

2022年 2月 0 7日

此文件在 收到・城市規劃委員會
只合在收到所有必需的資料及文件後才正式確認收到
申請的日期

7 FEB 2022

Appendix I of RNTPC
Paper No. A/YL-KTN/823

Form No. S16-III
表格第 S16-III 號

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**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/te/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/M-L-KTM/1823
	Date Received 收到日期	7 FEB 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/tb/>. 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/tb/>), 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)

Fairwise Limited (錦湖有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1374 (Part), 1382 (Part) & 1384 (Part) in D.D.107 & Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, N.T.
(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 12,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 352 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 358 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/XL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant with some structures (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"¹⁶ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹⁶ (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"¹⁶ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹⁶ (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹⁶.
並不是「現行土地擁有人」¹⁶。
- ☐ 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)"¹⁶.
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」¹⁶。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"¹⁶.
已取得 名「現行土地擁有人」¹⁶的同意。

Details of consent of "current land owner(s)" ¹⁶ obtained 取得「現行土地擁有人」 ¹⁶ 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained. (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified..... "current land owner(s)"[#]
已通知..... 名「現行土地擁有人」[#]：

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#*}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書^{*}

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 13.1.2022 (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
5.1.2022 (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 _____ (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
位於鄉地/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/Remission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如位於鄉地/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，請逕向(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp & Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<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	11,648	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	352	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 352	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 352	sq.m <input 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)		
Structure 1: Site office (Not exceeding 5m, 1 storey), Structure 2: Toilet (Not exceeding 4m, 1 storey), Structure 3: Store room for farm tools and necessities (Not exceeding 4.5m, 1 storey), Structure 4: Reception room (Not exceeding 4m, 1 storey), Structure 5: Rain shelter (Not exceeding 6m, 1 storey)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	8 spaces of 5m x 2.5m (PC/Van type vehicle)	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays for hobby farm 24 hours and 7 days a week for holiday camp			
(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)). Vehicular access leading from Fung Kat Heung Road	
	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)	
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
關於郊區臨時用途發展的許可延期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

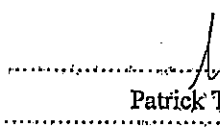
1. The proposed hobby farm is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. The proposed holiday camp involves only tent camping and no temporary structures will be erected for boarding purpose.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because the hobby farm will be closed from 7:00p.m. to 9:00a.m. The holiday camp is also an inert use which would not affect the tranquil environment at the site.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. Similar hobby farm has been approved in the same "AGR" zone such as A/YL-KTN/649.
9. The proposed holiday camp is similar to caravan holiday camp in nature. It is noted that caravan holiday camp has been approved in the same "AGR" zone such as A/YL-KTN/693.
10. The maximum visitors of the application site is 28 and they can be accommodated by 7 private cars and the shuttle van provided by the applicant. Only the visitors of the holiday camp can enjoy the hobby farm at the application site.
11. The proposed holiday camp involves only a sitting out area for eating and no camp fire will be allowed for cooking or leisure purpose.
12. No land filling, excavation of land and filling of pond will be carried out within the application site.

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


Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

13/1/2022

(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 1374 (Part), 1382 (Part) & 1384 (Part) in D.D.107 & Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, N.T.
Site area 地盤面積	12,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 358 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan. 圖則	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
Zoning 地帶	"Agriculture" ("AGR")
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 Holiday Camp & Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	352 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.029 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	2.93 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		8 (PC/Van type vehicle) 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) NA		0 0 0 0 0

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"/>
Proposed drainage plan, site plan, vehicular access plan		
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"/>
Drainage proposal and estimated traffic generation		
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。

**Proposed Temporary Holiday Camp & Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years
at
Lots 1374 (Part), 1382 (Part) & 1384 (Part) in D.D.107 & Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, N.T.**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 12,000m² and a pond is found at the western part of the application site.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by some vacant land to the south and two approved animal boarding establishment to the north across the river. A river is found to the immediate north of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a gradient sloping from southeast to northwest from about +21.9mPD to +16.3mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to Figure 4, it is noted that the land to the north is comparatively higher than the application site. However, there is no development to the south of the application site and almost all the land to the south is paved with grass. As such, no external catchment has been identified because land infiltration is expected.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in Figure 4, a river is found to the immediate north of the application site.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- The area of the entire catchment after the deduction of the area of the pond at the western part of the application site is approximately 7,000m²;
- In view of that the majority of the catchment is vegetated or covered by soil in nature,

it is assumed that the value of run-off co-efficient (k) is taken as 0.5.

