

2022年 1月 6日

此文件在 收到・城市規劃委員會
只作參考，不作正式用途
申請人注意

Appendix I of RNTPC
Paper No. A/YL-KTN/817

This document is dated 6 JAN 2022.
The Town Planning Board 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

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

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/ML-KTN/817
	Date Received 收到日期	6 JAN 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Income Mall Limited 溢懋有限公司

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 913 RP (Part), 925 RP (Part), 926 RP (Part), 927, 954 S.A (Part), 955 (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 6,002 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 904 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) with Ancillary Canteen (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」#遞交要求同意書&

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
22/12/2021 (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 23/12/2021 (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

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 (Caravan Holiday Camp and Barbeque Site) 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	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	5,098	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	904	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	32 (include 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	904	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	904	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	19	
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	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 1,307 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?	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) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Background

The applicant 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 (Caravan Holiday Camp and Barbeque Site) with Ancillary Canteen for a Period of 3 Years and Land Filling (Plan P01).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local holiday camping have dramatically increased. The applicant seeks to continue operate their caravan holiday camp business with addition of barbeque spot at the Site to meet the pressing demand for such use in Hong Kong. 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 barbeque spot and ancillary canteen are to bring convenience to and serve visitor and staff only.

Planning Context

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).

The Site involves of several previously approved S.16 planning applications, within which, the latest application (No. A/YL-KTN/772) for similar use (place of recreation, sports or culture) was approved by the Board on 9.7.2021. Approval of the current application will not set undesirable precedent for the same "AGR" zone. As the application is only on a temporary basis, it will not frustrate the long term intention of "AGR" zone. Upon the expiry of the planning permission, the Site will be reinstated to an area suitable for agricultural use by the applicant.

Development Proposal

The Site occupied an area of 6,002 sq.m (about) of private land (Plan P03). A total of 32 structures (including 15 caravan camp sites) are proposed at the Site with total GFA of 904 sq.m (about) and building height of 2.8 - 4m (about)(1-storey)(Plan P04). Large amount of space is reserved as outside seating and activities areas for visitor (Plans P04 and P05). The operation hours of the proposed development are 24 hours daily (including public holiday). The ancillary canteen and barbeque spot will only operate from 09:00 to 22:00 daily. The estimated maximum number of visitor per day are 60 (about) on weekday and weekend. The estimated number of staff working at the Site are 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. 19 no. of 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 (Plan P06). As trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

Minor portion of the Site, i.e. 1,307sq.m (about) will be paved with concrete for site formation of structures and circulation space (Plan P05). As heavy loading of structures would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. The land filling area and number of structures have been kept to minimal for the operation of the proposed development.

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.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage 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 (Caravan Holiday Camp and Barbeque Site) 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 / ☐ HKIUP 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

1/12/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 913 RP (Part), 925 RP (Part), 926 RP (Part), 927, 954 S.A (Part), 955 (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	6,002 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 3 <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 (Caravan Holiday Camp and Barbeque Site) 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	904 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <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	32 (include 15 caravan camp sites)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.8 - 4 (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	15 % <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) _____ _____		19 19 / / / / / /
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, 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		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction, Swept path analysis		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

Estimated Trip Generation and Attraction

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

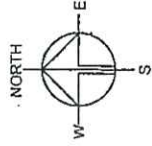
- (i) The application site (the Site) is accessible from San Tam Road via Fung Kat Heung Road via a local access. A total of 20 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor	15
Private Car Parking Space for Staff	4
L/UL Space for Light Goods Vehicle	1

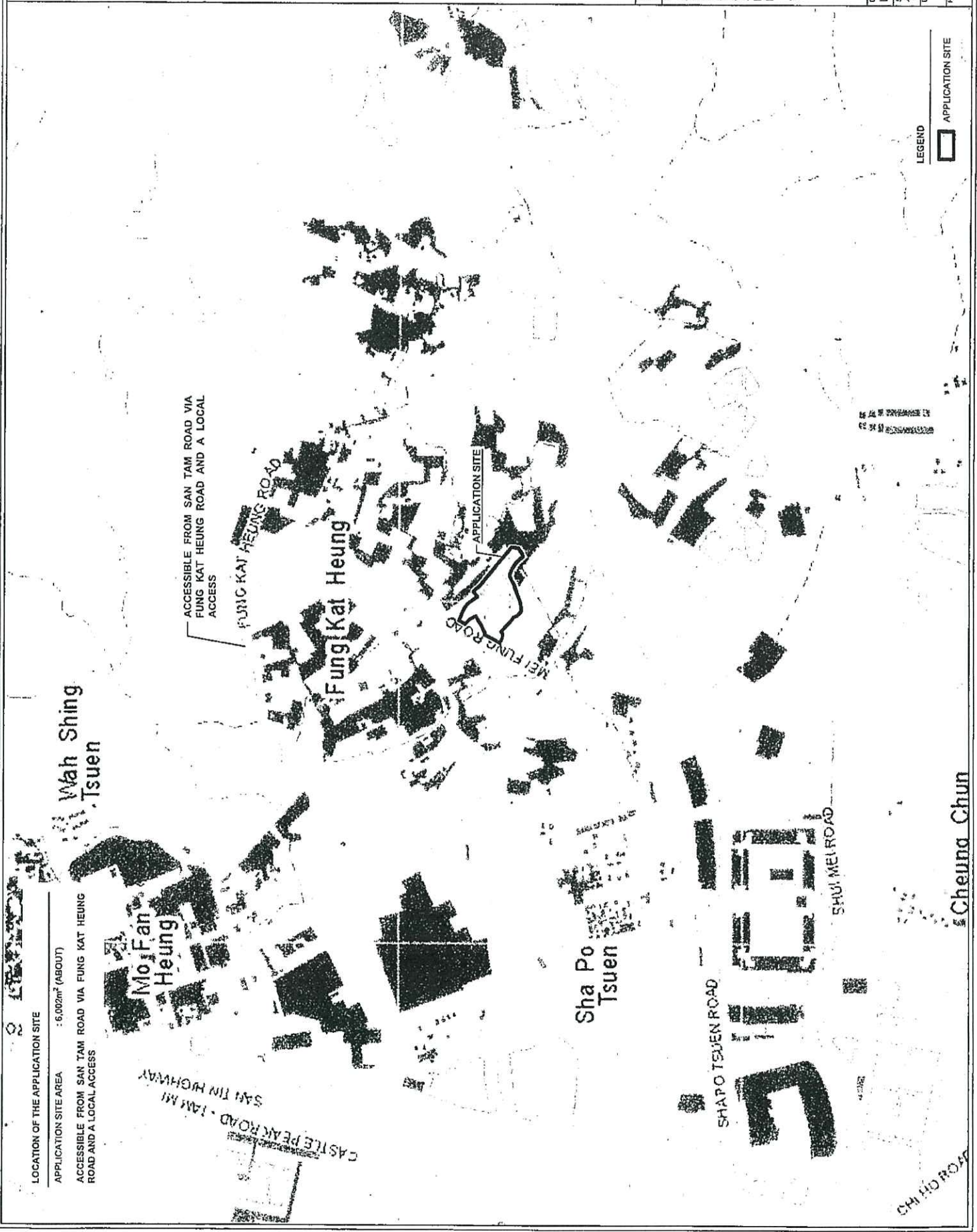
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan 6).
- (iii) Advanced booking is required for visitor for the use of parking space, this could help to regulate the use of parking space and prevent excessive number of vehicle and visitor to the Site and affect the public.
- (iv) The operation hours of the proposed development are 24-hour daily including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (11:00 – 12:00)	2	13	0	0	15
Trips at <u>PM peak</u> per hour (15:00 – 16:00)	14	1	0	0	15
Traffic trip per hour (average)	2	2	1	1	6

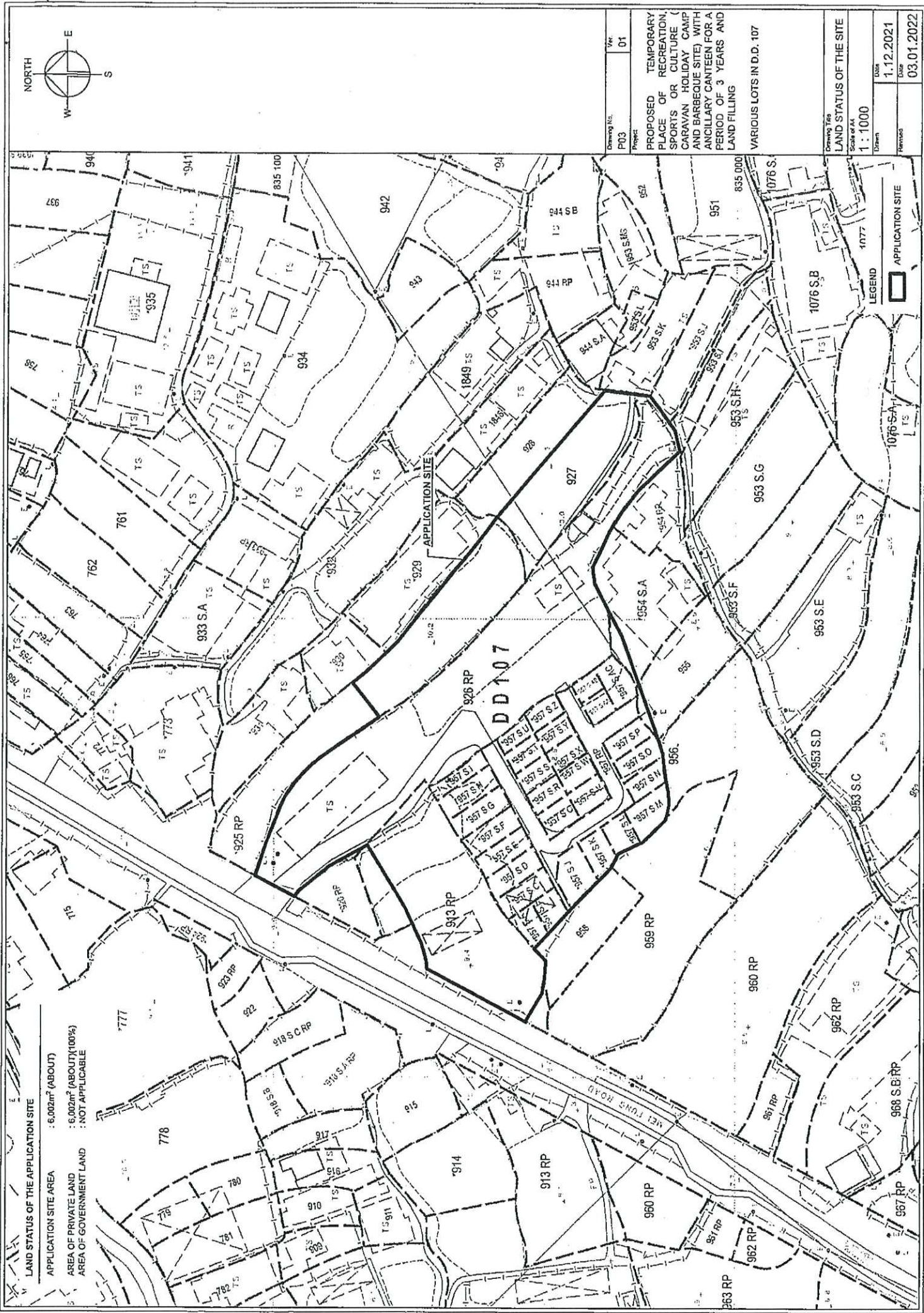
- (v) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



Drawing No.	Var.
P01	01
Project	TEMPORARY PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (CARAVAN HOLIDAY CAMP AND BARBEQUE SITE) 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	1:7000
Drawn	1.12.2021
Revised	03.01.2022



