered Address: Shop 25 & 84, G/F, Man Fung Building, Y.T.L. 329 Fung Kwan Street, Yuen Long, N.T. Tel: 92637766, Fax: 24285932 Business Address: 8/F, Block L, Phase 2, Wan Fung Industrial Centre, 33-39 Kwai Fung Street, Kwai Chung, N.T. Tel: 24255404, Fax: 24285932	Project: Proposed Temporary Holiday Camp, Place of Recreation Sports or Culture, Barbecue Site and Eating Place With Ancillary Facilities for a period of 3 years and Associated Filling Land At Various Lots in D.D.107 and D.D.109, Fung Kat Heung, Kam Tin, Yuen Long	Title: Proposed Fire Service Installation Layout Plan	Drawn by: W.C. WONG
			Date: 2024-09-25
			Scale: NO Scale @ A3
			Ref No: A/KL-K7N/1646
			Drawing No: 2/2P(R)

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 3 Years	13.1.2017
2.	A/YL-KTN/693	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Caravan Holiday Camp for a Period of 3 Years and Filling of Land	15.5.2020 [revoked on 15.6.2022]

Similar s.16 Applications within/straddle the Same “Agriculture” 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 3 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 3 Years and Filling of Land	4.3.2022 [revoked on 4.9.2023]
3.	A/YL-KTN/829	Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.9.2022 [revoked on 9.6.2024]
4.	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 3 Years	10.6.2022
5.	A/YL-KTN/833	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	10.6.2022 [revoked on 10.12.2022]
6.	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.11.2022 [revoked on 11.5.2024]
7.	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and	12.8.2022 [revoked on 12.5.2024]

	Application No.	Use/Development	Date of Consideration
		Barbecue Site with Ancillary Facilities for a Period of 3 Years and Filling of Land	
8.	A/YL-KTN/850	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years	9.9.2022 [revoked on 9.3.2024]
9.	A/YL-KTN/859	Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Filling of Land	28.10.2022 [revoked on 28.4.2024]
10.	A/YL-KTN/868	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years	13.1.2023 [revoked on 13.7.2024]
11.	A/YL-KTN/911	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023 [revoked on 25.2.2024]

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective; and
- there was a substantiated complaint concerning the Site on water aspect in the past three years.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD:

- no adverse comment on the application from railway development viewpoint.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

5. **Landscape**

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

- no objection from landscape planning perspective;
- the Site is located in an area of rural landscape character comprising farmland, vacant land, ponds, village houses, temporary structures and scattered tree group. The applied use is not incompatible with the surrounding landscape character; and
- based on the site photos in August 2024, the Site is partly hard paved with holiday camp and some temporary structures under operation. Some pot plants and existing trees of common species are observed within the Site. According to the applicant, tree felling and further land filling are not required, and the proposed layout is not in conflict with the existing trees. Significant adverse impact within the Site arising from the applied uses is not anticipated.

6. **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.

7. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Food and Environmental Hygiene; and
- Chief Building Surveyor/New Territories West, Buildings Department.

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 development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the applied uses with the concerned owner(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorised structure(s) and uses on the private lot(s). The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches; and
 - the Short Term Wavier (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for an STW to permit the structure(s) erected within Lot Nos. 21, 22 and 28 in D.D. 109. 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, 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 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:
 - 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. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient maneuvering space shall be provided within the Site. 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, the Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Chi Ho Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - the applicant is advised to adopt appropriate measures to avoid causing pollution or

disturbance to the adjacent ponds;

(h) to note the comments of the Director of Environmental Protection (DEP) that:

- the applicant is advised to (i) 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' issued by DEP; (ii) meet the statutory requirements under relevant pollution control ordinances, in particular the Water Pollution Control Ordinance; and (iii) follow the relevant guidelines and requirements in the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23;

(i) 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 under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(j) to note the comments of the Director of Fire Services that:

- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - i. 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. 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 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;
 - ii. 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 Food Business 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; and
 - 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;
- 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 DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;
 - 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;
 - 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;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, the Buildings Department (BD) that:
- it is noted that 30 structures are proposed. 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 unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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;

- the Site does 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;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the current application;
- 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 the BO;
- if the proposed use is subject to issue of a license, the applicant should 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 office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at 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

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

A/YL-KTN/1044

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Nil

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

簽署 Signature _____

日期 Date 29.8.2024

元朗市中心及綠地東分區委員會

鍾就華 主席

From: [REDACTED]
Sent: 2024-09-09 星期一 02:49:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
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 (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

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

From: [REDACTED]
Sent: 2024-09-10 星期二 09:40:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/YL-KTN/1044
Attachment: TPB20240910(KTN1044).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

T: [REDACTED]
D: [REDACTED]
F: [REDACTED]

Registered Name 註冊名稱: The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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10th September 2024

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong .

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/1044

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11, the planning intention of AGR zone is “*intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”. However, all the proposed uses are not related to agriculture. This is not in line with the planning intention of AGR zone.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- Lacking details on land recovery: Various structures/uses, including eating place, rain shelter for barbecue activities, play room, washroom, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



- Adverse sewage impact, The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. Besides, insufficient details are available to identify other sources of wastewater arising from operation, particularly potential oily wastewater from recreation and floor washing activities in barbeque site, and how these pollution sources would be treated. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, additional provision of ancillary utilities, and so on. Regarding the proposed areas for recreational, sports or cultural activities, no details are available to describe their exact uses and activities, and whether additional wastewater would be generated during operation. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the applicant has attempted to address this.

Yours faithfully,
The Conservancy Association