$$\text{Difference in Land Datum} = 21.9\text{m} - 16.3\text{m} = 5.6\text{m}$$

$$L = 161\text{m}$$

$$\therefore \text{Average fall} = 5.6\text{m in } 161\text{m} \text{ or } 1\text{m in } 28.75\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [161 / (3.48^{0.2} \times 7,000^{0.1})]$$

$$t_c = 7.48 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 250 mm/hr

$$\text{By Rational Method, } Q_1 = 0.5 \times 250 \times 7,000 / 3,600$$

$$\therefore Q_1 = 243.06 \text{ l/s} = 14,583.33 \text{ l/min} = 0.24\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:100 to 1:120 in order to follow the gradient of the application site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that 375mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the river to the immediate north of the application site.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 10cm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by vehicular access leading from Fung Kat Heung Road. It is situated amidst the 'Agriculture' ("AGR") zone.
- 2.2 The proposed holiday camp will operate 24 hours daily whereas the proposed hobby farm will operate from 9:00a.m. to 7:00p.m. daily. The maximum number of visitors is 28 per day for the tent camping ground which can be accommodated by 7 private cars because the site would allow the parking of 7 private cars at any time while another parking space will be reserved for the use of staff for picking up visitor to/from the site and picking up of staff by a van type vehicle. There will be 4 staffs at the application site. The 7 parking spaces for private car can only be used by visitors with prior booking. No walk-in customers are allowed to get into the proposed development. The proposed hobby farm will only be opened for the customer of the holiday camp. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

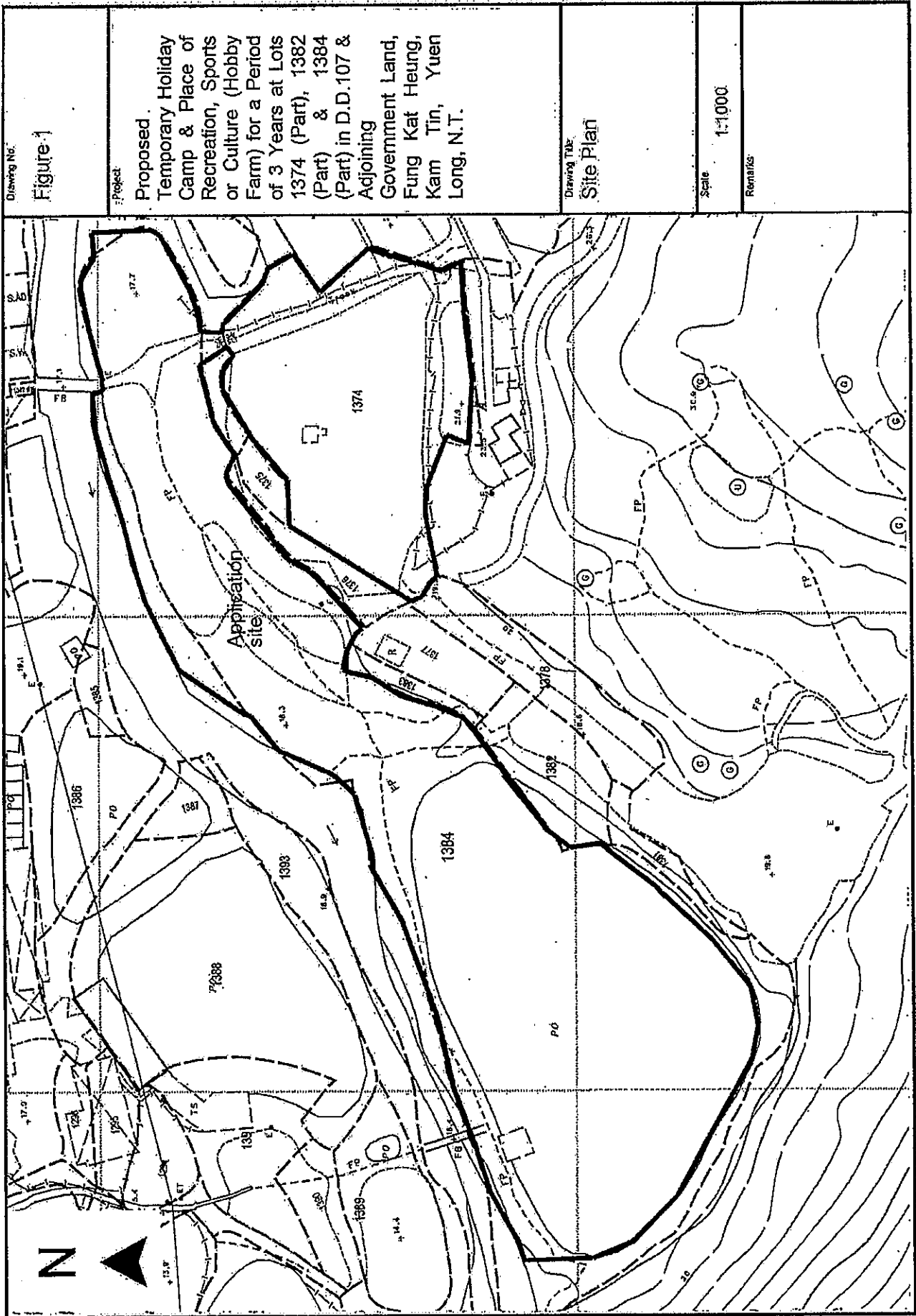
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car / Van type vehicle	1.0	1.0	2	2