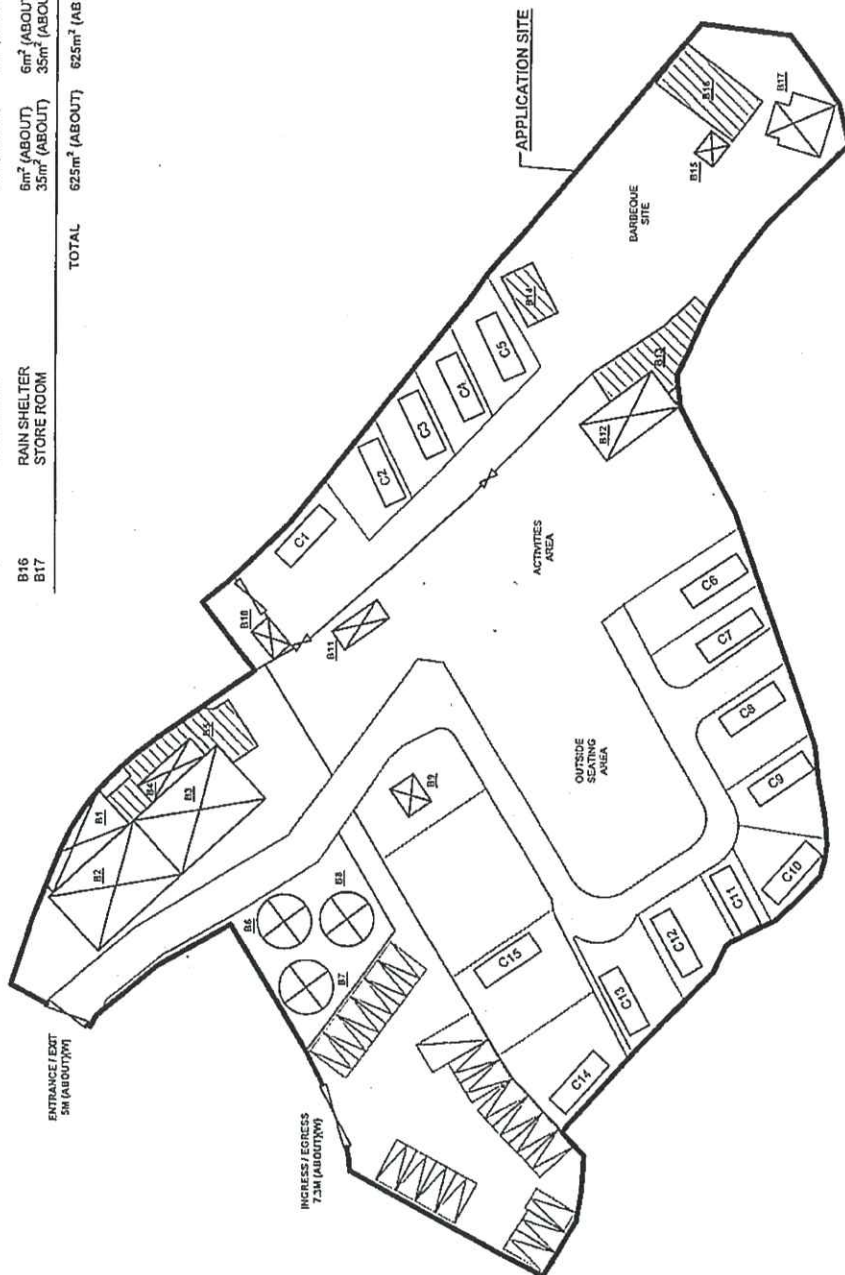
LEGEND
☐ APPLICATION SITE



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,002m ² (ABOUT)
COVERED AREA	: 904m ² (ABOUT) (INCLUDE 279m ² CARAVAN CAMP SITE)
UNCOVERED AREA	: 5,098m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15% (ABOUT)
NO. OF STRUCTURE	: 32 (INCLUDE 15 CARAVAN CAMP SITE)
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 904m ² (ABOUT) (INCLUDE 279m ² CARAVAN CAMP SITE)
BUILDING HEIGHT	: 2.8m - 4m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	KITCHEN OF CANTEN	40m ² (ABOUT)	40m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	ANCILLARY CANTEN	100m ² (ABOUT)	100m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	ACTIVITIES ROOM	100m ² (ABOUT)	100m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM	20m ² (ABOUT)	20m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	6m ² (ABOUT)	6m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	OUTSIDE SEATING ACCOMMODATION	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B7	OUTSIDE SEATING ACCOMMODATION	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B8	OUTSIDE SEATING ACCOMMODATION	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B9	GUARDROOM	11m ² (ABOUT)	11m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	METER ROOM	10m ² (ABOUT)	10m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	REFRESHMENT KIOSK	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B12	ACTIVITIES ROOM	50m ² (ABOUT)	50m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B13	RAIN SHELTER	57m ² (ABOUT)	57m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B14	RAIN SHELTER	23m ² (ABOUT)	23m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B15	WASHROOM	8m ² (ABOUT)	8m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B16	RAIN SHELTER	6m ² (ABOUT)	6m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B17	STORE ROOM	35m ² (ABOUT)	35m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		625m ² (ABOUT)	625m ² (ABOUT)	



PARKING PROVISION

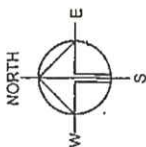
NO. OF PRIVATE CAR PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LGV SPACE FOR LGV	: 1
DIMENSION OF LGV SPACE	: 3.5m (W) X 7m (L)

CARAVAN CAMP SITE

NO. OF CARAVAN CAMP SITE	: 15
TOTAL AREA OF CARAVAN CAMP SITE	: 279m ² (ABOUT)
DIMENSION OF SITE	: 2.44m (W) X 7.62 (L) (ABOUT)
HEIGHT OF CARAVAN COVERED AREA	: 2.8m (ABOUT)
	: 18.6m ² (ABOUT) EACH

LEGEND

	STRUCTURE
	CANOPY
	CARAVAN SITE
	PARKING / LGV SPACE
	INGRESS / EGRESS

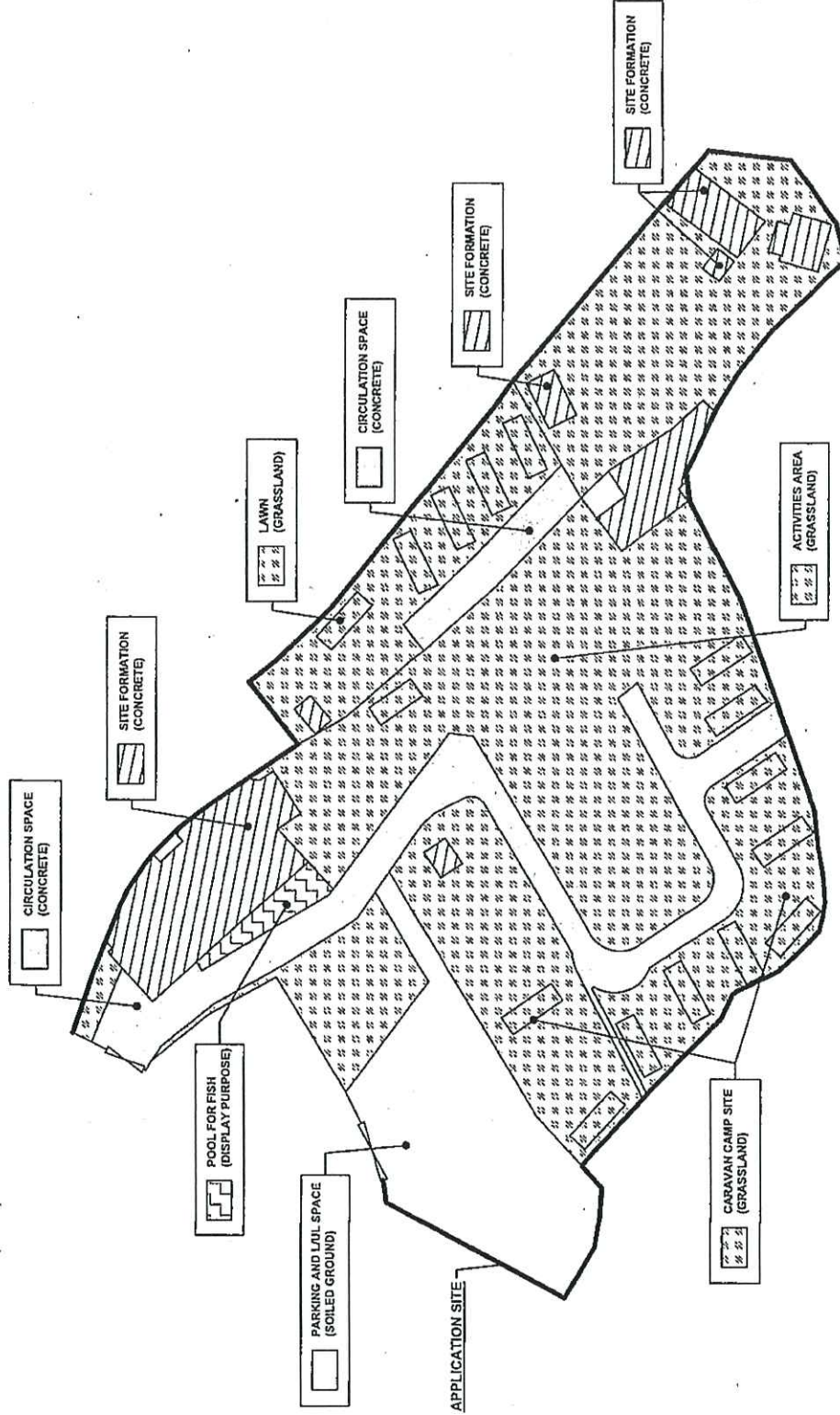


Drawing No.	Ver.
P04	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (CARAVAN HOLIDAY CAMP AND BARBEQUE SITE) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107	

Drawing Title	LAYOUT PLAN
Scale of A1	1 : 800
Drawn	1.12.2021
Checked	03.01.2022

PAVED RATIO OF THE APPLICATION SITE

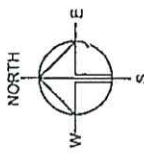
APPLICATION SITE AREA	: 6.002m ² (ABOUT)
GRASSLAND (LAWN) AREA	: 3.978m ² (ABOUT)
INCLUDE CARAVAN SITE	: 27m ² (ABOUT)
LAND FILLING AREA	: 1.307m ² (ABOUT)
INCLUDE SITE FORMATION	: 57m ² (ABOUT)
INCLUDE CIRCULATION SPACE	: 73m ² (ABOUT)
SOILED GROUND AREA	: 663m ² (ABOUT)
POOL FOR FISH AREA	: 54m ² (ABOUT)



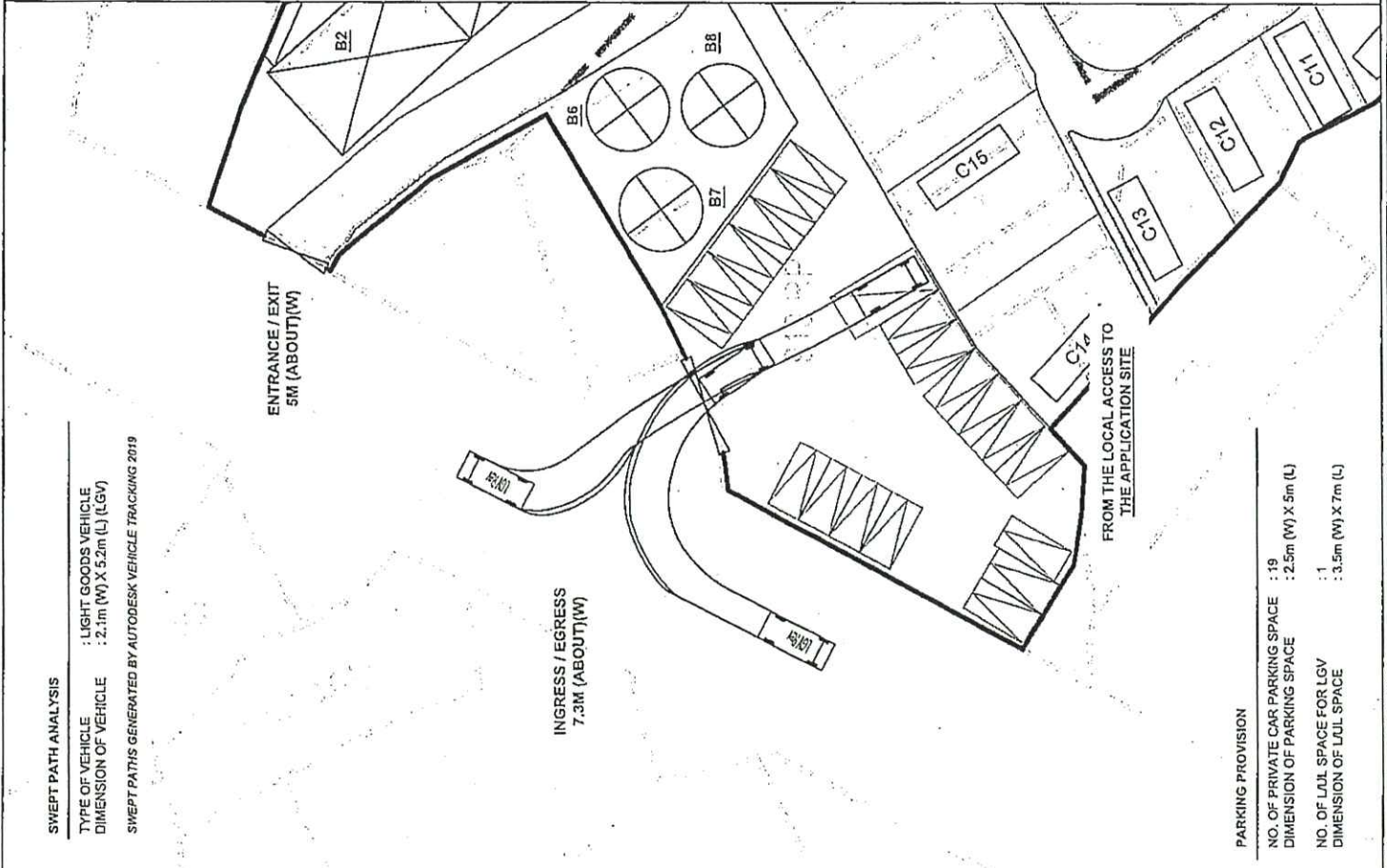
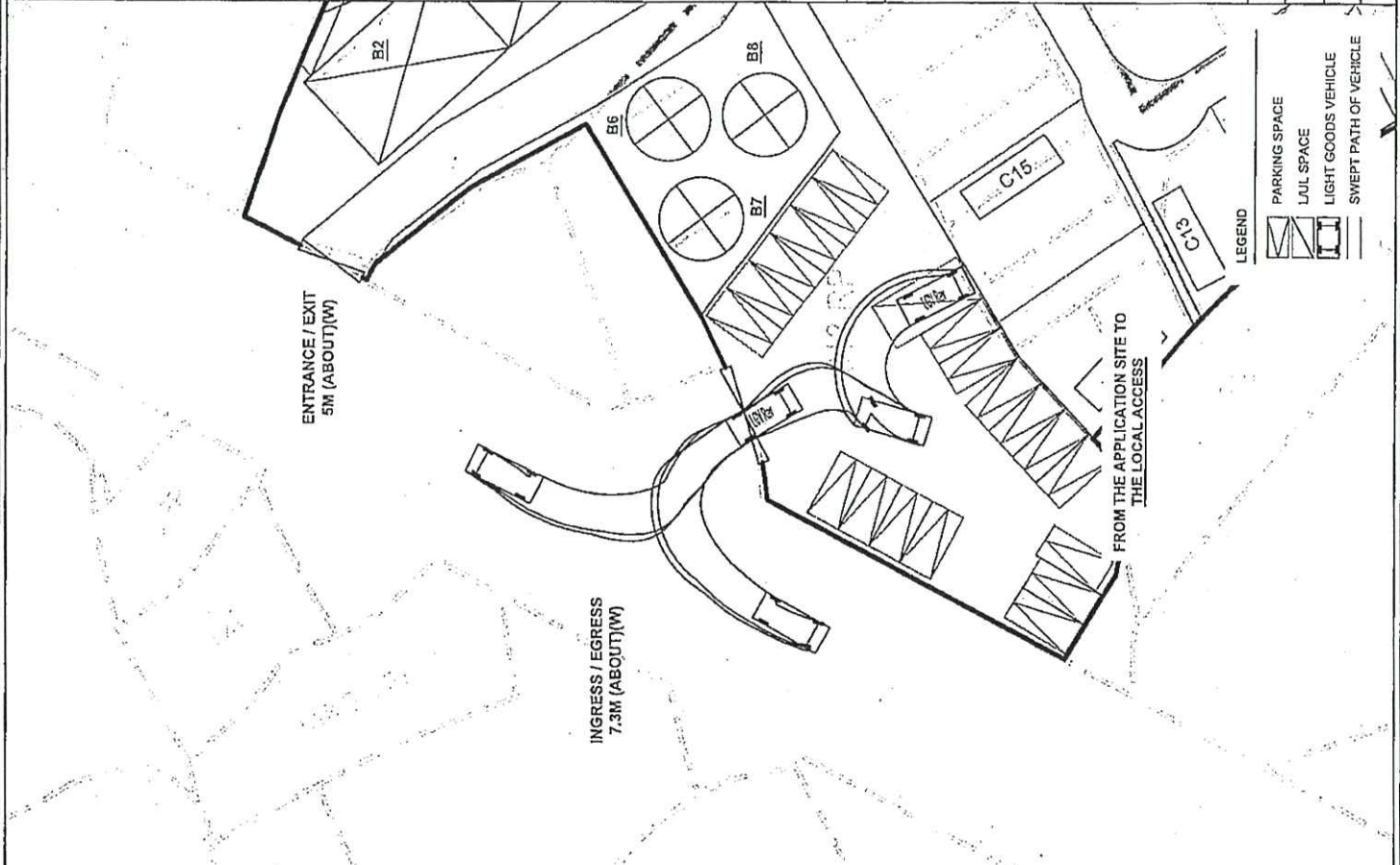
LEGEND
STRUCTURE
CANOPY
CARAVAN SITE
INGRESS / EGRESS

