

2021年 5月 2 0日

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此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式處理收到  
申請的日期。

20 MAY 2021

This document is received on  
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/MC-KTN/772
	Date Received 收到日期	20 MAY 2021

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
溢懋有限公司INCOME MALL LIMITED	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
R-riches Property Consultants Limited	
<b>3. Application Site 申請地點</b>	
(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 913 RP (Part), 925 RP (Part), 926 RP (Part), 927 (Part), 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP in D.D. 107, 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 ..... 5,525 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 645 ..... 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/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<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>郵遞要求同意書<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  
10/05/2021 (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 11/05/2021 (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，或有關係的鄉事委員會<sup>\*</sup>

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	4,880 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	645 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8 / 15 (caravan camp site)
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	645 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	645 .....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 04 ..... ..... .....	
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	16
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 24 hours daily (including public holiday) .....			
(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 San Tam Road via Fung Kat Road and a local access <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"/>	
	No 否		
(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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 545 ..... 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"/>	
	No 否		
(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 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"/> ..... .....		

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

The applicant seek to use various lots in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling (Plan P01). As demand for recreational farming is growing recently, the applicant seeks to continue operate their hobby farm and caravan holiday camp business to promote sustainable and organic farming in Kam Tin area. Caravan are provided for visitors to stay overnight at the site. As no eating place is provided in Fung Kat Heung area, the provision of ancillary canteen is to bring convenience to visitor and staff.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 (Plan P02). According to the Notes of the OZP, 'Place of Recreation, Sports or Culture' is a column two within "AGR" zone, which require planning permission from the Town Planning Board (the Board). As the application is only on a temporary basis, it will not frustrate the long term intentions of these zones. Upon the expiry of the planning permission, the Site will be reinstated to an area suitable for agricultural use by the applicant.

The Site occupied an area of 5,525 sq.m (about) of private land (Plan P03). A total of 8 structures are proposed at the Site for ancillary canteen, kitchen of canteen, washroom, caretaker office, refreshment kiosk, agricultural education room, rain shelter (canopy) and caravan camp site with total GFA of 645 sq.m (about) and building height of 2.8 - 4m (about)(1-storey)(Plan P04). The operation hours of the proposed development are 24 hours daily (including public holiday). The estimated maximum number of visitor per day are 42 (about) on weekday and weekend. The estimated number of staff working at the Site is 8.

The Site is accessible from San Tam Road via Fung Kat Heung Road and a local access. Visitor is required to make appointment in advance to access the Site and for the use of parking spaces. 16 private car parking and one loading/unloading space for light goods vehicle are provided at the Site for visitors and staff (Plan P04). Sufficient space is provided for maneuvering of vehicle within the Site. No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

Large amount of space is reserved as farmland area for the use of visitor (Plan P05). The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment. 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 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 Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling'.



**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

12/05/2021

(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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . 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 913 RP (Part), 925 RP (Part), 926 RP (Part), 927 (Part), 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP in D.D. 107, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	5,525 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/9
Zoning 地帶	"Agriculture" Zone
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 Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	645 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <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	8 / 15 (caravan camp site)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ <input type="checkbox"/> (Not more than 不多於) m 米	
		/ <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	2.8 - 4 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	7 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		16 16 / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		1 / / 1 / / /

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"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Plan showing the paved ratio of the application site		
<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 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。



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5.925m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM SAN TAM ROAD VIA FUNG KAT HEUNG ROAD AND A LOCAL ACCESS

LAST 76 PEA  
SAN TAI KONG  
SAN TAM

Wai Shing Tsuen

Wai Fan Heung

ACCESSIBLE FROM SAN TAM ROAD VIA  
FUNG KAT HEUNG ROAD AND A LOCAL  
ACCESS

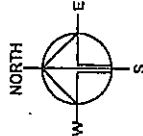
FUNG KAT HEUNG ROAD

Fung Kat Heung

APPLICATION SITE

SHAN O'LENNEN NONO

Shna Po Tsuen



Drawing No.	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND CARAVAN HOLIDAY CAMP) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 107

Drawing Title	LOCATION PLAN
Scale of A4	1:5000

Date	27.4.2021
Drawn	
Reviewed	

LEGEND	APPLICATION SITE
	<input type="checkbox"/>

CA

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,525m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
OZP PLAN NO. : SYL-KTN8

AREA ZONED AS "AGR" : 5,525m<sup>2</sup> (100%)(ABOUT)

AREA ZONED AS "V" : NOT APPLICABLE

AREA ZONED AS "GIC" : NOT APPLICABLE

SHING KAI HEUNG

Fung Kai Heung

APPLICATION SITE

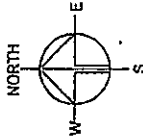
AGR

V  
Sha Po Tsuen

30 GDA(1)

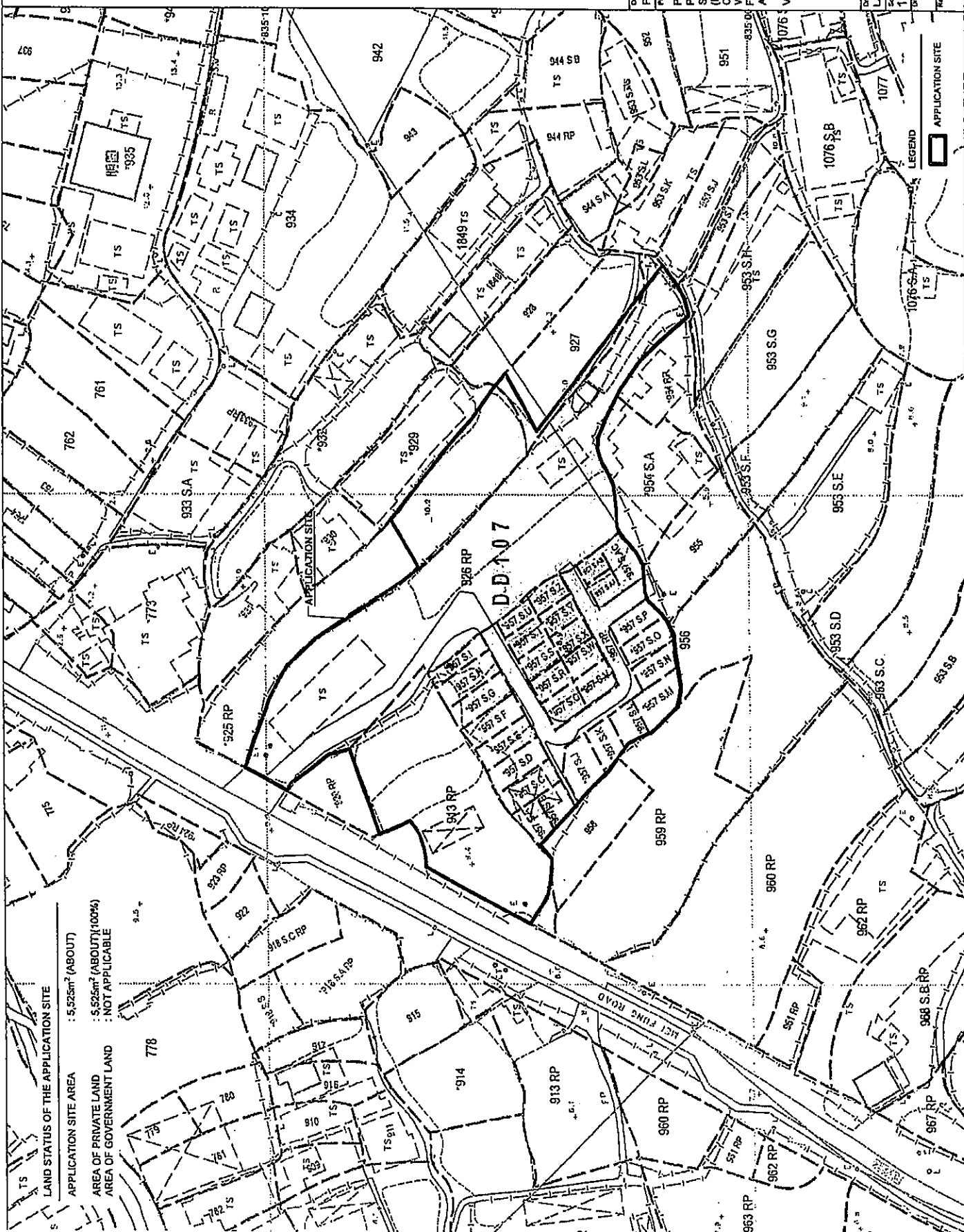
GDA

Park Yoho



Drawing No.	PDZ	Ver.	D1
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND CARAVAN HOLIDAY CAMP) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Drawing Title	ZONING OF THE SITE		
Scale of AA	1 : 5000		
Drawn	JWW		
Reviewed	27.4.2021		
Various Lots in D.D.	107		

LEGEND  
APPLICATION SITE



Drawing No. P03	Ver. 01
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORSE FARM AND CARAVAN HOLIDAY CAMP) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING .	
VARIOUS LOTS IN D.D. 107	
Drawing Title LAND STATUS OF THE SITE	
Scale as at 1:1000	
Drawn _____	Date 27.4.2021
Reviewed _____	Date _____

# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5.525m <sup>2</sup> (ABOUT)
COVERED AREA	: 645m <sup>2</sup> (ABOUT) INCLUDE 77m <sup>2</sup> CARAVAN CAMP SITE
UNCOVERED AREA	: 4.880m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.1 (ABOUT)
SITE COVERAGE	: 11% (ABOUT)
NO. OF STRUCTURE	: 23 INCLUDE 15 CARAVAN CAMP SITE
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 645m <sup>2</sup> (ABOUT) INCLUDE 77m <sup>2</sup> CARAVAN CAMP SITE
BUILDING HEIGHT	: 3m - 4m (ABOUT)
NO. OF STOREY	: 1

## CARAVAN CAMP SITE

NO. OF CARAVAN CAMP SITE	: 15
TOTAL AREA OF CARAVAN CAMP SITE	: 279m <sup>2</sup> (ABOUT)
DIMENSION OF SITE	: 2.44m (W) X 7.62 (L) (ABOUT)
HEIGHT OF CARAVAN	: 2.5m (ABOUT)
COVERED AREA	: 18.6m <sup>2</sup> (ABOUT) EACH

INGRESS / EGRESS  
5m (W) (ABOUT)

## PARKING PROVISION

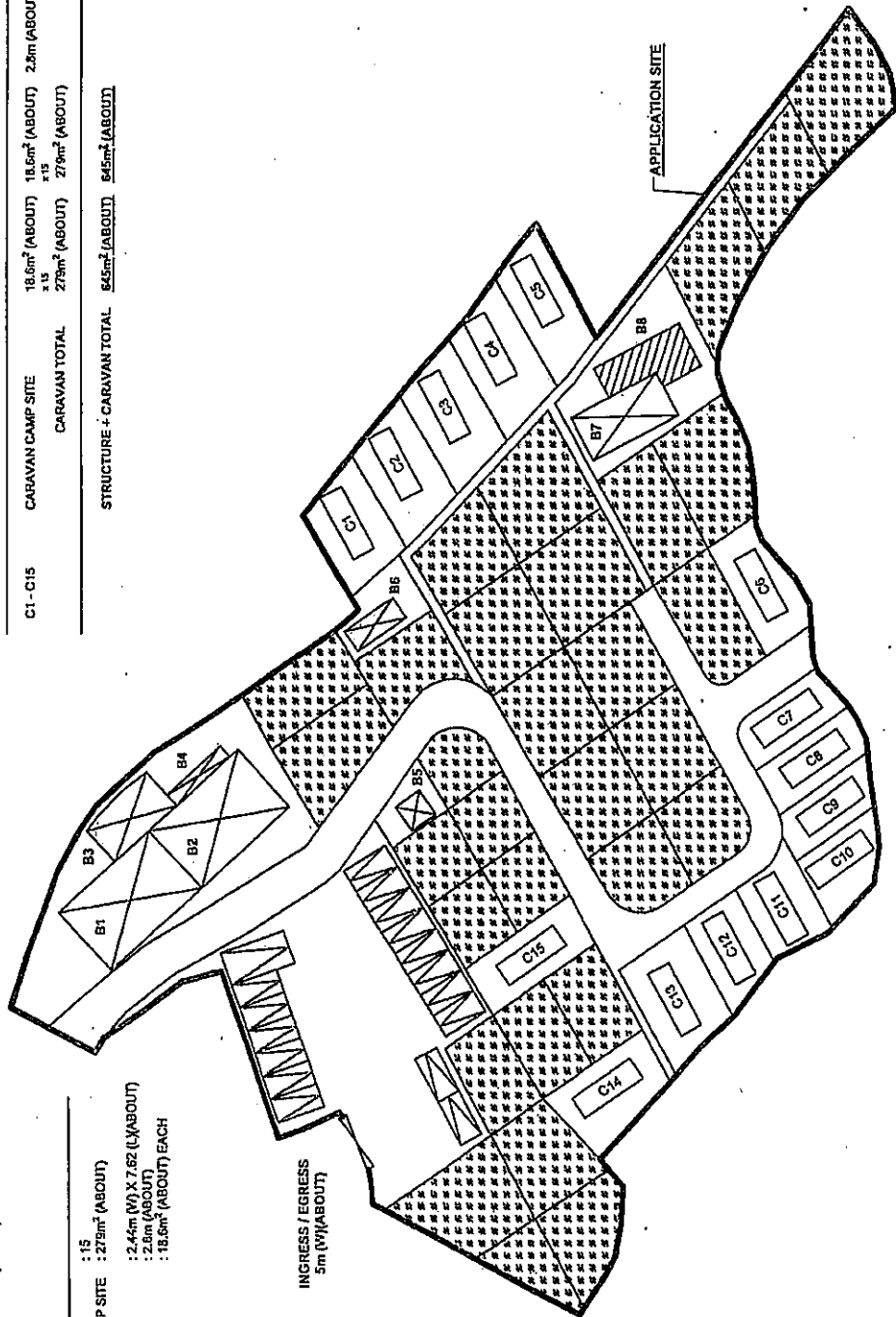
NO. OF PRIVATE CAR PARKING SPACE	: 16
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

# STRUCTURE USE

STRUCTURE	USE	COVERED AREA GFA	BUILDING HEIGHT
B1	ANCILLARY CANTEN	100m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STOREY)
B2	AGR. EDUCATION ROOM	100m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STOREY)
B3	KITCHEN OF CANTEN	40m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1-STOREY)
B4	WASHROOM	11m <sup>2</sup> (ABOUT)	3m (ABOUT) (1-STOREY)
B5	CARETAKER OFFICE	9m <sup>2</sup> (ABOUT)	3m (ABOUT) (1-STOREY)
B6	REFRESHMENT KIOSK	15m <sup>2</sup> (ABOUT)	3m (ABOUT) (1-STOREY)
B7	AGR. EDUCATION ROOM	50m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1-STOREY)
B8	RAIN SHELTER (CANOPY)	41m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1-STOREY)
STRUCTURE TOTAL		386m <sup>2</sup> (ABOUT)	

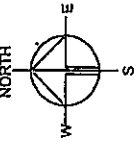
C1 - C15	CARAVAN CAMP SITE	18.6m <sup>2</sup> (ABOUT) ±15	2.5m (ABOUT) (1-STOREY)
CARAVAN TOTAL		279m <sup>2</sup> (ABOUT)	

STRUCTURE + CARAVAN TOTAL : 665m<sup>2</sup> (ABOUT)



## LEGEND

STRUCTURE	☒
CANOPY	☒
CARAVAN SITE	C
PARKING / LUL SPACE	☒
INGRESS / EGRESS	☒



Drawing No. P04

Project

Vol. 01

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND CARAVAN HOLIDAY CAMP) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 107