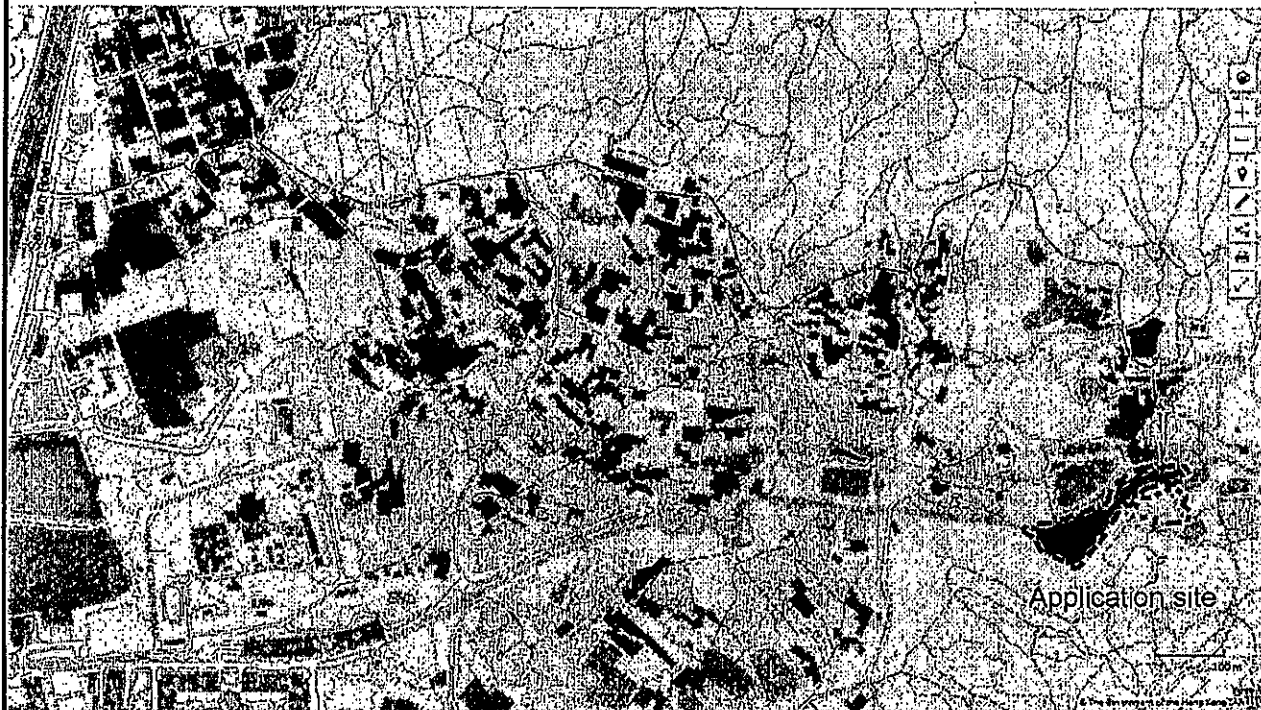
Note 1: The opening hour of the proposed hobby farm is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays whereas the proposed holiday camp will be opened 24 hours;