Drawing Title	PAVED RATIO
Scale of A4	1 : 800
Drawn	1.12.2021
Check	03.01.2022

Drawing No.	PD5
Ver.	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (CARAVAN HOLIDAY CAMP AND BARBEQUE SITE) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING
Various Lots in D.D. 107	



Drawing No.	P06	Ver.	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (CARAVAN HOLIDAY CAMP AND BARBEQUE SITE) WITH ANCILLARY CANTEEN FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Various Lots	VARIOUS LOTS IN D.D. 107		
Drawing Title	SWEEP PATH ANALY. (LGV)		
Scale of A1	1 : 500		
Drawn	1.12.2021		
Revised	03.01.2022		



SWEEP PATH ANALYSIS

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

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE : 19
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)

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



S.16 Application in DD107 Lot 957 & VL - Replacements

10/01/2022 10:30

[Hide Details](#)

From:

Orpheus Lee

To:

Town Planning Board (tpbpd@pland.gov.hk) <tpbpd@pland.gov.hk>

CC:

File Size

▼ 8 attachments



DD107 Lot 957 & VL - Layout Plan (20220107) rev.pdf



DD107 Lot 957 & VL - Land Status (20220107) rev.pdf



DD107 Lot 957 & VL - Location Plan (20220107) rev.pdf



DD107 Lot 957 & VL - Zoning Plan (20220107) rev.pdf



DD107 Lot 957 & VL - Paved Ratio (20220107) rev.pdf



DD107 Lot 957 & VL - Swept Path (20220107).pdf



DD107 Lot 957 & VL - Trip Gen (20220110) rev.pdf



DD107 Lot 957 & VL - Replacement page (20220107).pdf

Dear Sir,,

Attached please find the replacements of the application form for the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Orpheus LEE | Planning and Development Consultant
R-riches Group (HK) Limited

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

T: [REDACTED]

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas****位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展****(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))****(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)**

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Caravan Holiday Camp and Barbeque Site 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	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	5,098	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	904	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	32 (include 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	904	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	904	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	19	
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)	/	

7. Justifications 理由

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

Background

The applicant seek to use various lots in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site) for Proposed Temporary Caravan Holiday Camp and Barbeque Site with Ancillary Canteen for a Period of 3 Years and Land Filling (**Plan P01**).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local holiday camping have dramatically increased. The applicant seeks to continue operate their caravan holiday camp business with addition of barbeque spot at the Site to meet the pressing demand for such use in Hong Kong. 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 barbeque spot and ancillary canteen are to bring convenience to and serve visitor and staff only.

Planning Context

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, 'Caravan Holiday Camp' is not column one nor two within "AGR" zone, which require planning permission from the Town Planning Board (the Board).

The Site involves of several previously approved S.16 planning applications, within which, the latest application (No. A/ YL-KTN/772) for similar use (place of recreation, sports or culture) was approved by the Board on 9.7.2021. Approval of the current application will not set undesirable precedent for the same "AGR" zone. As the application is only on a temporary basis, it will not frustrate the long term intention of "AGR" zone. Upon the expiry of the planning permission, the Site will be reinstated to an area suitable for agricultural use by the applicant.

Development Proposal

The Site occupied an area of 6,002 sq.m (about) of private land (**Plan P03**). A total of 32 structures (including 15 caravan camp sites) are proposed at the Site with total GFA of 904 sq.m (about) and building height of 2.8 - 4m (about)(1-storey)(**Plan P04**). Large amount of space is reserved as outside seating and activities areas for visitor (**Plans P04 and P05**). The operation hours of the proposed development are 24 hours daily (including public holiday). The ancillary canteen and barbeque spot will only operate from 09:00 to 22:00 daily. The estimated maximum number of visitor per day are 60 (about) on weekday and weekend. The estimated number of staff working at the Site are 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. 19 no. of 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 (**Plan P06**). As trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

Minor portion of the Site, i.e. 1,307sq.m (about) will be paved with concrete for site formation of structures and circulation space (**Plan P05**). As heavy loading of structures would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. The land filling area and number of structures have been kept to minimal for the operation of the proposed development.

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.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage 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 Caravan Holiday Camp and Barbeque Site with Ancillary Canteen for a Period of 3 Years and Land Filling'.

Gist of Application 申請摘要	
(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, 954 S.A (Part), 955 (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	6,002 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 3 <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 Caravan Holiday Camp and Barbeque Site with Ancillary Canteen for a Period of 3 Years and Land Filling

Estimated Trip Generation and Attraction

**Proposed Temporary Caravan Holiday Camp and Barbeque Site with Ancillary Canteen for a
Period of 3 Years and Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

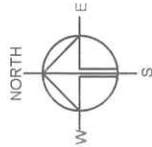
- (i) The application site (the Site) is accessible from San Tam Road via Fung Kat Heung Road via a local access. A total of 20 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor	15
Private Car Parking Space for Staff	4
L/UL Space for Light Goods Vehicle	1

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**).
- (iii) Advanced booking is required for visitor for the use of parking space, this could help to regulate the use of parking space and prevent excessive number of vehicle and visitor to the Site and affect the public.
- (iv) The operation hours of the proposed development are 24-hour daily including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (11:00 – 12:00)	2	13	0	0	15
Trips at <u>PM peak</u> per hour (15:00 – 16:00)	14	1	0	0	15
Traffic trip per hour (average)	2	2	1	1	6

- (v) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,002m² (ABOUT)

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

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

FUNG KAT HEUNG ROAD

Fung Kat Heung

APPLICATION SITE

Sha Po Tsuen

SHAPO TSUEN ROAD

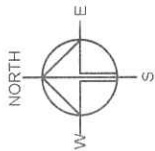
SHUI MEI ROAD

Cheung Chun

LEGEND

APPLICATION SITE

Drawing No.	01
Project	PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE 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 : 7000
Drawn	1.12.2021
Reviewed	07.01.2022



ZONING OF THE APPLICATION SITE

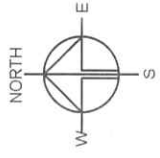
APPLICATION SITE AREA : 6,002m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : SYL-KTN/9
AREA ZONED AS "AGR" : 6,002m² (100%)(ABOUT)

RAILWAY RESERVE



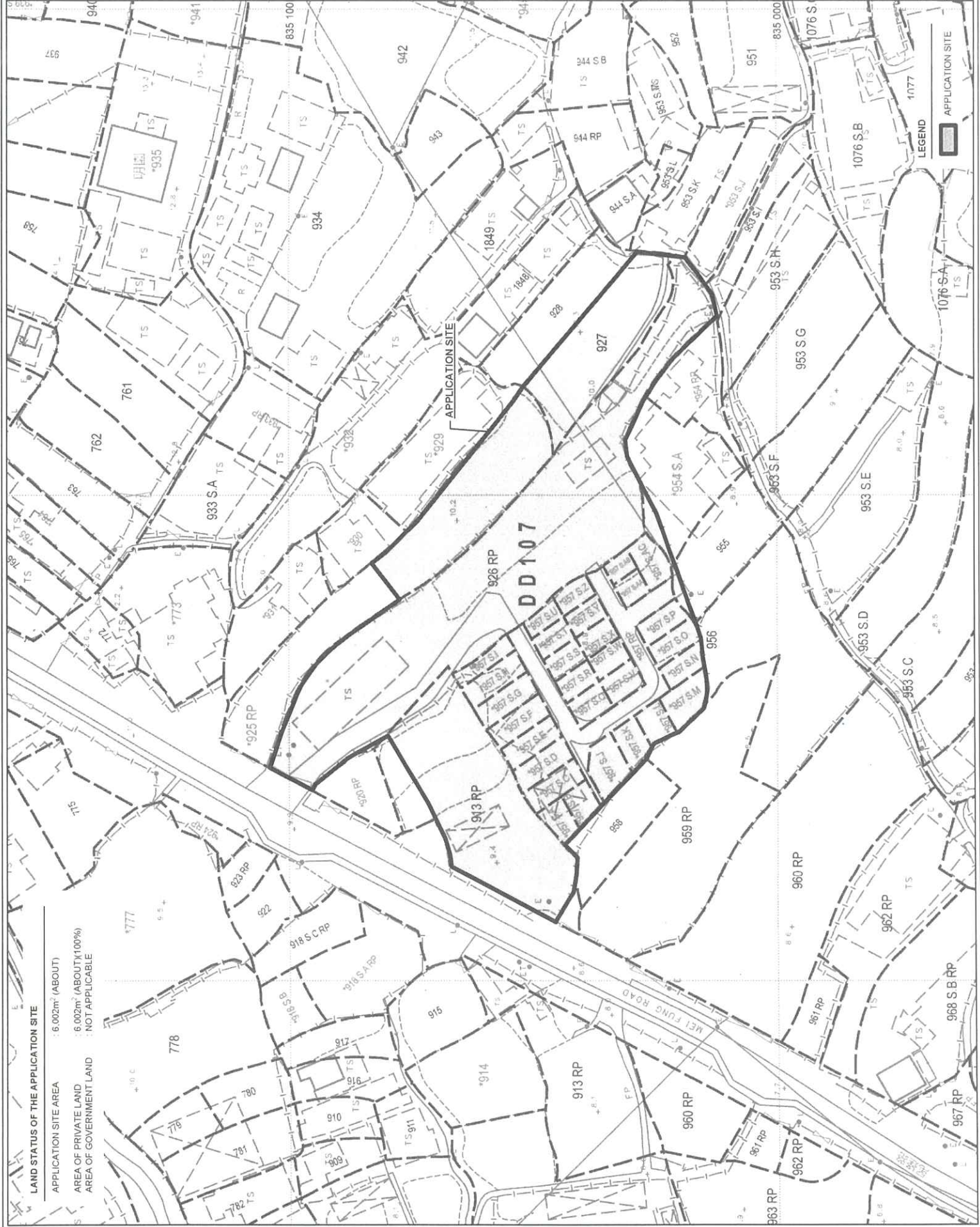
LEGEND
APPLICATION SITE

Drawing No.	P02	Rev	01
Project	PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Various Lots in D.D.	107		
Drawing Title	ZONING OF THE SITE		
Scale of Map	1:8000		
Date	1.12.2021		
Revised	07.01.2022		