Drawing Title

LAYOUT PLAN

Scale: 1:700

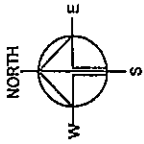
Drawn

Check

Date 7.5.2021

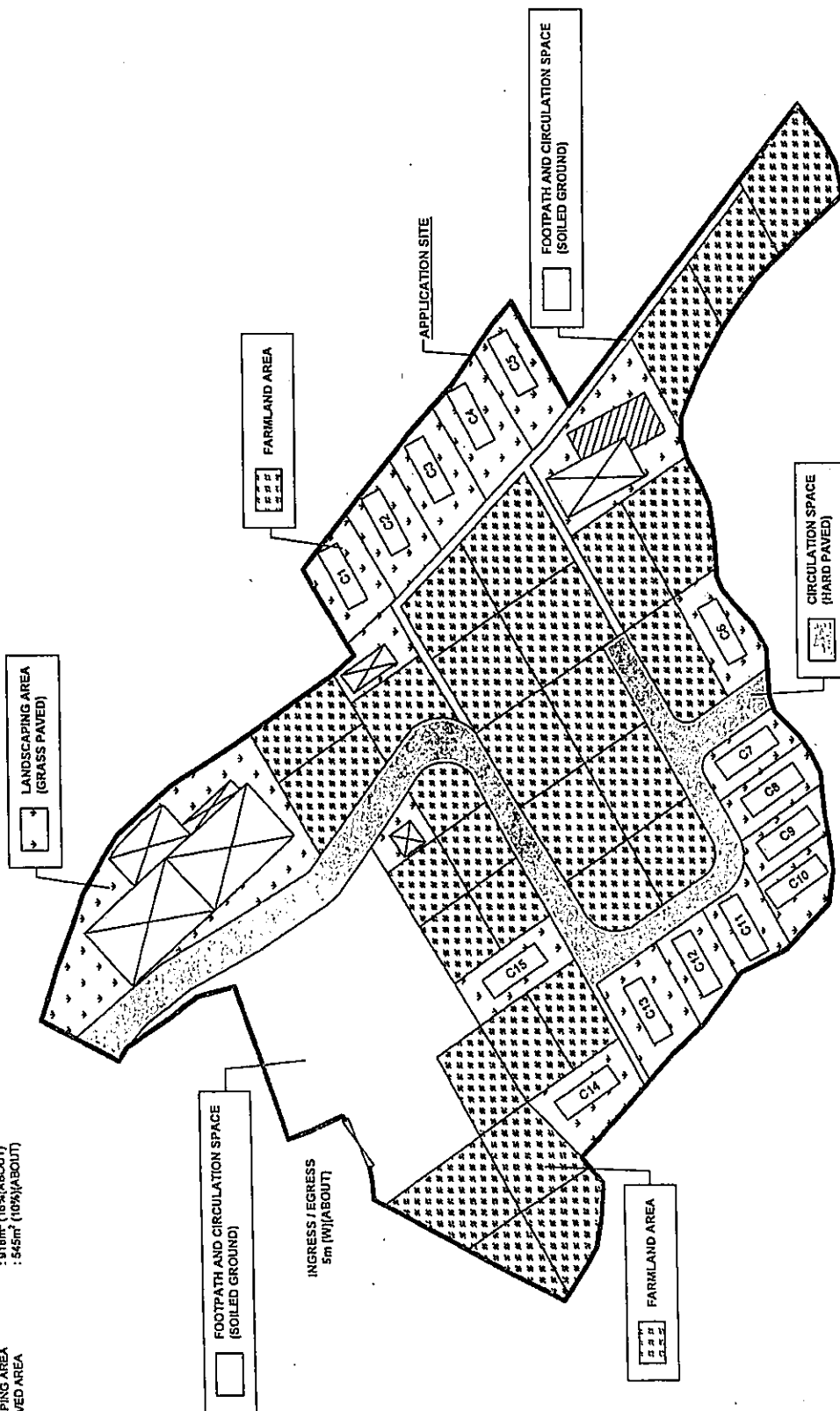
Revised





# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,525m <sup>2</sup> (ABOUT)
COVERED BY STRUCTURE	: 386m <sup>2</sup> (7%)(ABOUT)
CARAVAN CAMP SITE	: 279m <sup>2</sup> (5%)(ABOUT)
AREA OF FARMLAND	: 2,355m <sup>2</sup> (43%)(ABOUT)
SOILED GROUND AREA	: 1,062m <sup>2</sup> (19%)(ABOUT)
LANDSCAPING AREA	: 918m <sup>2</sup> (16%)(ABOUT)
HARD-PAVED AREA	: 545m <sup>2</sup> (10%)(ABOUT)



## LEGEND

	STRUCTURE
	CANOPY
	CARAVAN SITE
	INGRESS / EGRESS

Drawing Title  
PAVED RATIO

Scale of A1  
1:700

Version

Date

27.4.2021

Revised

Date

Drawing No.  
P05

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND CARAVAN HOLIDAY CAMP) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING  
VARIOUS LOTS IN D.D. 107



Our Ref.: DD107 Lot 957 & VL  
Your Ref.: TPB/A/YL-KTN/772

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

**By Email**

5 July 2021

Dear Sir,

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

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/772)**

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

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

Yours faithfully,

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



**Matthew NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN  
(Attn.: Mr. Vincent LAU

email: llyduen@pland.gov.hk )  
email: vkflau@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/772)**

(i) Clarifications for the subject application:

- Due to the outbreak of coronavirus in late 2019, the applicant implemented series of precautionary measures to minimise visitor at the Site to prevent spreading of virus, which led to the gradual decrease of number of visitor and staff at the Site. Since then, farmland was converted to grassland temporarily due to the loss of manpower to maintain farmland in a healthy state. The applicant will strictly follow the proposed scheme and ensure the existing grassland will be converted back to farming area after planning approval has been granted by the Town Planning Board (the Board). The applicant will reinstate the Site for agricultural purposes after the planning approval period.
- The operation hours of the ancillary canteen are 11:00 to 21:00. The ancillary canteen will not be opened to public, hence, only visitor of the Site will be served.
- Revised layout plan and plan showing the paved ratio of the Site (**Plans 1 and 2**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Mr. Wilson LEE; Tel: 2399 2421)</b>		
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The applicant has been operating the applied use at the application site (the Site) since the approval date of the previous S.16 planning application No. A/YL-KTN/520, i.e. 27.5.2016. The applicant will adopt

		<p>the same traffic arrangement for the current application that advanced booking is required for visitors to access the Site and the use of parking space. This could help to regulate the use of the parking spaces and prevent excessive number of vehicles and visitors to the Site. A total of 16 private car parking and one loading/unloading (L/UL) for light goods vehicle (LGV) spaces are provided at the Site for visitor and staff. Staff and visitor are recommended to make good use of public transport services to access the Site (<b>Annex I</b>). Transportation of goods, i.e. farm tools, seeds etc. for daily operation are transported by vehicle not exceeding 5.5 tonnes vehicle, hence, the provision of one L/UL space for LGV. The provision of parking and loading/unloading spaces is considered adequate for the Site operation.</p>
(b)	<p>The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Castle Peak Road – Tam Mi / San Tam Road and the local access;</p>	<p>The operation hours of the proposed development are 24 hours daily (including public holiday), however, staff and visitor will only access the Site between 09:00 to 18:00. As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Fung Kat Heung Road and the local access should not be anticipated (<b>Annex II</b>).</p>
(c)	<p>The applicant should demonstrate the smooth manoeuvring of vehicle to / from Castle Park Road – Tam Mi / San Tam Road, along the local access and within the site;</p>	<p>Sufficient space is provided for vehicle to smoothly manoeuvre to / from Castle Peak Road – Tam Mi, along the local access and within the Site (<b>Plan 3</b> and <b>Annex III</b>).</p>
(d)	<p>The applicant should provide nearest public transport services and indicate on the layout plan; and</p>	<p>Plan showing the nearest public transport services is provided for your consideration (<b>Annex I</b>).</p>
(e)	<p>The applicant should note the local access between Castle Peak Road – Tam Mi / San Tam Road and the site is not managed by this Department.</p>	<p>Noted</p>



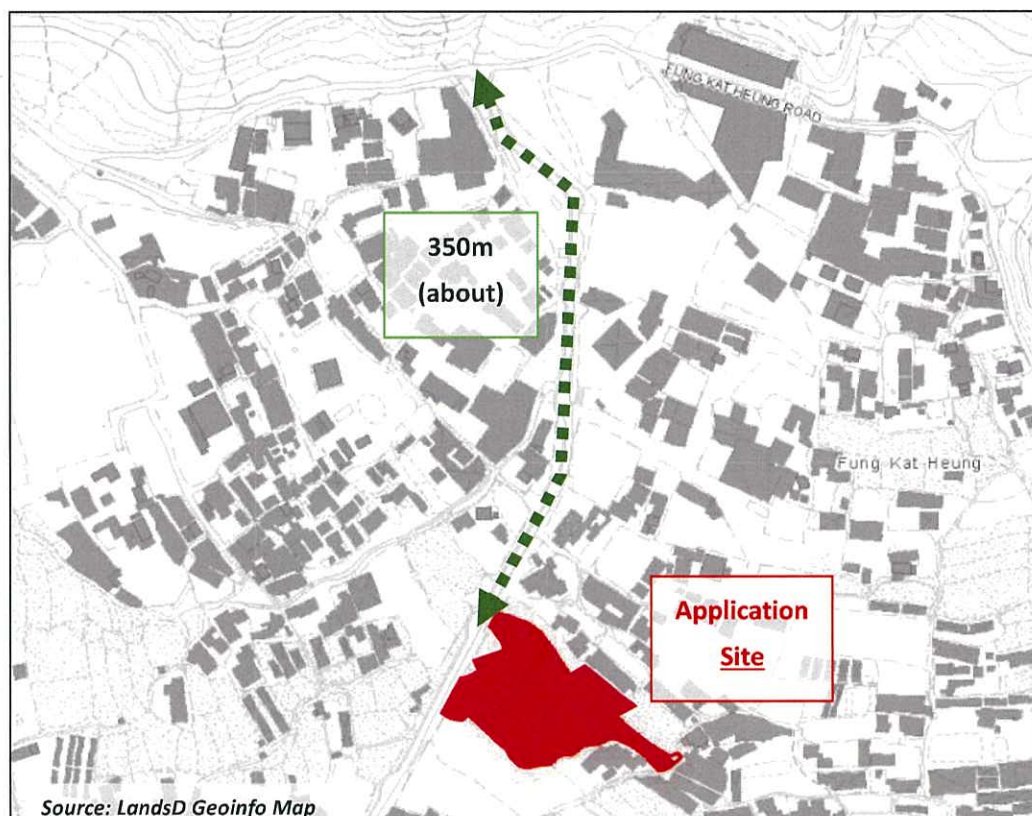
## Public Transport Services

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/772)**

- (i) The application site (the Site) is located approximately 350m south of Fung Kat Heung Road, which is served with public transport services. Majority of staff and visitor are recommended to commute to the Site by taking public transport to Fung Kat Heung Road then walk to the Site.
- (ii) The nearest minibus stop is located at Fung Kat Heung Road with frequent minibus services, including the following:

Route No.	Termination Points	
	Green Minibus	
603	Fung Cheung Road Public Light Bus Terminus	Fung Kat Heung