Note 2: The pcu of private car / van type vehicle is taken as 1 &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Fung Kat Heung Road because the average traffic generation and traffic attraction is only 1.0pcu/hr respectively. The negligible increase in traffic would not aggravate the traffic condition of San Tam Road, Fung Kat Heung Road and nearby road networks.





Project 項目名稱:

Proposed Temporary Holiday Camp & Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 1374 (Part), 1382 (Part) & 1384 (Part) in D.D.107 & Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

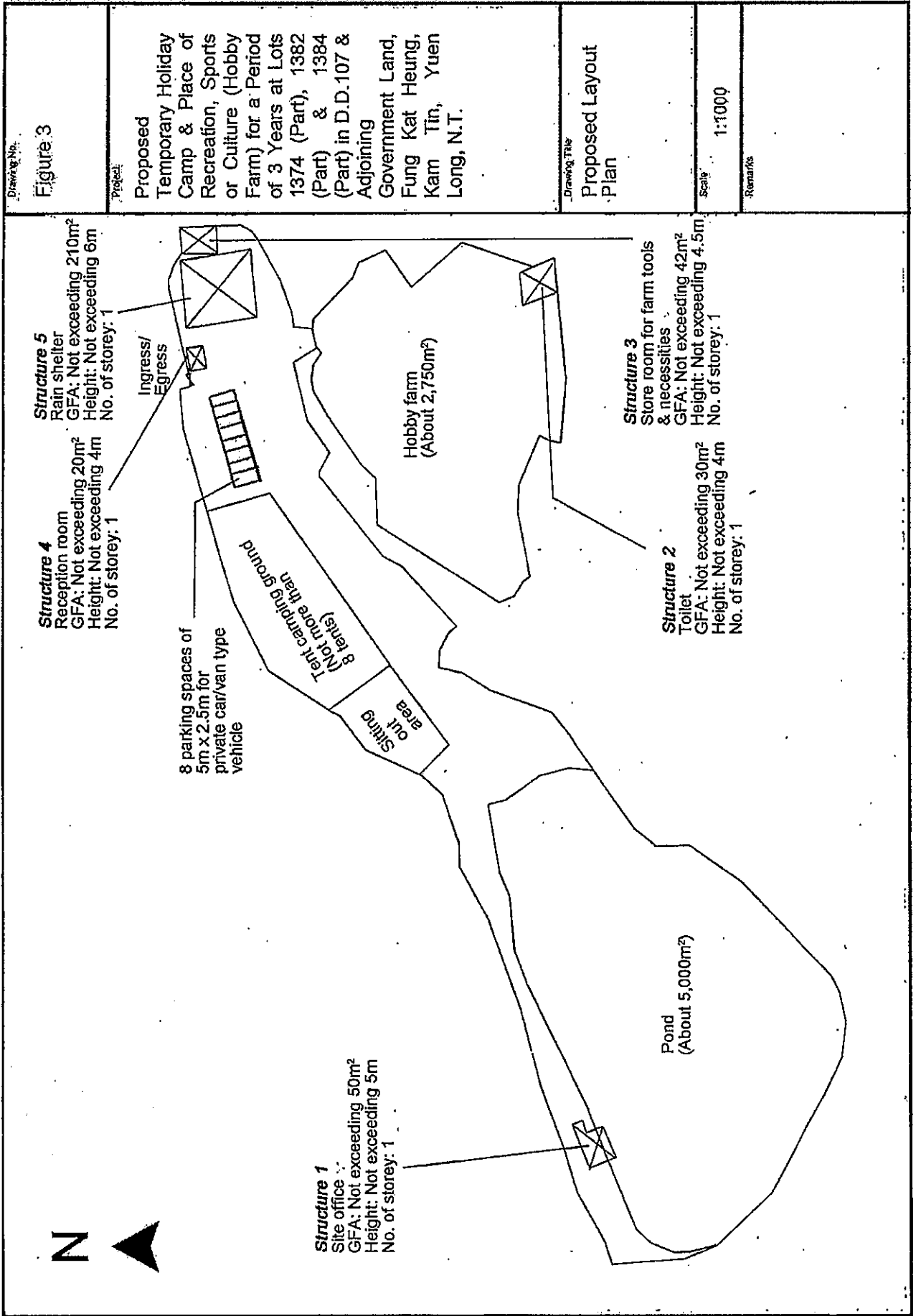
Figure 2

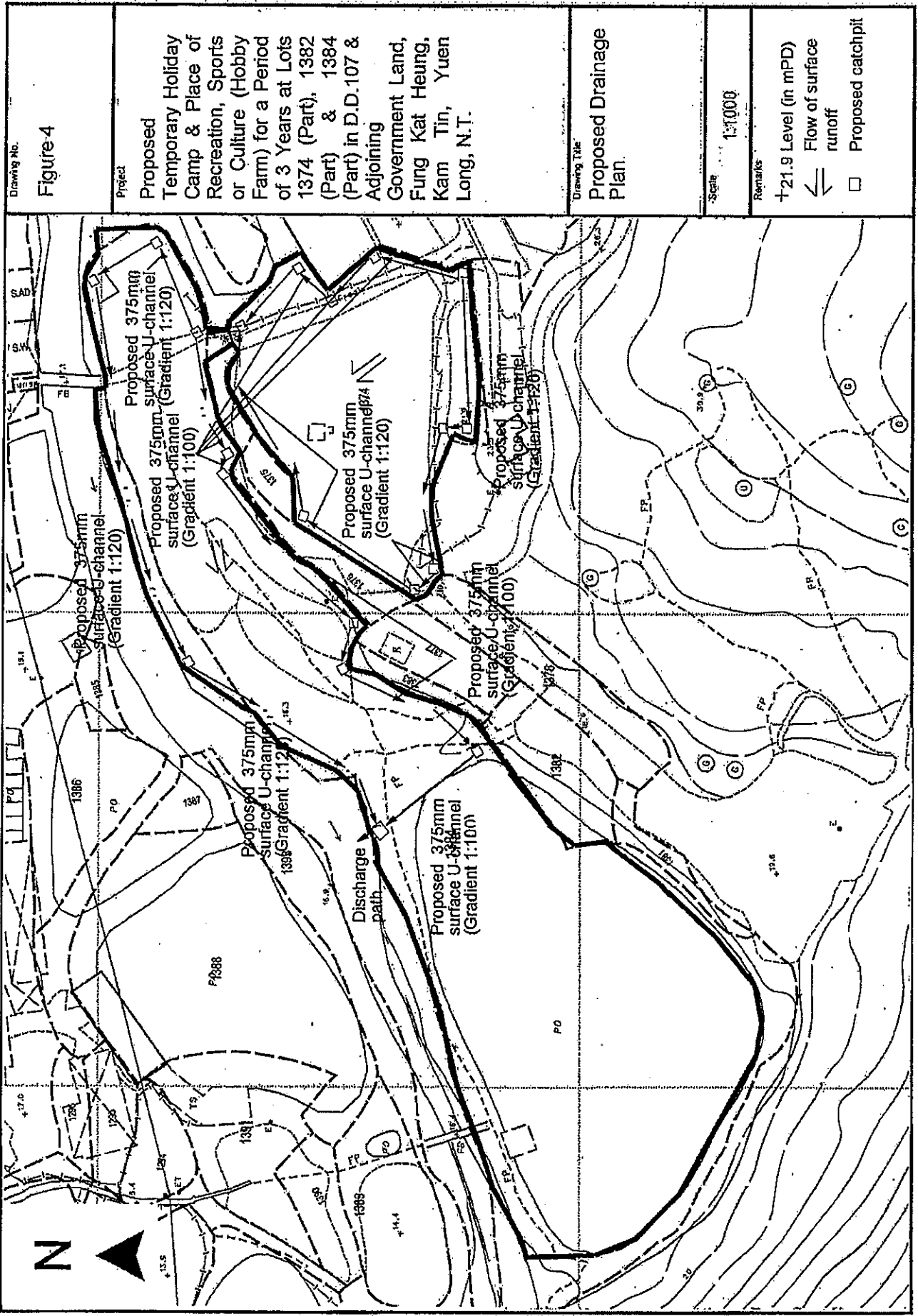
Remarks 備註:

→ Vehicular access leading from Fung Kat Heung Road

Scale 比例:

As shown





TPB Ref.: A/YL-KTN/823

By Email

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

Dear Sir,

Proposed Temporary Holiday Camp & Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 1374 (Part), 1382 (Part) & 1384 (Part) in D.D.107 & Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Our response to the comments of the Transport Department as follows:

Transport Department's comment	Applicant's Response
(a) The applicant should review the trip generation and attraction due to the development as there are 8 parking spaces proposed for the development;	<p>Noted. The proposed holiday camp will operate 24 hours daily whereas the proposed hobby farm will operate from 9:00a.m. to 7:00p.m. daily. The maximum number of visitors is 28 per day for the tent camping ground which can be accommodated by 7 private cars because the site would allow the parking of 7 private cars at any time while another parking space will be reserved for the use of staff for picking up visitor to/from the site and picking up of staff by a van type vehicle. There will be 4 staffs at the application site. <u>As shown in the proposed layout plan (Figure 3), there are only 8 tents to be set up at the application site so that 8 parking spaces would be adequate to serve the visitors.</u> No walk-in customers are allowed to get into the proposed development. The proposed hobby farm will only be opened for the customer of the holiday camp. Please refer to the updated trip generation and attraction in Annex 1.</p> <p>Also, the proposed parking spaces at the application site would only be opened to visitors with prior appointment.</p>

<p>(b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site;</p>	<p>Noted. As shown in Figure 6, it is noted that there is another animal boarding establishment approved by Town Planning Board on 16.8.2019 to the immediate north of the application site (TPB Ref.: A/YL-KTN/659). On the grounds that the said planning permission and the application site shares the same routing (i.e. common access) from San Tam Road, it would be reasonable to conclude that there is smooth manoeuvring of vehicles to and from San Tam Road and the site to the immediate north of the application site. The applicant also submits a swept path analysis showing that there is smooth manoeuvring of vehicles to and from the common access of the above-mentioned planning permission and the site in Figure 6.</p> <p>The clear width of the road section circled in purple is about 2.26m. As shown in photo 3, it is shown that a private car can pass through the narrowest part of the road where a CLP's electric pole is found. The attached photos 1 and 2 taken at the both sides of the road section circled in purple show that there is sufficient line of sight to observe opposite traffic. The photo viewpoint is shown in updated Figure 6.</p>
<p>(c) The applicant should indicate the clear width of the vehicular ingress/egress on the layout plan;</p>	<p>Noted. Please refer to Figure 3.</p>
<p>(d) The applicant should provide nearest public transport services and indicate on the layout plan; and</p>	<p>Noted. Please refer to Figure 5.</p> <p>Given that the nearest public transport services are away from the site, there is one parking space reserved for the staff to pick up visitors from the nearest public transport services to the site.</p>
<p>(d) The applicant should note the local access between San Tam Road and the site is not managed by this Department.</p>	<p>Noted.</p>