LAND STATUS OF THE APPLICATION SITE

- APPLICATION SITE AREA : 6.002m² (ABOUT)
- AREA OF PRIVATE LAND : 6.002m² (ABOUT 100%)
- AREA OF GOVERNMENT LAND : NOT APPLICABLE

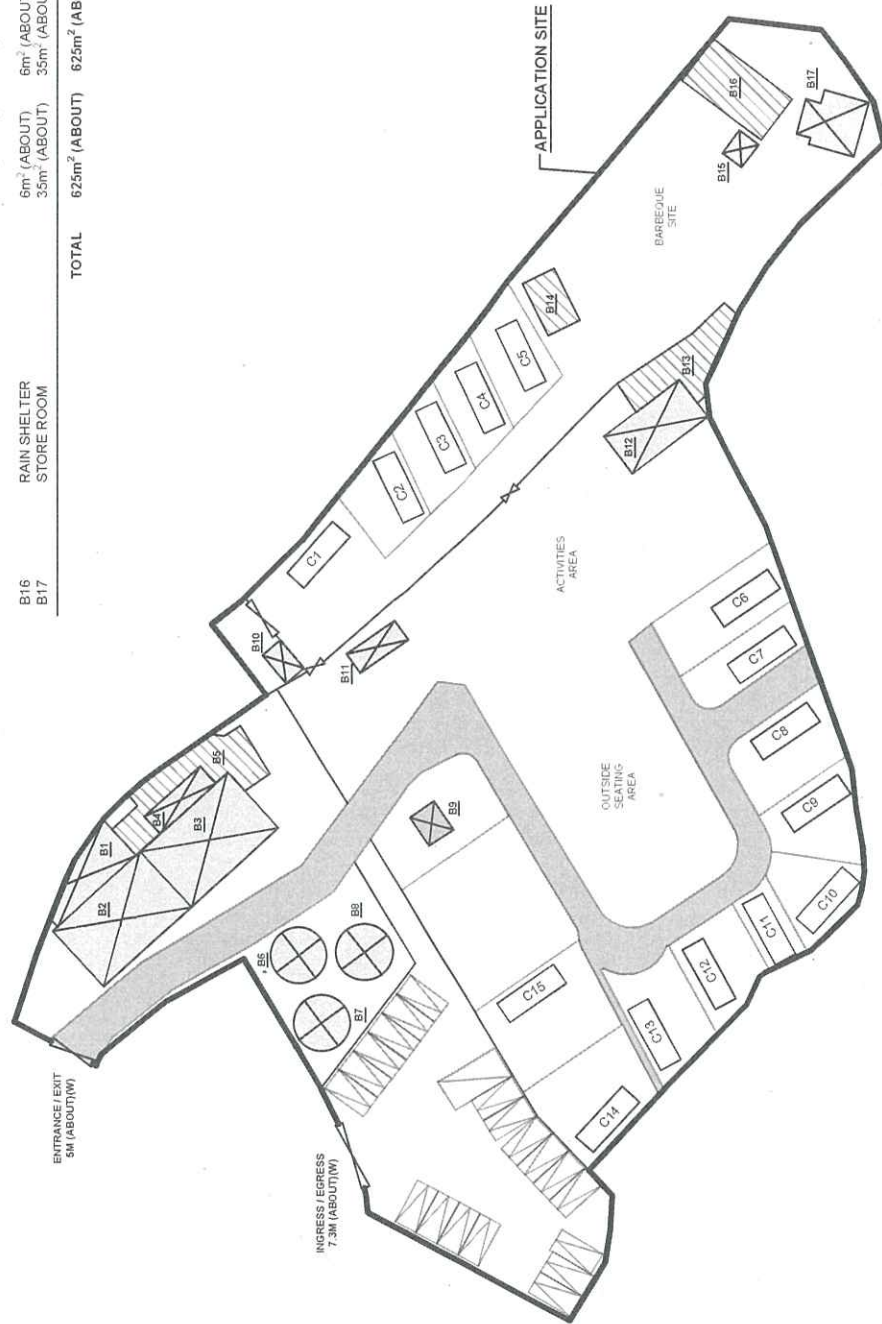


Drawing Title	Project	Scale of All	Drawn	Checked	Revised
P03	P03	1 : 1000	1.12.2021	07.01.2022	
Project	PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING	Various lots in D.D. 107			
Drawing Title	Project	Scale of All	Drawn	Checked	Revised
LAND STATUS OF THE SITE		1 : 1000	1.12.2021	07.01.2022	

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,002m ² (ABOUT)
COVERED AREA	: 904m ² (ABOUT) (INCLUDE 279m ² CARAVAN CAMP SITE)
UNCOVERED AREA	: 5,098m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15% (ABOUT)
NO. OF STRUCTURE	: 32 (INCLUDE 15 CARAVAN CAMP SITE)
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 904m ² (ABOUT) (INCLUDE 279m ² CARAVAN CAMP SITE)
BUILDING HEIGHT	: 2.8m - 4m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	KITCHEN OF CANTEN	40m ² (ABOUT)	40m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	ANCILLARY CANTEN	100m ² (ABOUT)	100m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	ACTIVITIES ROOM	100m ² (ABOUT)	100m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM	20m ² (ABOUT)	20m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	68m ² (ABOUT)	68m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	OUTSIDE SEATING ACCOMMODATION	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B7	OUTSIDE SEATING ACCOMMODATION	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B8	OUTSIDE SEATING ACCOMMODATION	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B9	GUARDROOM	11m ² (ABOUT)	11m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	METER ROOM	10m ² (ABOUT)	10m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	REFRESHMENT KIOSK	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B12	ACTIVITIES ROOM	50m ² (ABOUT)	50m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B13	RAIN SHELTER	57m ² (ABOUT)	57m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B14	RAIN SHELTER	23m ² (ABOUT)	23m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B15	WASHROOM	8m ² (ABOUT)	8m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B16	RAIN SHELTER	6m ² (ABOUT)	6m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B17	STORE ROOM	35m ² (ABOUT)	35m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		625m ² (ABOUT)	625m ² (ABOUT)	



PARKING PROVISION

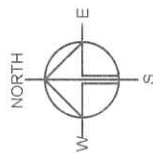
NO. OF PRIVATE CAR PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

CARAVAN CAMP SITE

NO. OF CARAVAN CAMP SITE	: 15
TOTAL AREA OF CARAVAN CAMP SITE	: 279m ² (ABOUT)
DIMENSION OF SITE	: 2.44m (W) X 7.62 (L) (ABOUT)
HEIGHT OF CARAVAN	: 2.8m (ABOUT)
COVERED AREA	: 18.6m ² (ABOUT) EACH

LEGEND

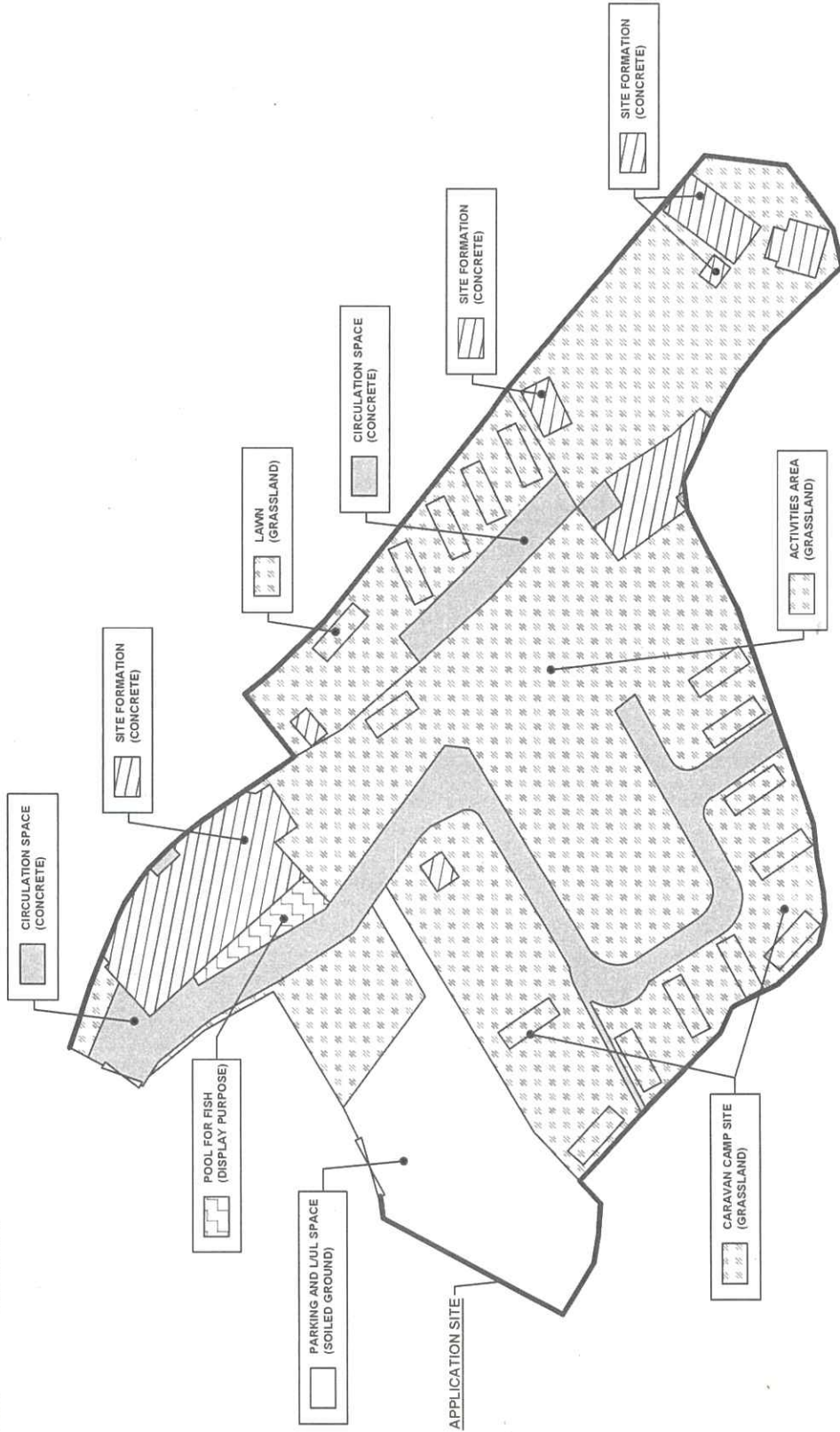
	STRUCTURE
	CANOPY
	CARAVAN SITE
	PARKING / LUL SPACE
	INGRESS / EGRESS



Drawn / No	P04
Scale	01
Project	PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING
Various Lots in D.D.	107
Drawn / Title	LAYOUT PLAN
Scale of A4	1 : 800
Drawn	1.12.2021
Revised	07.01.2022

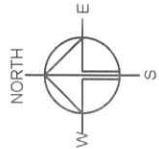
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6.002m ² (ABOUT)
GRASSLAND (LAWN) AREA	: 3.978m ² (ABOUT)
INCLUDE CARAVAN SITE	: 279m ² (ABOUT)
LAND FILLING AREA	: 1.307m ² (ABOUT)
INCLUDE CIRCULATION SPACE	: 571m ² (ABOUT)
SOILED GROUND AREA	: 663m ² (ABOUT)
POOL FOR FISH AREA	: 54m ² (ABOUT)