## Traffic Generation and Attraction

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/772)**

- (i) The operation hours of the proposed development are 24 hours daily (including public holidays). Staff and visitor will only access the Site between 09:00 to 18:00 daily.
- (ii) The estimated maximum number of visitor per day are 42 (about) on weekday and weekend. The estimated number of staff working at the Site is 8.
- (iii) 16 private car parking spaces and one L/UL space for LGV are provided at the Site for staff. The breakdown of the estimated vehicular trips are as follows:

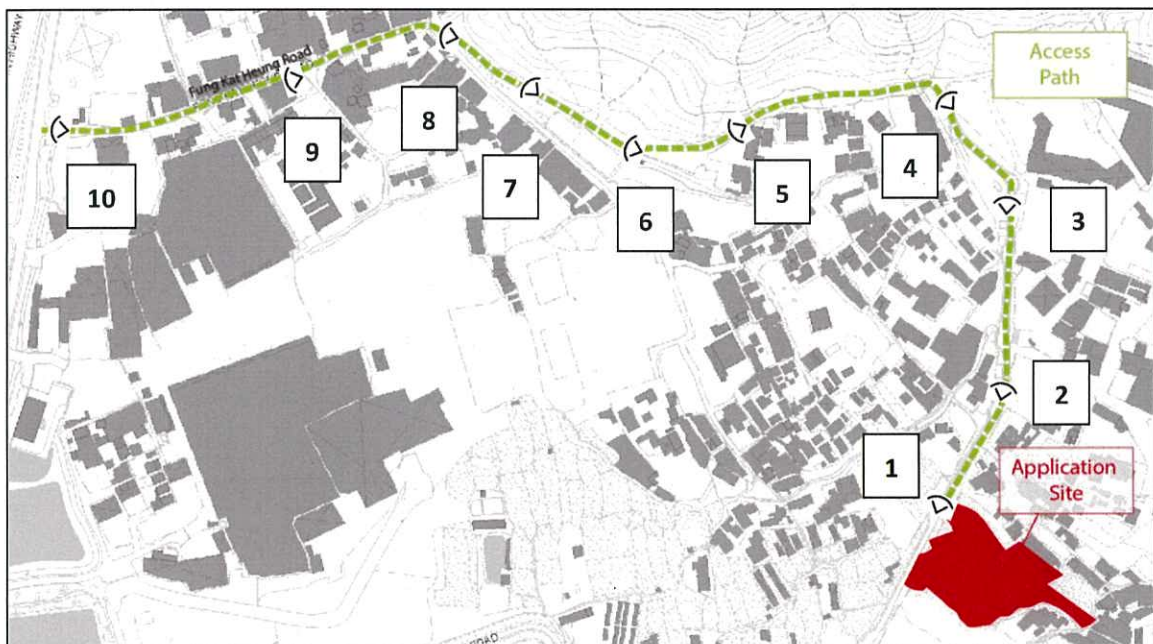
Time Period		Trip Generation								
		Private Car						Light Goods Vehicle		2-Way Total
		Staff		Hobby Farm Visitor		Caravan Camp Visitor				
								In	Out	
AM Peak	09:00 – 10:00	2	0	3	0	0	0	0	0	5
	10:00 – 11:00	0	0	5	0	0	3	0	0	8
	11:00 – 12:00	0	0	0	0	0	3	0	0	3
	12:00 – 13:00	0	0	0	0	0	0	1	1	2
	13:00 – 14:00	0	0	0	0	0	0	0	0	0
	14:00 – 15:00	0	0	0	0	0	0	0	0	0
	15:00 – 16:00	0	0	0	3	3	0	0	0	6
	16:00 – 17:00	0	0	0	5	3	0	0	0	8
PM Peak	17:00 – 18:00	0	3	0	0	0	0	1	1	5

**Manoeuvring of Vehicles to / from Fung Kat Heung Road and along the Local Access**

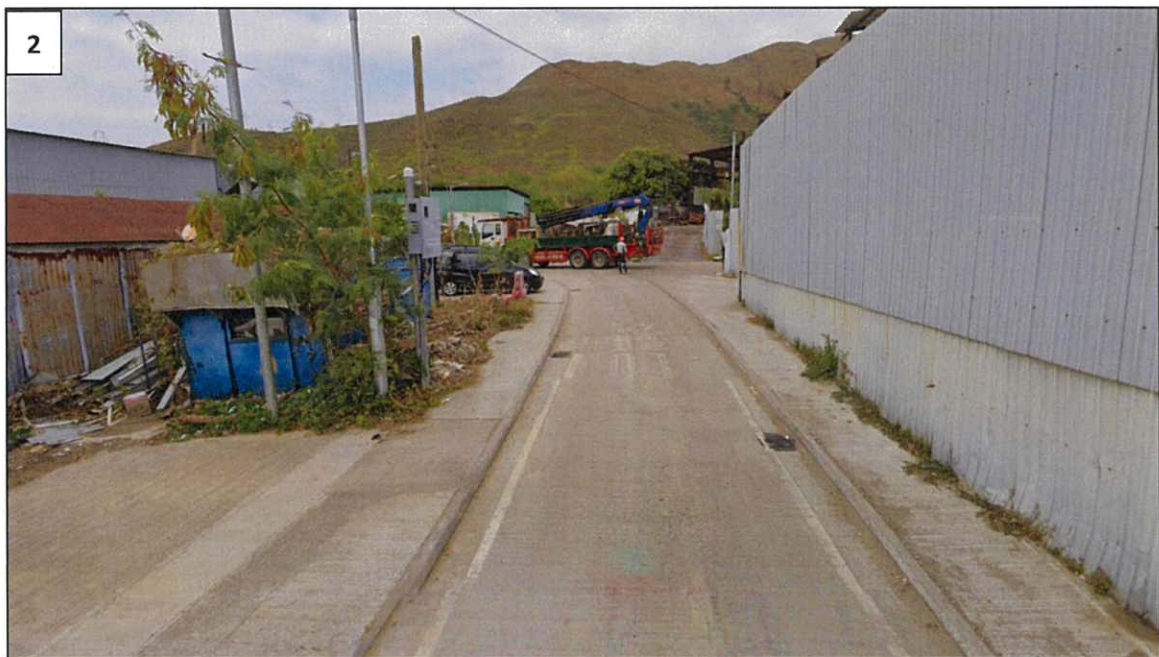
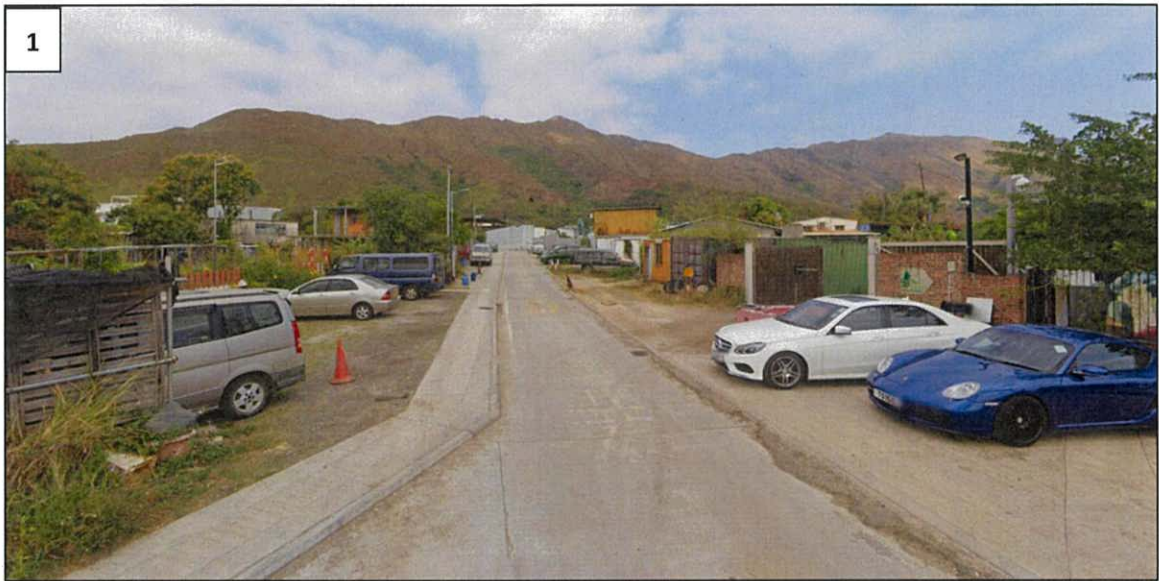
**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/772)**

- (i) The Site is accessible from Fung Kat Heung Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from to Castle Peak Road – Tam Mi Road, along the local access, details are as follow:







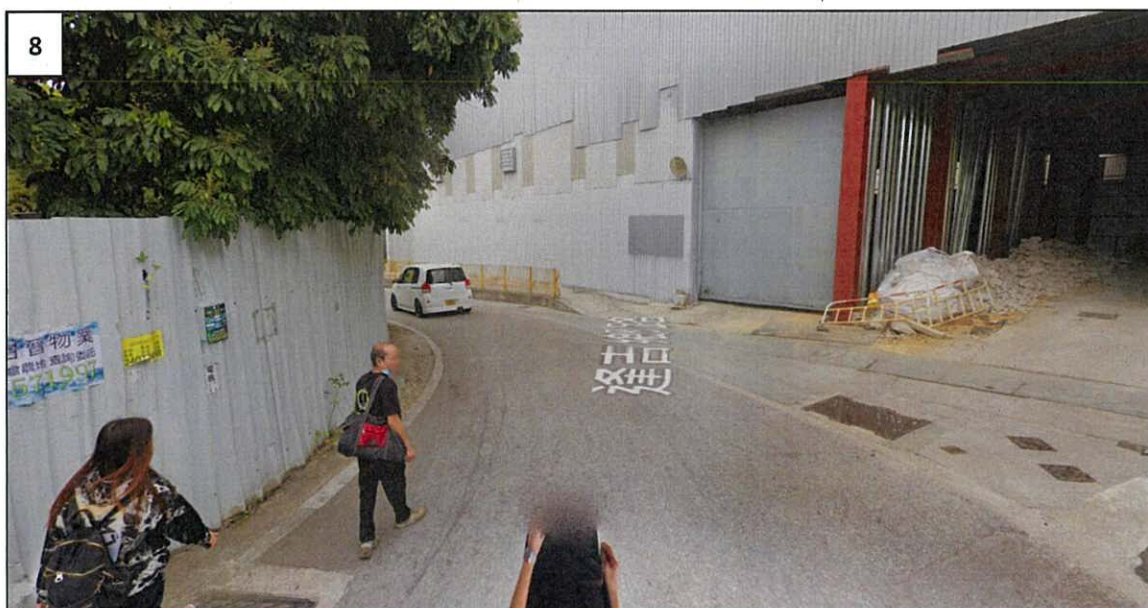
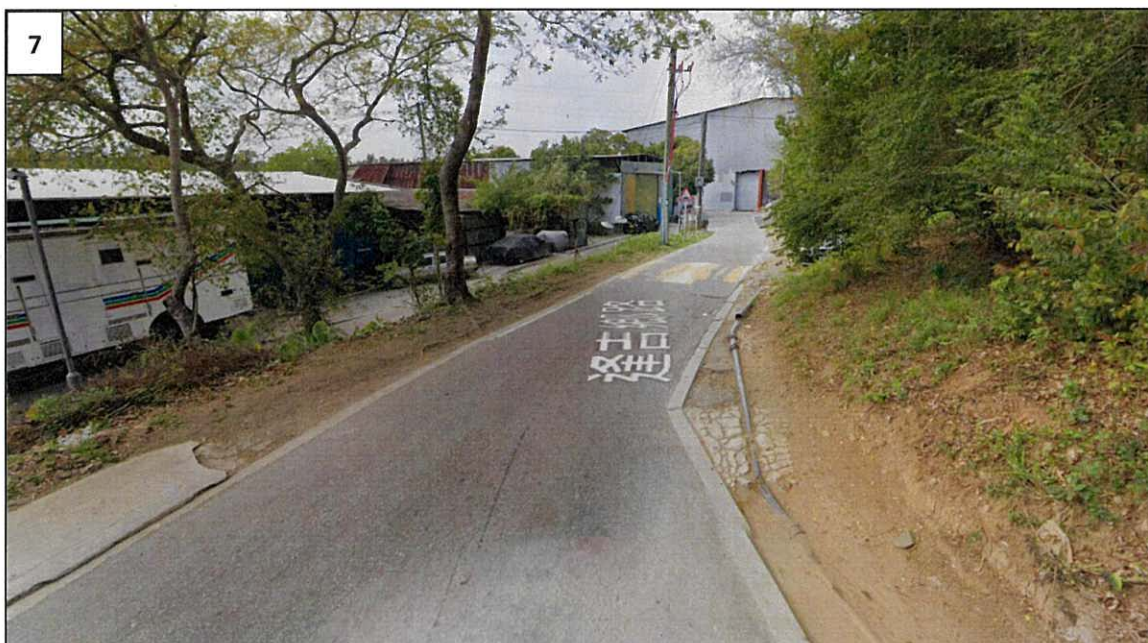
















# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,525m <sup>2</sup> (ABOUT)
COVERED AREA	: 552m <sup>2</sup> (ABOUT) (INCLUDE 186m <sup>2</sup> CARAVAN CAMP SITE)
UNCOVERED AREA	: 4,973m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.1 (ABOUT)
SITE COVERAGE	: 10% (ABOUT)
NO. OF STRUCTURE	: 18 (INCLUDE 10 CARAVAN CAMP SITE)
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 552m <sup>2</sup> (ABOUT) (INCLUDE 186m <sup>2</sup> CARAVAN CAMP SITE)
BUILDING HEIGHT	: 3m - 4m (ABOUT)
NO. OF STOREY	: 1

## CARAVAN CAMP SITE

NO. OF CARAVAN CAMP SITE	: 10
TOTAL AREA OF CARAVAN CAMP SITE	: 186m <sup>2</sup> (ABOUT)
DIMENSION OF SITE	: 2.4m (W) X 7.62 (L) (ABOUT)
HEIGHT OF CARAVAN	: 2.8m (ABOUT)
COVERED AREA	: 18.6m <sup>2</sup> (ABOUT) EACH

INGRESS / EGRESS  
5m (W) (ABOUT)

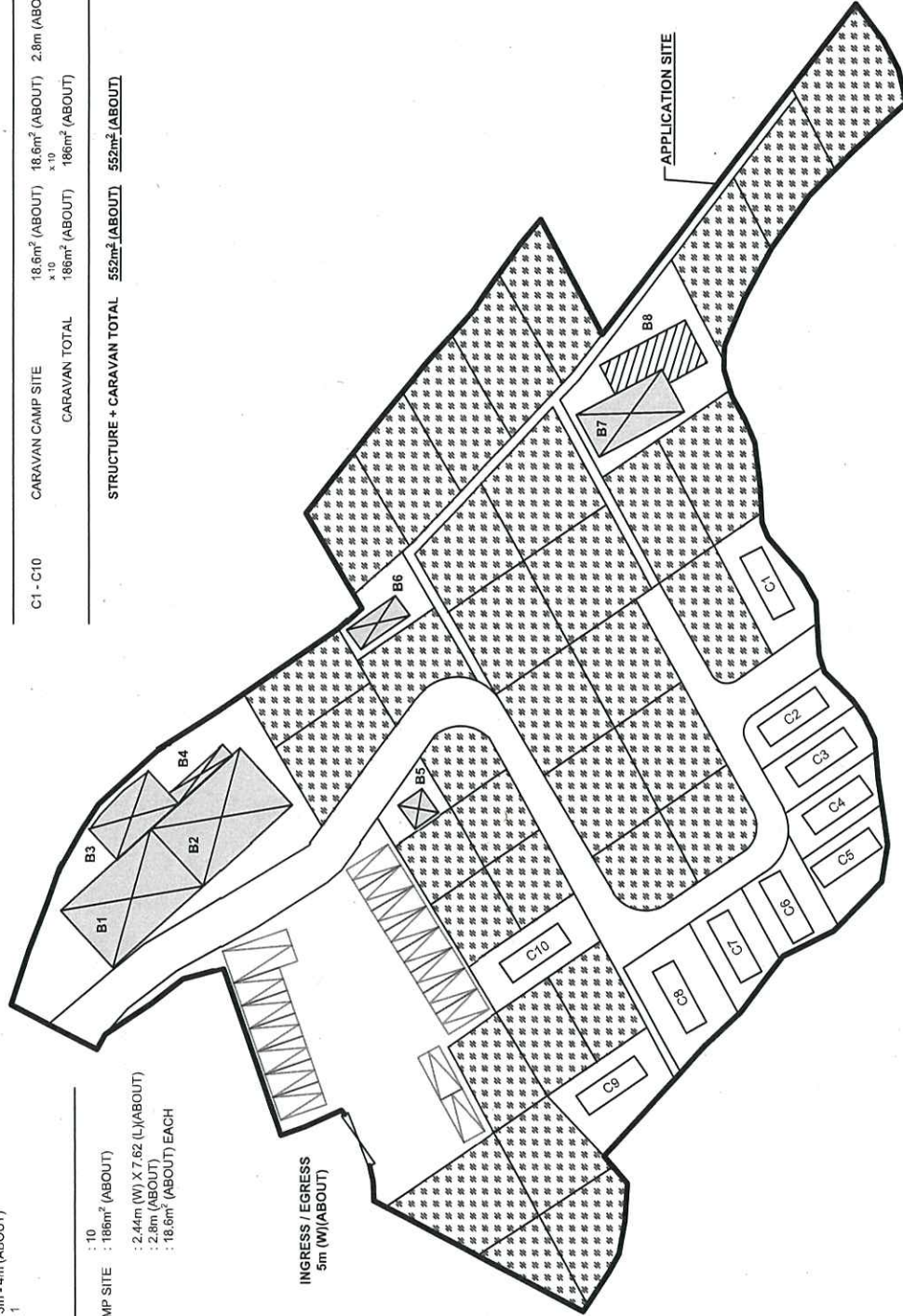
## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 16
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANCILLARY CANTEN	100m <sup>2</sup> (ABOUT)	100m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
B2	AGR. EDUCATION ROOM	100m <sup>2</sup> (ABOUT)	100m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
B3	KITCHEN OF CANTEN	40m <sup>2</sup> (ABOUT)	40m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	WASHROOM	11m <sup>2</sup> (ABOUT)	11m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B5	CARETAKER OFFICE	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B6	REFRESHMENT KIOSK	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B7	AGR. EDUCATION ROOM	50m <sup>2</sup> (ABOUT)	50m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (CANOPY)	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
STRUCTURE TOTAL		366m <sup>2</sup> (ABOUT)	366m <sup>2</sup> (ABOUT)	