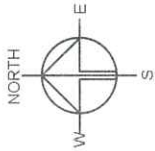


LEGEND

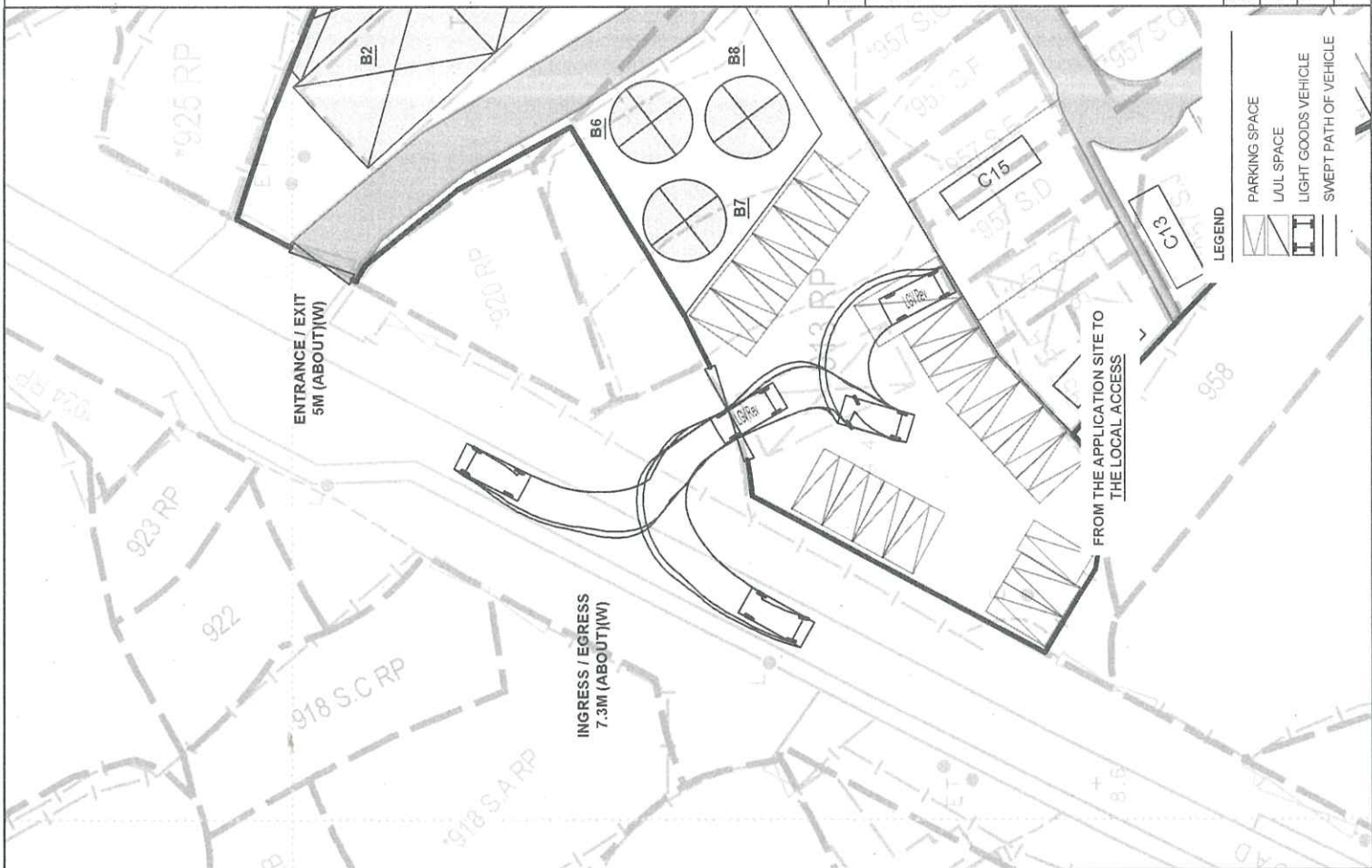
	STRUCTURE
	CANOPY
	CARAVAN SITE
	INGRESS / EGRESS



Drawing Title	PAVED RATIO
Scale of A4	1 : 800
Drawn	1.12.2021
Check	07.01.2022
Project	PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE WITH ANCHILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING
Site	VARIOUS LOTS IN DD 107



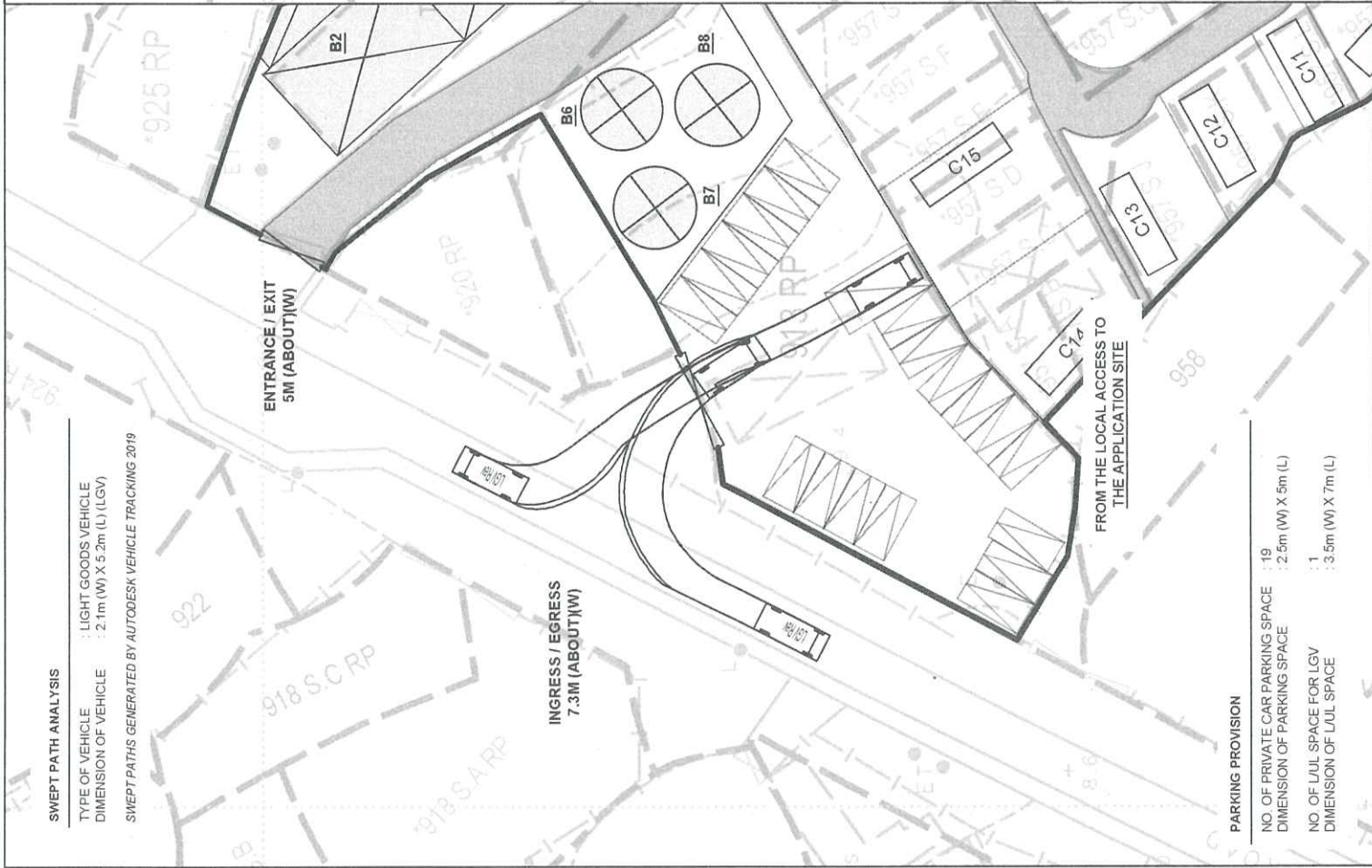
Drawing No	P06	Ver	01
Project	PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Drawn	VARIOUS LOTS IN D.D. 107		
Checked			
Drawn			
Scale of A4	1:500		
Date	1.12.2021		
Revised	07.01.2022		



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



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE : 19
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)

Our Ref.: DD107 Lot 957 & VL
Your Ref.: TPB/A/YL-KTN/817

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

By Email

25 February 2022

Dear Sir,

1st Further Information

**Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of 3 Years
and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/817)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN
(Attn.: Ms. Larissa WONG

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

Responses-to-Comments

Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, N.T.

(Application No. A/YL-KTN/817)

- (i) Portion of the application site (the Site), i.e. 1,307m² (about) will be paved with concrete (of not more than 0.2m in depth) for site formation of structures and circulation space (**Plan 1**).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)		
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The applicant has been operating a similar use, i.e. 'place of recreation, sports or culture (hobby farm and caravan holiday camp) with ancillary canteen' at the application site (the Site) under the approved S.16 planning application No. A/YL-KTN/772. The applicant will adopt 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 and affect the public. A total of 19 nos. of private car parking and 1 no. of loading/unloading (L/UL) for light goods vehicle (LGV) spaces are provided at the Site for visitor and staff. Staff and visitor are also recommended to make good use of public transport services to access the Site (Annex I). Transportation of goods to support the daily operation of the Site are transported by 5.5 tonnes lorry, hence, 1 no. of L/UL space for LGV is provide at the Site. Therefore, the parking and L/UL provisions are considered <u>adequate</u> for the Site operation.
(b)	The applicant should provide traffic figures at Castle Peak Road – Tam Mi and the local	The operation hours of the proposed development are 24 hours daily (including

	access connecting to assess the traffic impact arisen from the site;	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 surrounding road network should not be anticipated (Annex II).
(c)	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;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Castle Peak Road – Tam Mi, along Fung Kat Heung Road, the local access and within the Site (Plan 2 and Annex III).
(d)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Plan showing the nearest public transport services is provided for your consideration (Annex I).
(e)	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.	Noted

2. Comments of Director of Environmental Protection (DEP)

(Contact Person: Miss HE Zhongming; Tel: 2835 2390)

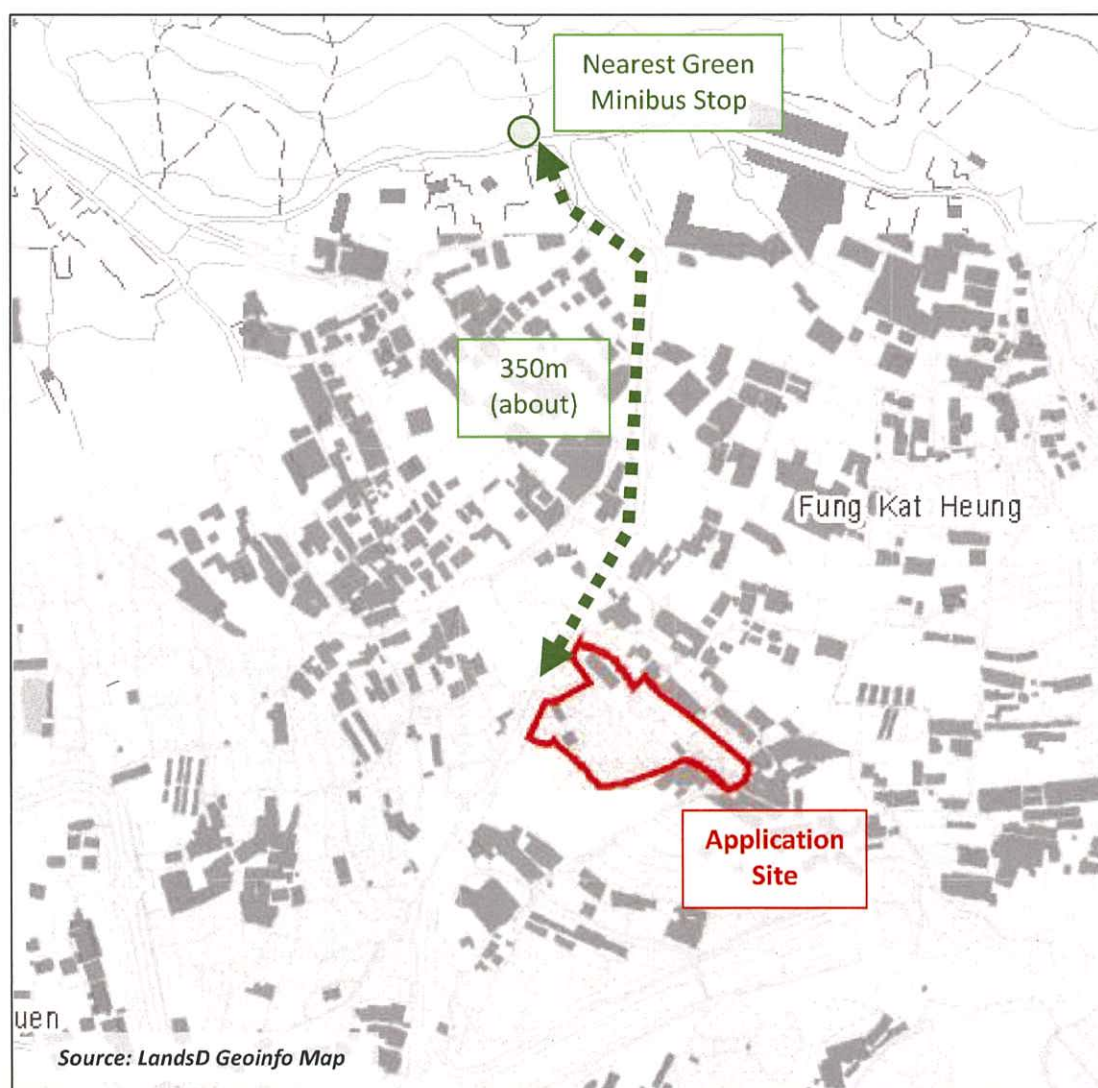
(a)	The proposed BBQ area seems to be a large area, which is rather close to existing residential uses nearby. The applicant should clarify the layout of the BBQ site with the number and size/seating capacity of BBQ pits, and advise any alternative location for the BBQ area in the large application site to minimize air nuisance.	Noted. The barbeque area is relocated to the southwestern portion of the Site to minimise air nuisance to the surrounding area. A maximum of 8 barbeque pits will be provided to serve no more than 30 visitors (2 to 4 visitors per barbeque pit) of the Site (Plan 3).
(b)	In 2021, there was a substantiated environmental complaint of suspected waste water discharge regarding the existing use. The applicant should clarify if septic tank and soakaway pit system (under advisory clause of previous application A/YL-KTN/772) or other waste water treatment system (e.g. connection to public sewerage) has been implemented, and whether it will remain for the use under the current application.	Septic tank and soakaway system has been implemented by the Applicant for sewage treatment at the Site (since the approval of the previously approved S.16 planning application No. A/YL-KTN/474) and its design and construction follow the requirements of EPD's Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) 5/93. Licensed collectors will be employed by the Applicant to collect and dispose of sewage regularly to ensure no

		overflowing of sewage at the Site. The Applicant will continue to implement good practices under ProPECCPNs 5/93 and strictly follow the statutory requirements under relevant pollution control ordinances.
--	--	--