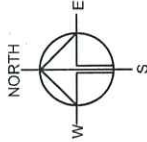
C1 - C10	CARAVAN CAMP SITE	18.6m <sup>2</sup> (ABOUT)	18.6m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
CARAVAN TOTAL		186m <sup>2</sup> (ABOUT)	186m <sup>2</sup> (ABOUT)	

STRUCTURE + CARAVAN TOTAL : 552m<sup>2</sup> (ABOUT)



## LEGEND

	STRUCTURE
	CANOPY
	CARAVAN SITE
	PARKING / LUL SPACE
	INGRESS / EGRESS



Drawing No.	PLAN 1	Ver.	02
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND CARAVAN HOLIDAY CAMP) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING		
VARIOUS LOTS IN D.D. 107			

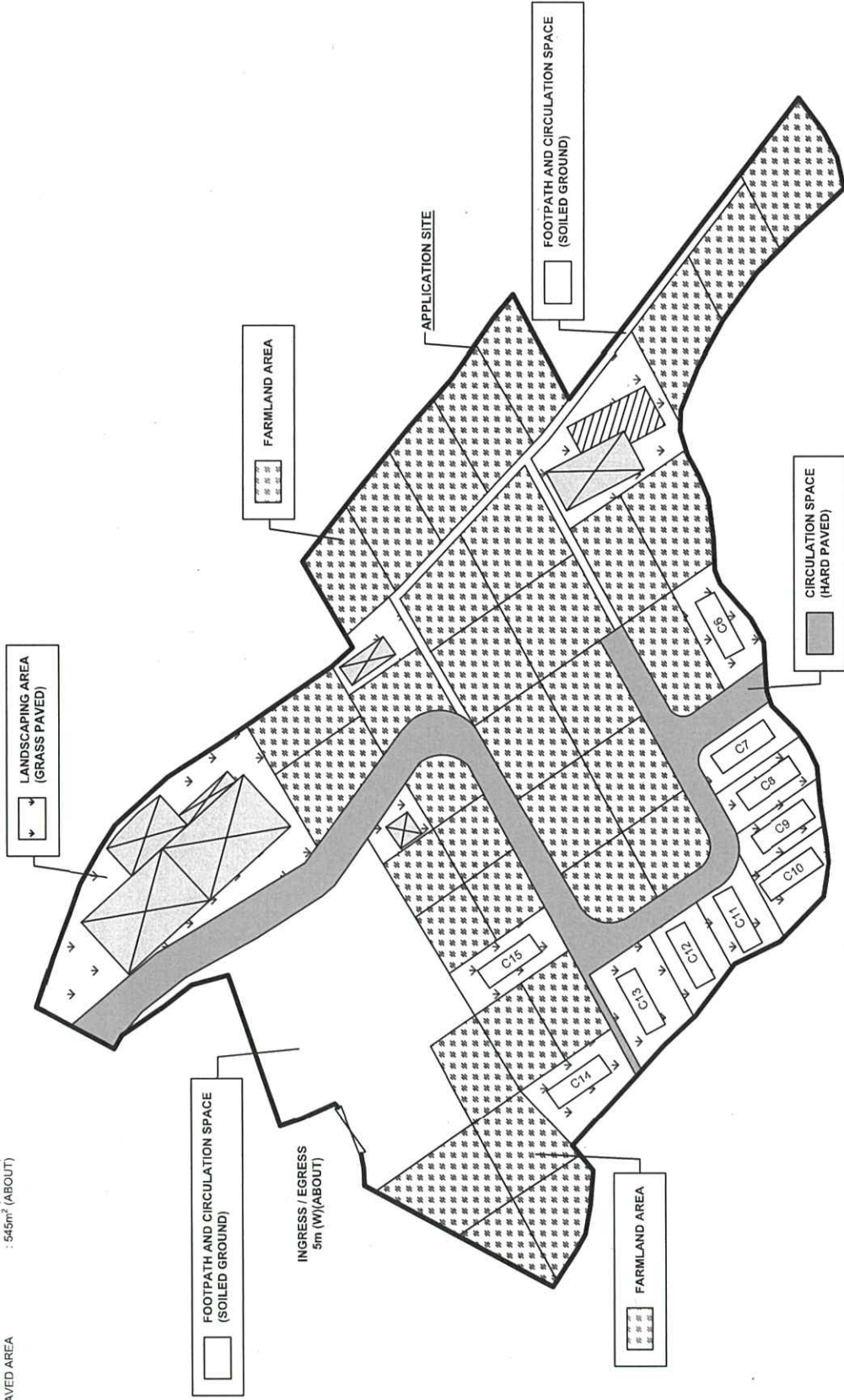
Drawing Title	LAYOUT PLAN
Scale of A4	1 : 700
Drawn	Date 7.5.2021
Revised	Date 30.6.2021





# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5.525m <sup>2</sup> (ABOUT)
COVERED BY STRUCTURE	: 366m <sup>2</sup> (ABOUT)
CARAVAN CAMP SITE	: 186m <sup>2</sup> (ABOUT)
AREA OF FARMLAND	: 2.785m <sup>2</sup> (ABOUT)
SOILED GROUND AREA	: 742m <sup>2</sup> (ABOUT)
LANDSCAPING AREA	: 901m <sup>2</sup> (ABOUT)
HARD-PAVED AREA	: 545m <sup>2</sup> (ABOUT)



## LEGEND

	STRUCTURE
	CANOPY
	CARAVAN SITE
	INGRESS / EGRESS

Drawing No. **PLAN 2**  
Project

Year **02**

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND CARAVAN HOLIDAY CAMP) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING  
VARIOUS LOTS IN D.D. 107