Annex I – Nearest Public Transport Services

- (i) 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	Yuen Long (Fung Cheung Road)	Fung Kat Heung



Annex II - Trip Generation and V/C Ratio Assessment

- (i) In order to acquire the existing traffic condition of the surrounding road network, traffic survey was conducted on 11.2.2022 (Friday) on the local access adjoining the Site, Fung Kat Heung Road and Castle Peak Road – Tam Mi. The traffic survey result shows that AM peak and PM peak are 08:00 – 09:00 and 17:30 – 18:30 respectively.
- (ii) Please be confirmed that the Site is currently used as 'place of recreation, sports or culture (hobby farm and caravan holiday camp) with ancillary canteen' providing 16 nos. of private car parking spaces and 1 no of L/UL space for LGV. Hence, majority of the traffic generation and attraction of the Site is already reflected in the existing condition.
- (iii) The operation hours of the proposed development are from 09:00 to 18:00 daily (including public holiday). The proposed development will not operate between 18:00 and 09:00 (except for overnight animal boarding activities) during the planning approval period. Please see below the trip generation and attraction of the Site:

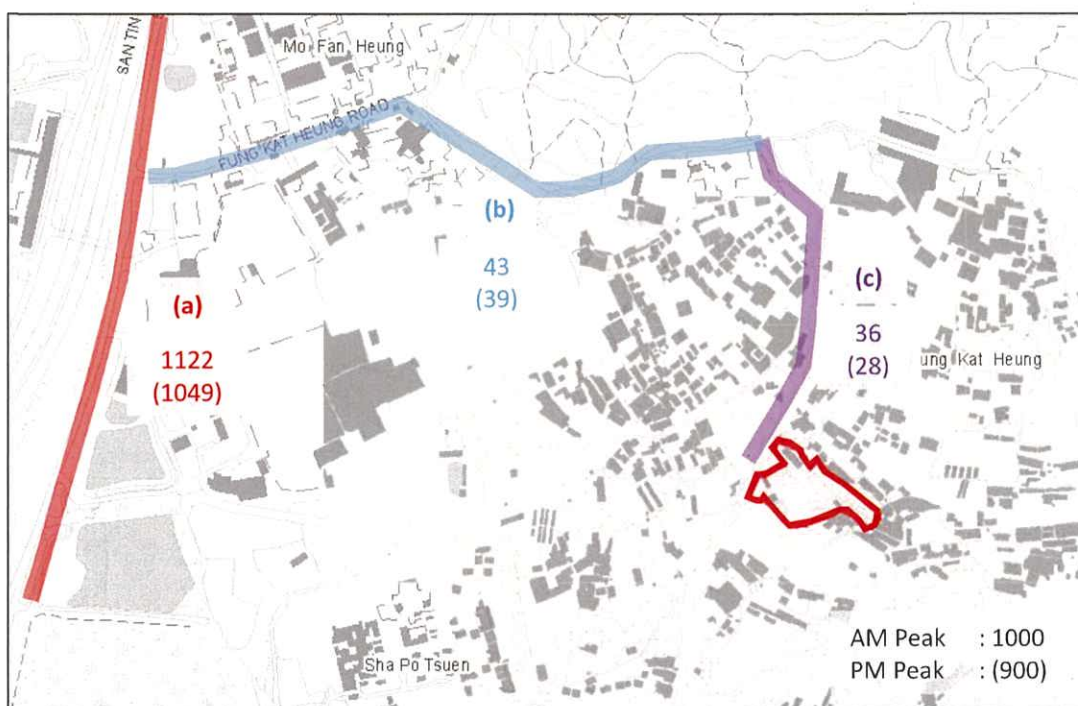
Time Period	Trip Generation and Attraction				
	Private Car		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (11:00 – 12:00)	2	13	0	0	15
Trips at <u>PM peak</u> per hour (15:00 – 16:00)	14	1	0	0	15
Traffic trip per hour (average)	2	2	1	1	6

- (iv) Existing traffic flows and volume to capacity (V/C) ratio assessment of the surrounding road network are as follows:

Road Link		Capacity (veh/hr) (C)	Year 2022					
			AM Peak			PM Peak		
			Traffic Flow (veh/hr)		V/C Ratio	Traffic Flow (veh/hr) (V)		V/C Ratio
(a)	Castle Peak Road – Tam Mi <i>YL - Yuen Long Bound</i> <i>ST - San Tin Bound</i>	1,700 [#]	YL	ST	0.66	YL	ST	0.62
			735	387		695	354	
			1,122			1,049		
(b)	Fung Kat Heung Road	100*	43		0.43	39		0.39
(c)	The Local Access	100*	36		0.36	28		0.28

* Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.

[#] Capacity based on T.P.D.M. Volume 2 Chapter 2 Section 2.4 Table 2.4.1.1: road capacity of 2 lane carriageway under district distributor 7.3m.



- (v) It is estimated that majority of trips generated and attracted by the Site are from/to Yuen Long (road link (a)(Yuen Long bound), the traffic flows and V/C ratio assessment of nearby road network during the operation of the proposed development are as follows:

Road Link		Capacity (veh/hr) (C)	Year 2022					
			AM Peak			PM Peak		
			Traffic Flow (veh/hr)		V/C Ratio	Traffic Flow (veh/hr) (V)		V/C Ratio
(a)	Castle Peak Road – Tam Mi <i>YL - Yuen Long Bound</i> <i>ST - San Tin Bound</i>	1,700 [#]	YL	ST	0.66	YL	ST	0.62 (-)
			738 (+3)	387		698 (+3)	354	
			1,125 (+3)			1,052		
(b)	Fung Kat Heung Road	100*	46 (+3)		0.46	42 (+3)		0.42
(c)	The Local Access	100*	39 (+3)		0.39	31 (+3)		0.31

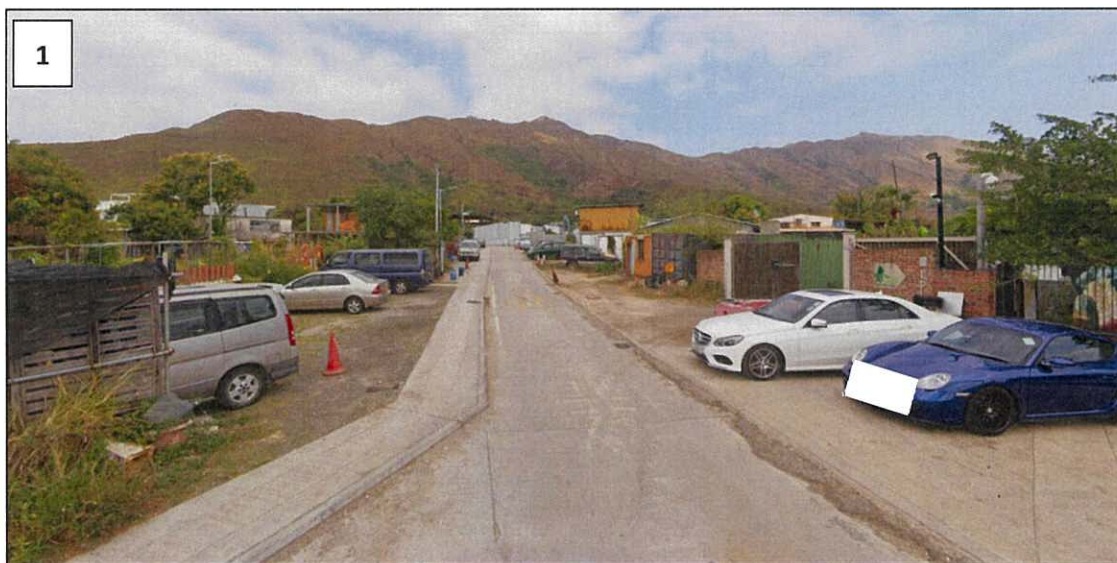
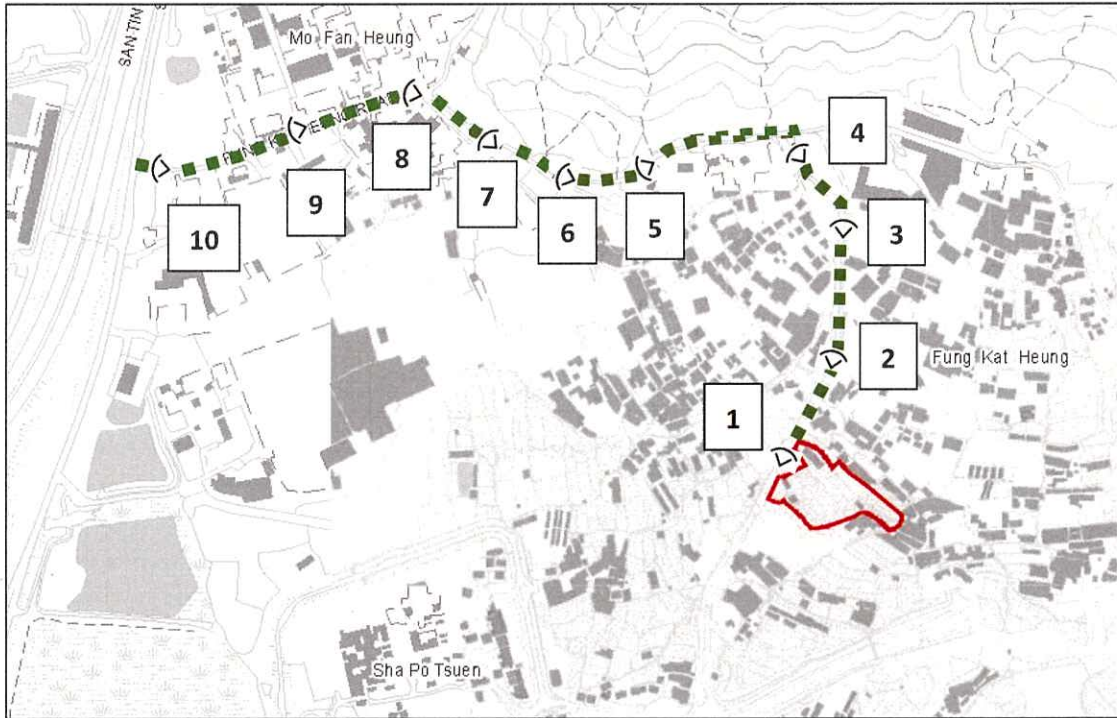
* Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.

[#] Capacity based on T.P.D.M. Volume 2 Chapter 2 Section 2.4 Table 2.4.1.1: road capacity of 2 lane carriageway under district distributor 7.3m.

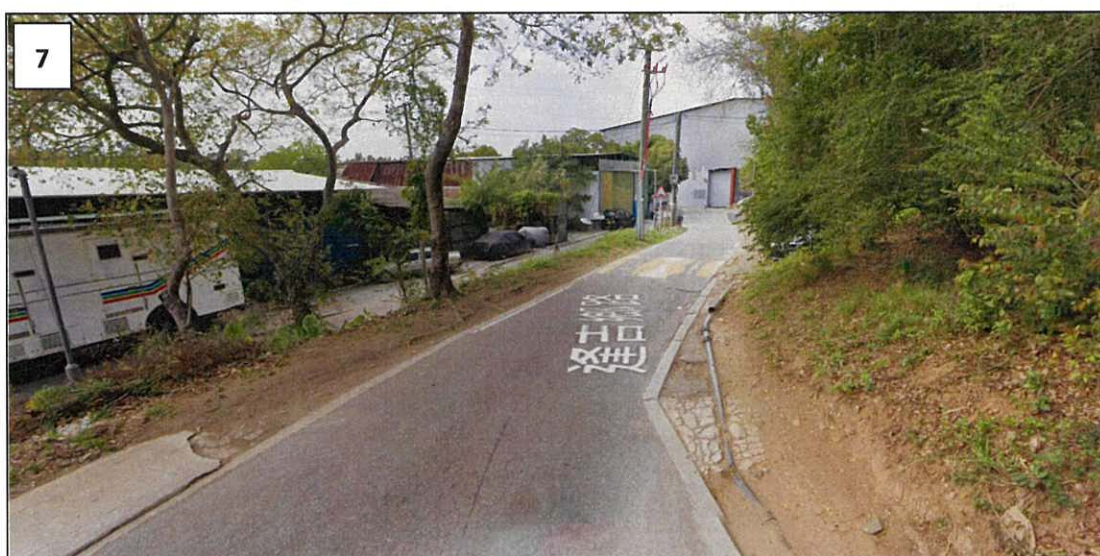
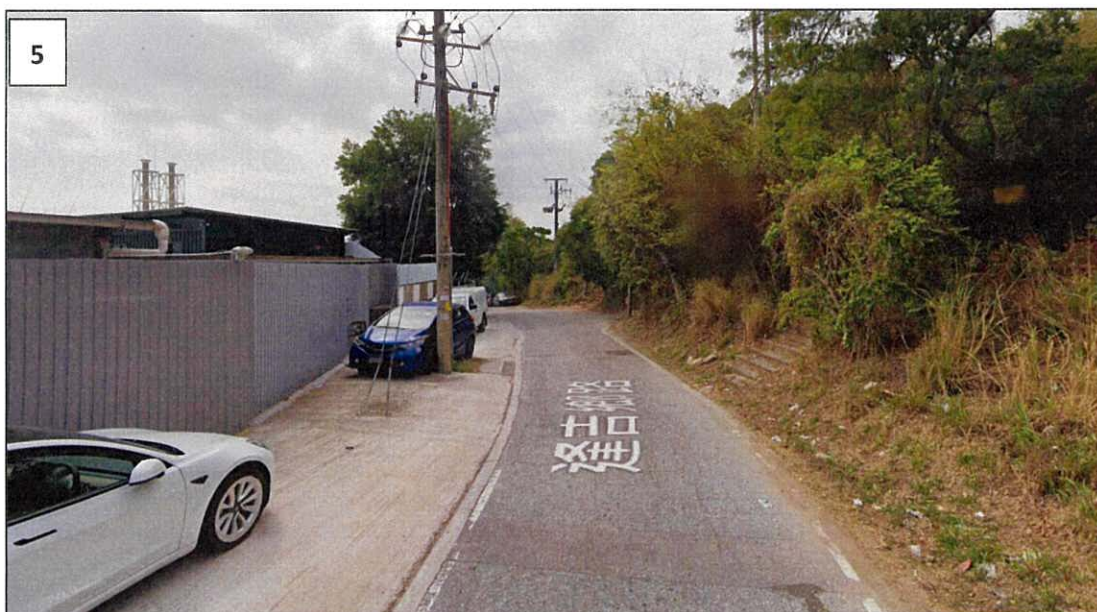
- (vi) As majority of trips generated and attracted by the Site are between 11:00 – 12:00 and 15:00 – 16:00, the proposed development would not create burden to the surrounding road network at AM and PM peak hours.
- (vii) The V/C assessment results in above table indicate that both the surrounding road network is operating with adequate road link capacity during AM and PM peak hours. The assessment results revealed that no significant traffic impacts would be induced due to the proposed development.

Annex III - Manoeuvring of Vehicles to / from Fung Kat Heung Road and along the Local Access

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



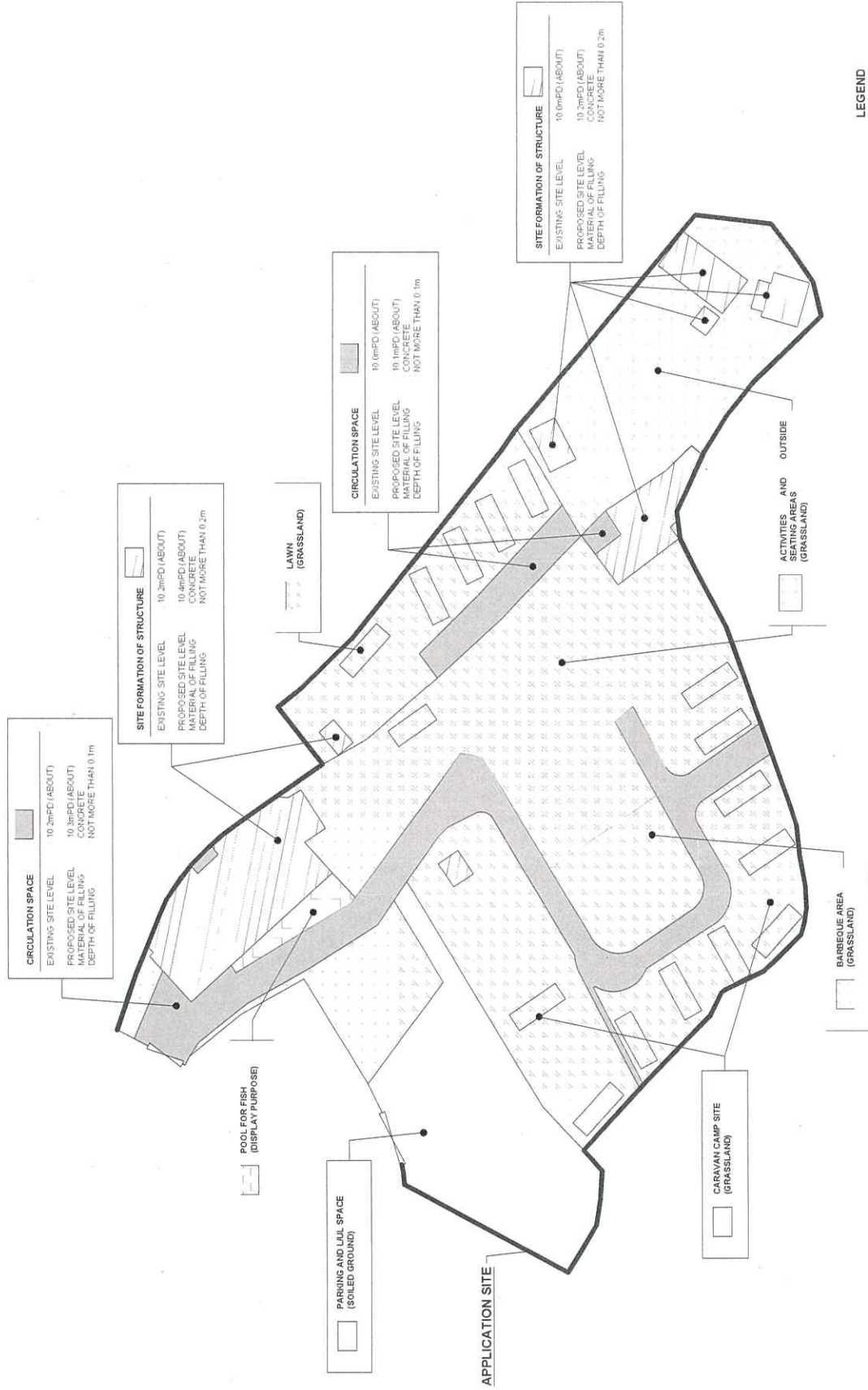
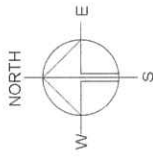






PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,002m ² (ABOUT)
GRASSLAND (LAWN) AREA	: 3,978m ² (ABOUT)
INCLUDE CARAVAN SITE	: 278m ² (ABOUT)
LAND FILLING AREA	: 1,307m ² (ABOUT)
INCLUDE SITE FORMATION	: 574m ² (ABOUT)
INCLUDE CIRCULATION SPACE	: 733m ² (ABOUT)
SOILED GROUND AREA	: 683m ² (ABOUT)
POOL FOR FISH AREA	: 54m ² (ABOUT)

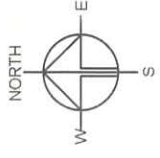


LEGEND

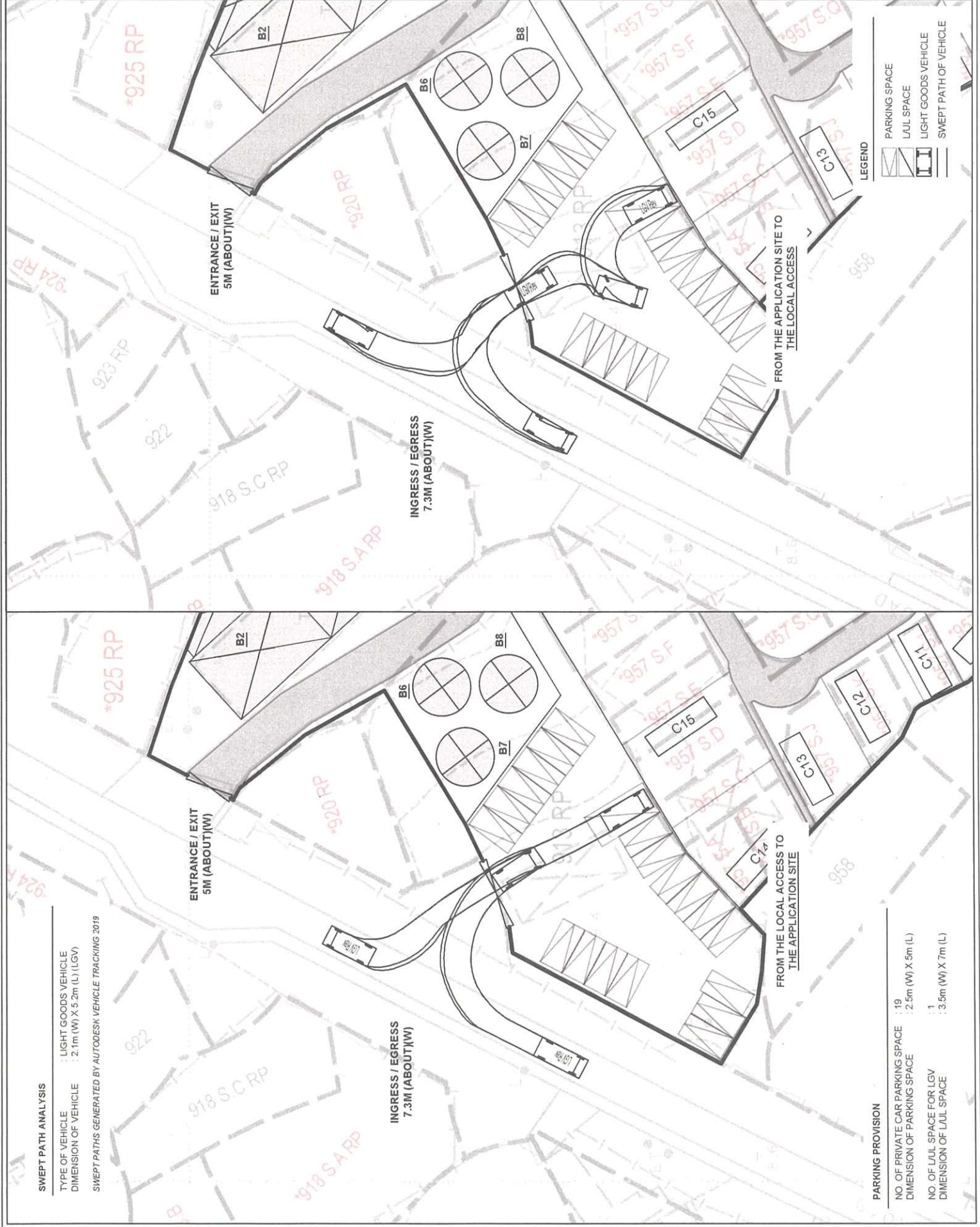
	STRUCTURE
	CANOPY
	CARAVAN SITE
	INGRESS / EGRESS

Drawing No	PLAN 1	Var	02
Project	PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING		
VARIOUS LOTS IN D.D. 107			

Drawing Title	PAVED RATIO
Scale of A3	1 : 800
Date	1.12.2021
Revision	16.2.2022



Drawing Title	PLAN 2	Scale	01
Project	PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE WITH ANCILLARY CANTEEN FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Drawing Title	SWEEP PATH ANALY. (LGV)		
Scale of Plan	1 : 500	Date	1.12.2021
Drawn		Check	07.01.2022



SWEEP PATH ANALYSIS

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

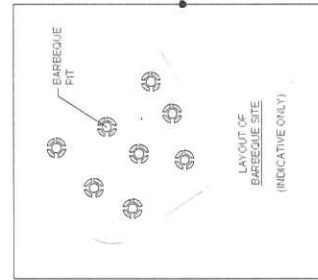
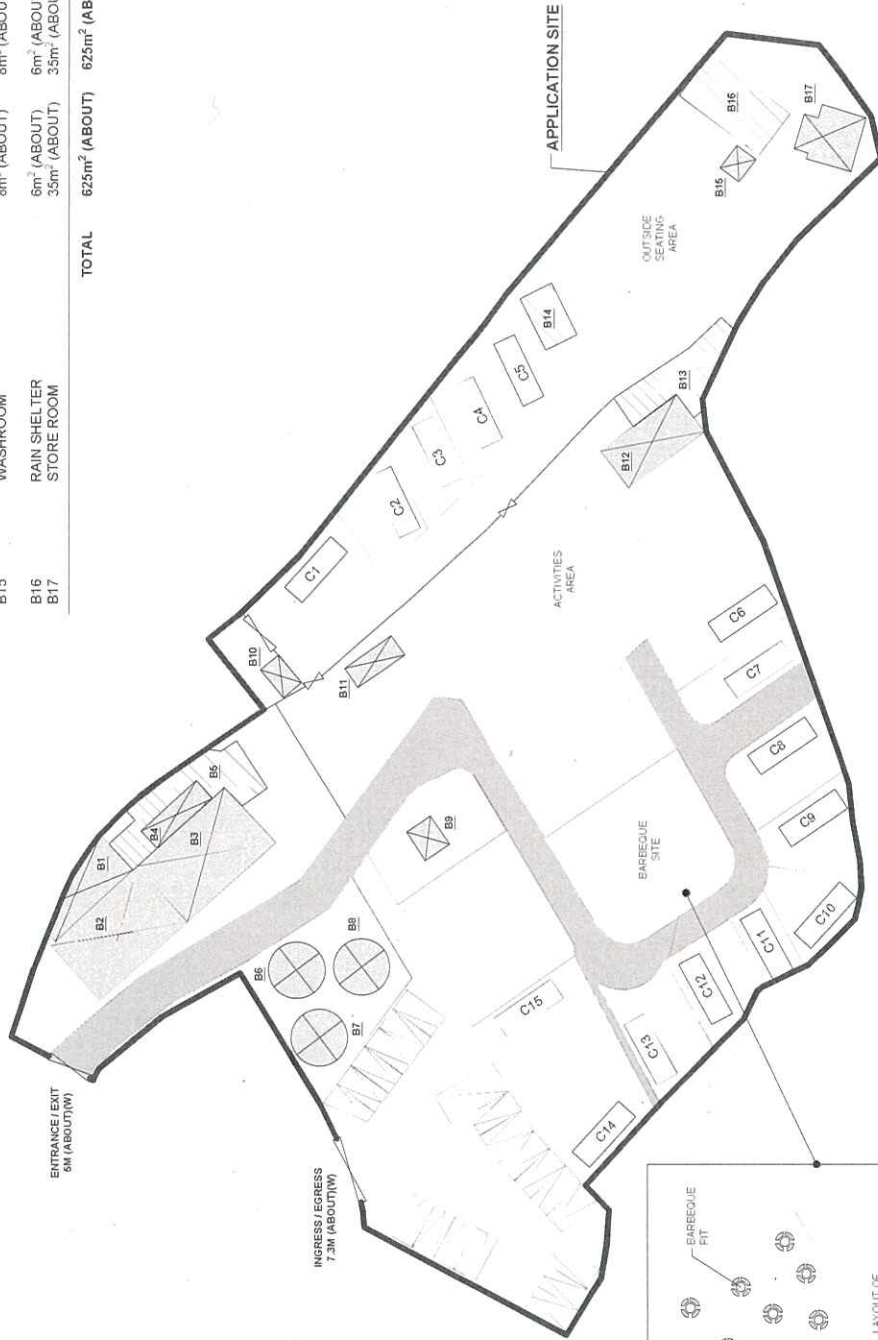
SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