Drawing Title

PAVED RATIO

Scale of A4

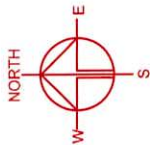
1 : 700

Drawn

Date 27.4.2021

Revised

Date 30.6.2021

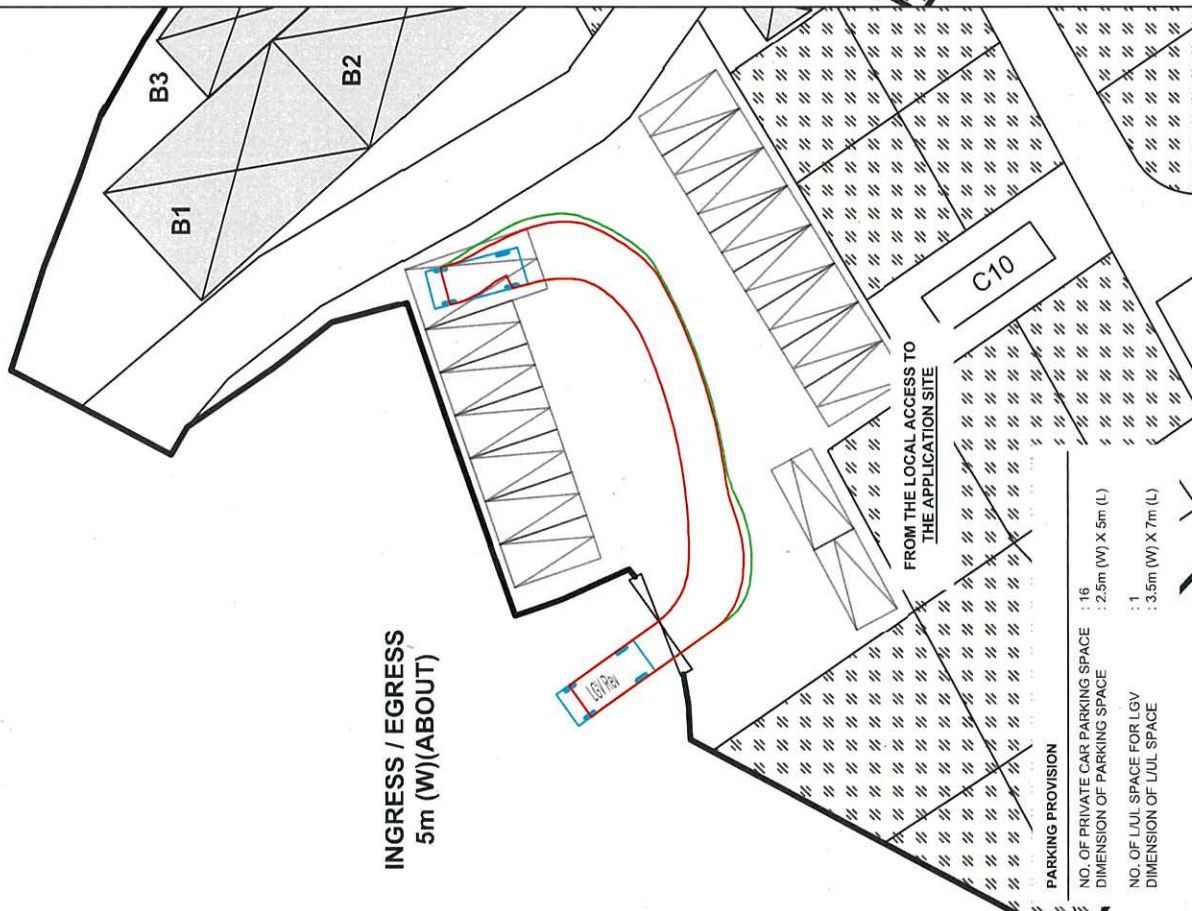


# SWEPT PATH ANALYSIS

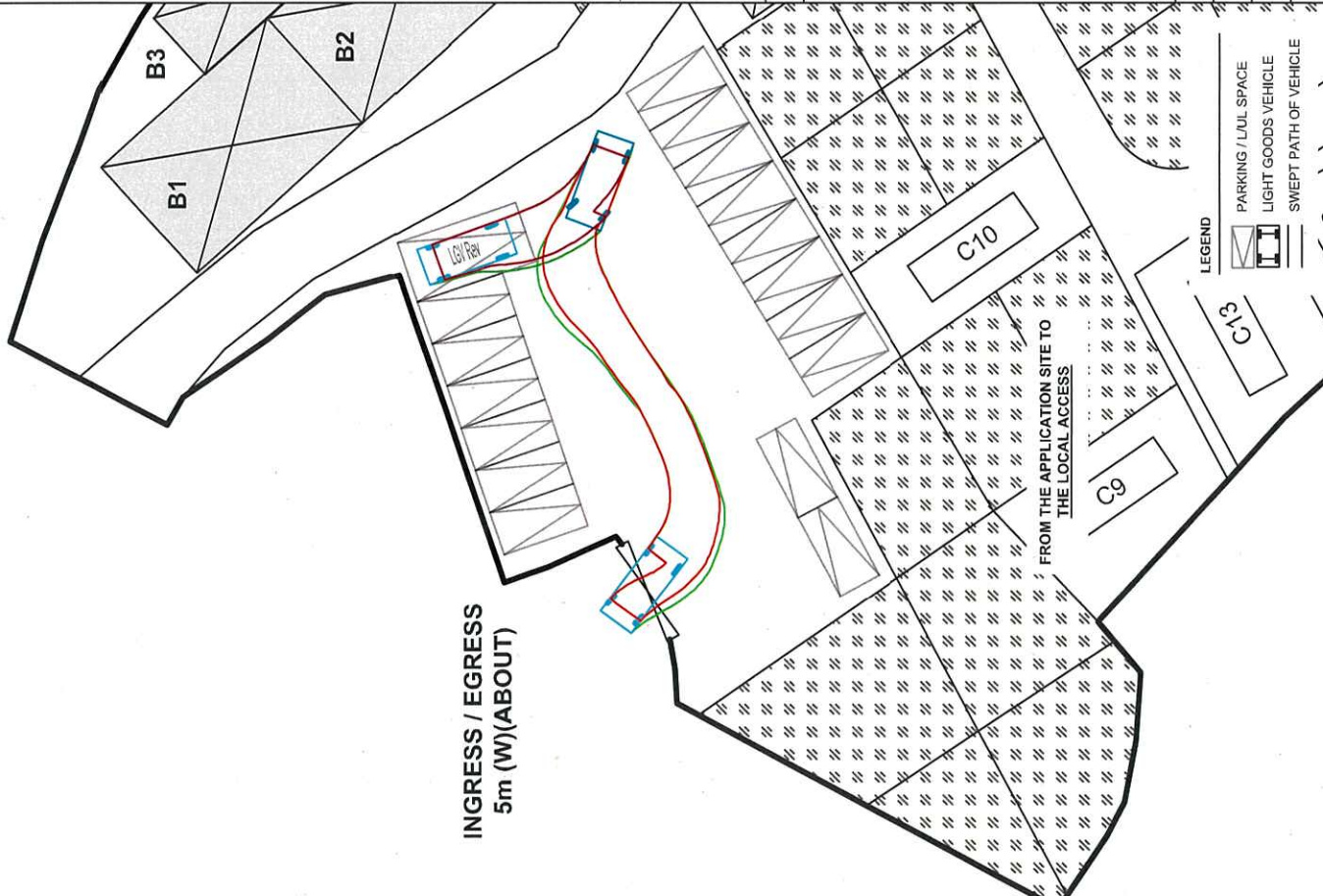
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L) (LGV)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

INGRESS / EGRESS  
5m (W)(ABOUT)



INGRESS / EGRESS  
5m (W)(ABOUT)



Drawing No.	Ver.
PLAN 3	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND CARAVAN HOLIDAY CAMP) WITH ANGLIARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING
Various Lots in D.D. 107	
Drawing Title	SWEPT PATH ANALY. (LGV)
Scale of A4	1 : 400
Drawn	Date 30.6.2021
Revised	Date

LEGEND
PARKING / LUL SPACE
LIGHT GOODS VEHICLE
SWEPT PATH OF VEHICLE

PARKING PROVISION
NO. OF PRIVATE CAR PARKING SPACE : 16
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV : 1
DIMENSION OF LUL SPACE : 3.5m (W) X 7m (L)



**Previous s.16 Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition (s)</u></b>
1	A/YL-KTN/474	Proposed Temporary Hobby Farm for a Period of 3 Years	7.8.2015 [revoked on 7.8.2016]	(1), (2), (3), (4), (5), (6), (11)
2	A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Camp Site) for a Period of 3 Years	27.5.2016	(2), (3), (4), (5), (6), (7), (8), (9)
3	A/YL-KTN/665	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	5.7.2019	(3), (4), (5), (6), (7), (8), (9), (10)
4	A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019	(3), (4), (5), (6), (7), (8), (9), (10)

**Approval Conditions**

- (1) Restriction on operation hours
- (2) Submission and implementation of landscape and tree preservation proposal/implementation of the accepted landscape proposal
- (3) Submission and/or implementation of drainage proposal/ maintenance of drainage facilities
- (4) Submission and implementation of fire service installations proposal
- (5) Revocation of the planning approval if any of the planning condition is not complied with by the specified date or during the planning approval period
- (6) Reinstatement of the site to an amenity area
- (7) No reversing of vehicles into or out of the site
- (8) No queuing back of vehicles to public road from the site
- (9) No public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site
- (10) No medium or heavy goods vehicles exceeding 5.5 tonnes are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period
- (11) Submission and implementation of revised layout plan with reduced paved area



**Similar Applications within the Same “AGR” Zone on the Kam Tin North OZP**

**Approved Applications for Temporary Hobby Farm**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-KTN/513	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.3.2016 [revoked on 18.2.2018]	(1), (2), (3), (4), (5), (6)
2.	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	(1), (2), (3), (4), (5), (6), (7)
3.	A/YL-KTN/579	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	22.12.2017 [revoked on 22.5.2020]	(1), (3), (4), (5), (6), (7), (8)
4.	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2019]	(1), (2), (3), (4), (5), (6), (7), (8)
5.	A/YL-KTN/610	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2020]	(1), (2), (3), (4), (5), (6), (7), (8)
6.	A/YL-KTN/615	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	16.11.2018 [revoked on 16.4.2021]	(1), (2), (3), (4), (5), (6), (7), (8)
7.	A/YL-KTN/620	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.9.2018 [revoked on 7.2.2021]	(1), (2), (3), (4), (5), (6), (7), (8)
8.	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (6), (7), (8), (9)
9.	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (6), (7), (8), (9)
10.	A/YL-KTN/636	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 [revoked on 21.5.2021]	(1), (2), (3), (4), (5), (6), (7), (8)
11.	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019	(1), (2), (3), (4), (5), (6), (7), (8)
12.	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019	(1), (3), (4), (5), (6), (7), (9)
13.	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019	(1), (3), (4), (5), (6), (7), (9)
14.	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020	(1), (3), (4), (5), (6), (7)
15.	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	17.1.2020 [revoked on 17.1.2021]	(1), (3), (4), (5), (6), (7)

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
16.	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	(1), (3), (4), (5), (6), (7)
17.	A/YL-KTN/697	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020	(1), (3), (4), (5), (6), (7), (10)
18.	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020	(1), (3), (4), (5), (6), (7)
19.	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	6.11.2020	(1), (3), (4), (5), (6), (7)
20.	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling	5.2.2021	(1), (3), (4), (5), (6), (7)
21.	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021	(1), (3), (4), (5), (6), (7)
22.	A/YL-KTN/766	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021	(1), (3), (4), (5), (6), (7)

**Approval Conditions:**

- (1) Restriction on operation hours / no queue back or reserve of vehicles onto/from public road
- (2) Submission and implementation of landscape and tree preservation proposal/ implementation of the accepted landscape proposal
- (3) Submission and implementation of drainage proposal/maintenance of drainage facilities
- (4) Submission and implementation of fire service installations proposal
- (5) Revocation of the planning approval if any of the planning conditions is not complied by the specified date or during the planning approval period
- (6) Reinstatement of the site to an amenity area
- (7) No public announcement system, portable loudspeaker or any form or audio amplification system on the site
- (8) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter the site
- (9) Maintenance of the implemented drainage facilities on the site
- (10) The existing trees on site shall be maintained in healthy condition