PARKING PROVISION	
NO. OF PRIVATE CAR PARKING SPACE	: 19
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)

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,002m ² (ABOUT)
COVERED AREA	: 904m ² (ABOUT) (INCLUDE 779m ² CARAVAN CAMP SITE)
UNCOVERED AREA	: 5,098m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15% (ABOUT)
NO. OF STRUCTURE	: 32 (INCLUDE 15 CARAVAN CAMP SITE)
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 904m ² (ABOUT) (INCLUDE 779m ² CARAVAN CAMP SITE)
BUILDING HEIGHT	: 2.8m - 4m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	KITCHEN OF CANTEN	40m ² (ABOUT)	40m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	ANCILLARY CANTEN	100m ² (ABOUT)	100m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	ACTIVITIES ROOM	100m ² (ABOUT)	100m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM	20m ² (ABOUT)	20m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	68m ² (ABOUT)	68m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	RAIN SHELTER	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B7	RAIN SHELTER	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B8	RAIN SHELTER	28m ² (ABOUT)	28m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B9	GUARDROOM	11m ² (ABOUT)	11m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	METER ROOM	10m ² (ABOUT)	10m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	REFRESHMENT KIOSK	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B12	ACTIVITIES ROOM	50m ² (ABOUT)	50m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B13	RAIN SHELTER	57m ² (ABOUT)	57m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B14	RAIN SHELTER	23m ² (ABOUT)	23m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B15	WASHROOM	8m ² (ABOUT)	8m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B16	RAIN SHELTER	6m ² (ABOUT)	6m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B17	STORE ROOM	35m ² (ABOUT)	35m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		625m ² (ABOUT)	625m ² (ABOUT)	



PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 19
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)

CARAVAN CAMP SITE

NO. OF CARAVAN CAMP SITE	: 15
TOTAL AREA OF CARAVAN CAMP SITE	: 279m ² (ABOUT)
DIMENSION OF SITE	: 2.44m (W) X 7.62 (L)(ABOUT)
HEIGHT OF CARAVAN	: 2.8m (ABOUT)
COVERED AREA	: 18.6m ² (ABOUT) EACH

LEGEND

	STRUCTURE
	CANOPY
	CARAVAN SITE
	PARKING / LUL SPACE
	INGRESS / EGRESS

LAYOUT PLAN

Scale of A4

1 : 800

Date

1.12.2021

Drawn

1.12.2021

Reviewed

24.2.2022

PLAN 3

Project

PROPOSED TEMPORARY CARAVAN HOLIDAY CAMP AND BARBEQUE SITE 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/817

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

By Email

1 March 2022

Dear Sir,

2nd Further Information

**Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of 3 Years
and Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/817)

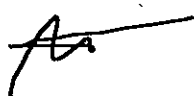
We are writing to submit further information to provide clarifications for the subject application,
details are as follows:

- (i) The operation hours of the proposed development are 09:00 to 22:00 daily (including public holiday), except for overnight camping activities.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN
(Attn.: Ms. Larissa WONG

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

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition (s)</u>
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 [revoked on 16.8.2021]	(3), (4), (5), (6), (7), (8), (9), (10)
5	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 and Filling of Land	9.7.2021	(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 clauses
- (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

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
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	(1), (2), (3), (4), (5), (6), (7)
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	(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 clauses
- (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

就規劃申請/覆核提出意見 Making Comment on Planning Application-/ Review

參考編號

Reference Number:

220121-153237-56897

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

21/01/2022 15:32:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/817

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

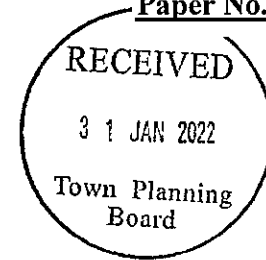
意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

致：

城市規劃委員會



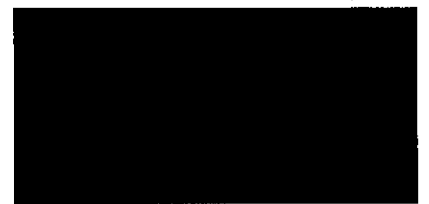
據知，有人向城市規劃委員會申請
在DD107約多個地段，臨時露營車度
假營及燒烤場連附屬食亭(為期3年)

本人反對，理由下：申請地點是沙埔
範圍，申請的土地位置的土地業主是
沙埔原居民的，其實附近有好多土地
都是沙埔原居民的，何解劃入蓬江鄉名
字，貴處要查清楚先批給許可。

謝謝！

編號A/YL-KTN/817

黃軍豪



2022, 1.30



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 6538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

27th January 2022

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/817

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

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

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9, the planning intention of agriculture 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"*. From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention, especially the need to propose 22% of paved area. We do not think such plan is in line with the planning intention.

2. Adverse environmental impacts

3 planning applications, namely A/YL-KTN/520, A/YL-KTN/665, and A/YL-KTN/772, have been approved with conditions at the proposed site. Comparing the existing application with the previous applications (see the table below), its development scale is larger, with larger site, more structures, parking spaces, higher maximum building height. We especially worry that the current paved area ratio is much higher than the previous applications. Paving too excessive materials such as concrete, brick, gravel on the existing farmland is largely incompatible with the subject site and its surrounding area.



長春社 Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 6538
 Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
 網址 Website: www.cahk.org.hk

Major Development Parameters	A/YL-KTN/520	A/YL-KTN/665	A/YL-KTN/772	A/YL-KTN/817
Site Area	3,885 m ² (about)	3,885 m ² (about)	5,525 m ² (about)	6,002 m ² (about)
Covered Area Ratio	12% (about)	12% (about)	12% (about)	15% (about)
Paved Area Ratio	11% (about)	11% (about)	10% (about)	22% (about)
Building Height	2.5m-3.8m	2.5m-3.8m	2.8m-4m	2.8m-4m
No. of structures	14 (reception and agriculture teaching Center, storage of agricultural tools and seeds, portable toilet, caravan camp)	14 (reception and agriculture teaching center, storage of agricultural tools and seeds, portable toilet, caravan camp)	23 (ancillary canteen, canteen kitchen, washroom, caretaker office, refreshment kiosk, agricultural education room, rain shelter (canopy) and caravan camp site)	32 (ancillary canteen, canteen kitchen, activity room, washroom, outdoor seating accommodation, guardroom, meter room, refreshment kiosk, rain shelter (canopy) and store room uses, and 15 caravans)
No. of Parking Spaces	15	16	17	20

Details above are extracted from Gist of A/YL-KTN/520, A/YL-KTN/665, A/YL-KTN/772

3. Undesirable precedent for similar applications

According to Statutory Planning Portal, we note that since 2015, 4 planning applications (Nos. A/YL-KTN/474, 520, 665 and 772) have been submitted for temporary hobby farm at the same site. However, none of them have been implemented until now.

- Application No. A/YL-KTN/474 was revoked in August 2018



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

- Application No. A/YL-KTN/520, after applying extension of time limit 8 times, was lapsed on May 2019
- Application No. A/YL-KTN/665, with the planning permission valid until 5 July 2022, has already approved for extension of time limit 8 times. At this moment, merely the approval condition on submission of fire service installations proposal has been complied with¹

With the above observation, we doubt that the project proponent is not able to fulfil the conditions mentioned by Town Planning Board (TPB), and demonstrates large departure from the proposed use on a temporary basis. We do not think further sympathetic consideration should be given or it would set undesirable precedent for similar applications in future.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association

¹ Please refer to Section 5 Previous applications, RNTPC Paper No. A/YL-KTN/772
https://plandcss2-my.sharepoint.com/personal/tpbsubmission_pland_gov_hk/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Ftpbsubmission%5Fpland%5Fgov%5Fhk%2FDocuments%2FMeeting%20Folder%2FRNTPC%2FRNTPC%2D20210709%2FFSYLE%2FA%5FYL%2DKTN%5F772%2FA%5FYL%5FKTN%5F772%5FMainpaper%2Epdf&parent=%2Fpersonal%2Ftpbsubmission%5Fpland%5Fgov%5Fhk%2FDocuments%2FMeeting%20Folder%2FRNTPC%2FRNTPC%2D20210709%2FFSYLE%2FA%5FYL%2DKTN%5F772

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A/YL-KTN/817 Fung Kat Heung Caravan Park / BBQ

04/02/2022 01:44

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/YL-KTN/817

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

Site area : About 6,002sq.m

Zoning : "Agriculture"

Applied development : 15 Caravan Holiday Camp / BBQ / Canteen / 20 Vehicle
Parking / Filling of Land

Dear TPB Members,

So now the real intention is revealed. The Applicant is back with a larger footprint and the 772 'Hobby Farm' you approved and any pretense that at least some of the land would be used to produce crops has been ditched.

*The applied use was generally not in conflict with the planning intention of the "Agriculture" ("AGR") zone and **50% of the application site (the Site) was proposed for farmland. According to the applicant, the caravan camp site occupying only about 3.4% of the Site was for providing overnight accommodation to the hobby farm users and the canteen was an ancillary facility to support the operation of the hobby farm.***

Under this application most of the site would effectively be covered in one way or another, tents, canteen, parking.

There is also the issue of hygiene and the undetermined quantity of grey water, sewerage, etc that would be generated.

the applicant did not submit a proposal on disposal of waste/wastewater from the proposed ancillary canteen.

Note that to date conditions have not been fulfilled.

Some of the members in July did question the wisdom of allowing so much agricultural land to be cemented over and devoted to other uses. This is in fact contrary to the policies of the mainland government that productive land be used to

produce food in line with self-determination and the need for China to be self-sufficient in food production. Apparently those government depts. that support other uses have not been reading the edicts and are behind the curve, as Hong Kong often is with regard to national policy objectives.

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

Not only govt depts but also TPB members have a duty to take into consideration national policy and should reject this application that removes 6,00sq.mts of farmland from our already dwindling acreage. As going forward large swathes of AG will be rezoned for the Northern Metropolis farmland in those districts to be spared must be ring-fenced.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 18 June 2021 4:02 AM CST

Subject: AYL-KTN/772 Fung Kat Heung Caravan Park

AYL-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 **545m2** 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.

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

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Wednesday, October 28, 2020 2:21:06 AM

Subject: AYL-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.*

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Sent: Tuesday, July 16, 2019 2:58:14 AM

Subject: A/YL-KTN/670 Kam Tin Hobby Farm

A/YL-KTN/670

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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.

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Sent: Thursday, June 6, 2019 2:40:07 AM

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5-4 P100

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Re: A/YL-KTN/817 Fung Kat Heung Caravan Park / BBQ

08/02/2022 03:08

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Typo

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To: tpbpd <tpbpd@pland.gov.hk>

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Advisory Clauses

- (a) the planning permission is given to the development / uses under application. It does not condone any other development / uses which currently exist on the Site but not covered by the application. Immediate action should be taken to discontinue such development / use not covered by the permission;
- (b) 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. Lots 926 RP and 954 S.A in D.D 107 is covered by Short Term Waiver (STW) No. 4477 and 5007 to permit structures erected thereon for the purpose of "Temporary Hobby Farm" and "Temporary Animal Boarding Establishment" respectively. 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;
- (c) note C for T's comments that sufficient manoeuvring space shall be provided within the Site. No vehicle should be allowed to queue back to or reverse onto / from public road. 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;
- (d) 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 and drains. HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road;
- (e) note DEP's comments that the applicant is advised (i) to 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; (ii) that adequate supporting infrastructure/ facilities should be provided for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. The design and construction of the septic tank and soakaway system shall follow the requirement of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and certification by Authorized Person; (iii) that 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”; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (f) note CTP/UD&L, PlanD’s comments 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. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works;
- (g) note D of FS’ comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) 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;
- (i) 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;

- (j) note D of HA's comments that for the temporary caravan holiday camp with provision of short-term sleeping accommodation at a fee, if the 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. The 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
- (k) 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.