**Rejected Application for Temporary Hobby Farm**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration (TPB)</u></b>	<b><u>Rejection Reasons</u></b>
1.	A/YL-KTN/394	Proposed temporary field study/education centre and hobby farm for 5 years	14.6.2013 [on review]	(1), (2), (3)

**Rejection Reasons:**

- (1) The site was the subject of unauthorized land filling. The filling materials on-site comprising sand, stones, debris and construction waste were not suitable for cultivation. There was no detailed information provided regarding the design and operation of the proposed development particularly the hobby farm, field study/education centre and the office with porch
- (2) The applicant failed to demonstrate that the development would not generate adverse landscape and drainage impacts on the surrounding areas
- (3) Approving the application would set an undesirable precedent for similar applications within the "AGR" zone, and the cumulative effect of which would result in a general degradation of the rural environment of the area



tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年06月18日星期五 4:03  
收件者: tpbpd  
主旨: A/YL-KTN/772 Fung Kat Heung Caravan Park

A/YL-KTN/772

Various Lots in D.D.107, Kam Tin, Yuen Long

Site area : About 5,525sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / 15 Caravan Holiday Camp / Canteen / Filling of Land / 17 Vehicle Parking

Dear TPB Members,

731 was withdrawn and Applicant is back with a bigger site

The filling of land is with an area of about 545m<sup>2</sup> and depth of 0.2m

But actually 50% of the site would be rendered non arable via one use or another.

The lots are zoned for farming NOT recreation. There are issues of drainage, hygiene, etc.

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Farm land should be used for growing produce in line with the policies set out by President Xi that China becomes more self-sufficient in food production.

Previous objections applicable.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Wednesday, October 28, 2020 2:21:06 AM  
**Subject:** A/YL-KTN/731 Fung Kat Heung Caravan Park

A/YL-KTN/731

Lots 926 RP, 957 S.A to S.Z, 957 S.AA to S.AC and 957 RP in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 3,993sq.m (2,359sq.m)

Zoning ; "Agriculture"

Applied use: Hobby Farm / 13 Caravans (5) / Eating Place / 16 Vehicle Parking (6)

Dear TPB Members,

The area has been significantly increased, as have the number of caravans and parking. This calls into question:

*In view of the nature of the hobby farm, it would unlikely cause significant adverse environmental, traffic or drainage impacts on the surroundings. Approval conditions were recommended to address the technical concerns of relevant departments.*

It was also noted that the applicant would need to obtain a licence under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) before its operation.

Note that to date the conditions of previous approval have not been met, three extensions of time on record.

We are now in the Covid era with new priorities, like adequate toilets, hand washing, drainage, etc.

It is difficult to see how Agriculture lots can be adapted to what is essentially guest house use.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, July 16, 2019 2:58:14 AM  
**Subject:** A/YL-KTN/670 Kam Tin Hobby Farm

A/YL-KTN/670

Lots 913 RP (Part), 925 RP (Part) and 927 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

Site area : About 2,359m<sup>2</sup>

Zoning : "Agriculture"

Applied Use: Hobby Farm / 5 Years / 6 Vehicle Parking / 5 Caravans

Dear TPB Members,

With so many 'animal boarding establishments' and 'hobby farms' one has to question if there is any land left in this area for genuine farming?

This site is overlap with the Cow Cow Camp, Application 665 that appears to have lapsed.

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Again 5 Years and has the appearance of being a defacto guest house with caravans on site.

Google map shows little in the line of agricultural activity but a lot of covered space.

Members questions please as some of the site is still arable land.

Previous objections relevant.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, June 6, 2019 2:40:07 AM  
**Subject:** A/YL-KTN/665 Kam Tin Hobby Farm

Dear TPB Members,

This Hobby Farm/Caravan Park/16 Parking appears to be the Cow Cow Camp. Very little information is available online re activities.

This application if for **5 years**.

There is considerable anxiety in the community re abuse of facilities like this as accommodation for visitors as opposed to recreational facilities for locals.

Can members please question the relevant licencing authorities with regard to the current status and conditions.



Mary Mulvihill

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From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Monday, May 2, 2016 1:58:27 AM  
Subject: A/YL-KTN/520 Kam Tin Hobby Farm

Dear TPB Members,

Approval was granted for Hobby Farm on 7 August 2015. Presumably the applicant did not fulfill some of the conditions?

I would remind members that in the meantime the Chief Executive pledged in the 2016 Policy Address

***126: The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.***

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TPB must play its part in ensuring that this policy is implemented by rejecting applications that do not promote genuine and sustainable agriculture use.

Hobby farms must provide toilets, parking, storage, etc. This use is not compatible with productive agriculture use that aims to provide good quality local produce from consumption.

Mary Mulvihill

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From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Monday, July 13, 2015 11:35:13 PM  
Subject: A/YL-KTN/474 Kam Tin Hobby Farm

A/YL-KTN/474

Lots 926 RP and 957 in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long

Site area; About 3,885.00 m<sup>2</sup> Zoning; "Agriculture"

Applied Use/Development; Hobby Farm

Dear TPB Members,

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable. The land is divided up into small plots which, like small flats, have a higher value per square foot than a simple tract of genuine farm land.

This type of farming should be described as gardening and is merely property development under another name that encourages speculative, short-term investments that push farmers out of even rural land markets.

In line with previous TPB decisions 'The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis'.

I urge TPB members to turn down this application.

Mary Mulvihill

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

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

17th June, 2021.

By email only

Dear Sir/ Madam,

**Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan  
Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Filling of Land  
(A/YL-KTN/772)**

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities as to whether the proposed ancillary canteen would cause environment impacts (e.g., sewage) to the surroundings.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden





**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at 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. The applicant shall be requested to take immediate action to discontinue such development/uses and remove such structures not covered by the permission;
- (c) note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot No. 926 RP in D.D 107 is covered by Short Term Waiver (STW) No. 4477 to permit structures erected thereon for the purpose of "Temporary Hobby Farm". The STW holders will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (e) note CHE/NTW, HyD's comments that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and San Tam Road;
- (f) note DEP's comments that the applicant should follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance. No public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period, as proposed by the applicant. To control the oily fume and cooking odour emissions from the canteen, the applicant should follow "*Control of Oily Fume and Cooking Odour from Restaurant and Food Business*". To provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. If

septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirement of EPD's Practice Note for Professional perdon (ProPECC) ON 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*" including percolation test. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (g) note CTP/UD&L of PlanD's comments that the applicant is advised that approval of the application by the Board does not imply approval of the tree works such as pruning, transplanting and/ or felling under lease. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works. The applicant should refer to the guidelines promulgater by the Development Bureau on tree management to undertake proper and regular tree maintenance work. The applicant should refer to the "Handbook on Tree Management" on guidelines and standards of good practices on tree management;
- (h) note CE/MN, DSD's comments that the drainage proposal should include how the area with land filling will not adversely affect the overland flow across it;
- (i) note D of FS's comments that regarding the submitted FSIs proposal, in the form of notes, list out the FSIs and equipment should be provided and plan should be prepared in A3 size corresponding to the scale as quoted. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123) or licence is required under the HAGAO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively;
- (j) note CBS/NTW, BD's comments that (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are UBW under the BO and should not be designated for any proposed use under the application; (ii) for UBW erected on leased land, enforcement action may be taken by the BD 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; (iii) before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW); (iv) an Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; (v) 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; (vi) if the Sites does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; (vii) if the applied 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;
- (k) note DFEH's comments that (i) proper licence and/or permit issued by his department 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; (ii) if the operator intends to operate a restaurant business in the territory, a general restaurant/ light refreshment restaurant licence should be obtained from FEHD in accordance with the Public health and Municipal Services Ordinance (Cap. 132). The application for restaurant licence, if acceptable by FEHD, will be referred to relevant government departments, such as Buildings Department, Fire Services Department, Planning Department, Lands Department (if necessary) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance of all the requirements; (iii) in accordance with Section 4 of Food Business regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from his department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; (iv) for the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food factory Licence must be obtained from his department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business; (v) 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; (vi) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings; (vii) 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;

- (1) note D of HA's comments that for the proposed temporary caravan holiday camp with provision of short-term sleeping accommodation at a fee, if their mode of operation falls within the definition of "hotel" or "guesthouse" under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("the HAGAO"), a licence under the HAGAO must be obtained before operation. Applicant is strongly advised to observe the "General Licensing Conditions for Caravan Camp Site providing short-term sleeping accommodation" and "A Guide to Licence Applications for Guesthouse (Holiday Camp) - Caravan Camp Site under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349)" available in the website of OLA. Particular attention should be drawn to the requirements of the site location as set out in paragraph 1.16 in the Guide. For any structure which constitutes as "building works" or "building" under the BO to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Buildings Authority (BA) or a Certificate of Compliance issued by the LandsD when making an application under the HAGAO. Detailed licensing requirements will be formulated upon receipt of application under the HAGAO; and

- (m) note CE/C, WSD's comments that existing water mains will be affected (**Plan A-2** of the RNTPC Paper). The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centerline of the water mains shall be provided to WSD. No structure shall be built or materials stored within the waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.