Should you have any questions, please feel free to contact the undersigned at

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Loree DUEN) – By email

Photo 1



Photo 2

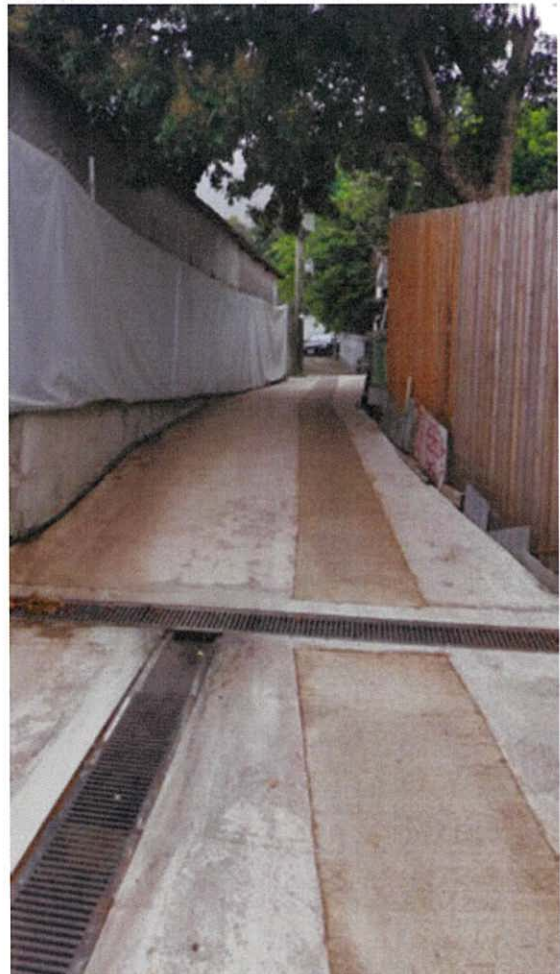
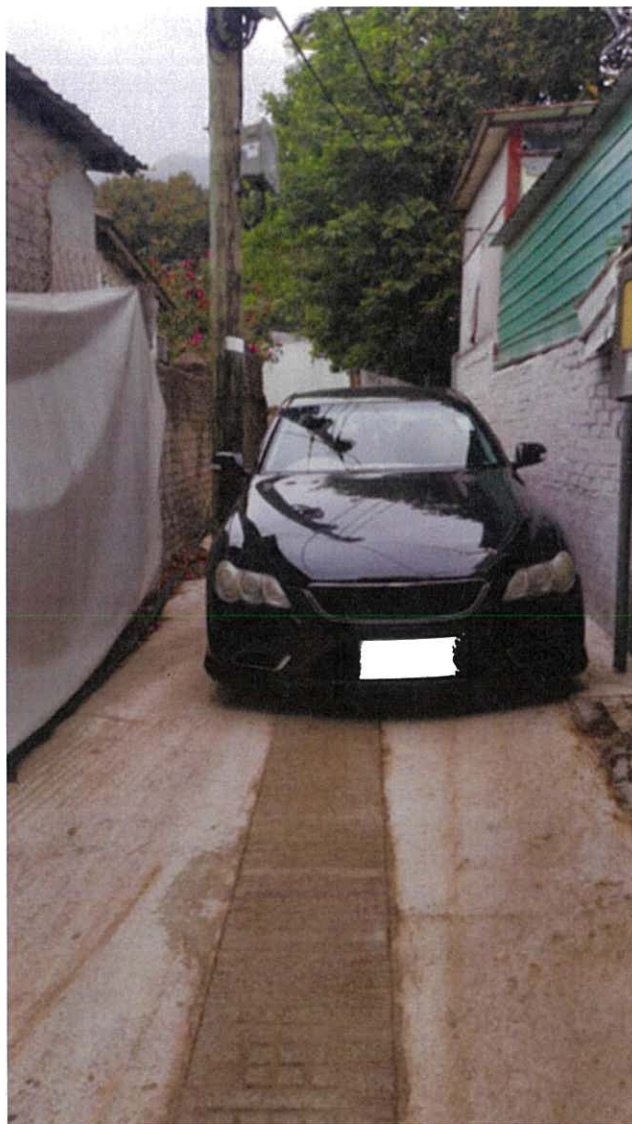


Photo 3



Annex 1 Trip Generation and Attraction for the Proposed Development

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car / Van type vehicle	0.9 (between 9:00a.m. to 7:00p.m.)	0.9 (between 9:00a.m. to 7:00p.m.)	2	2

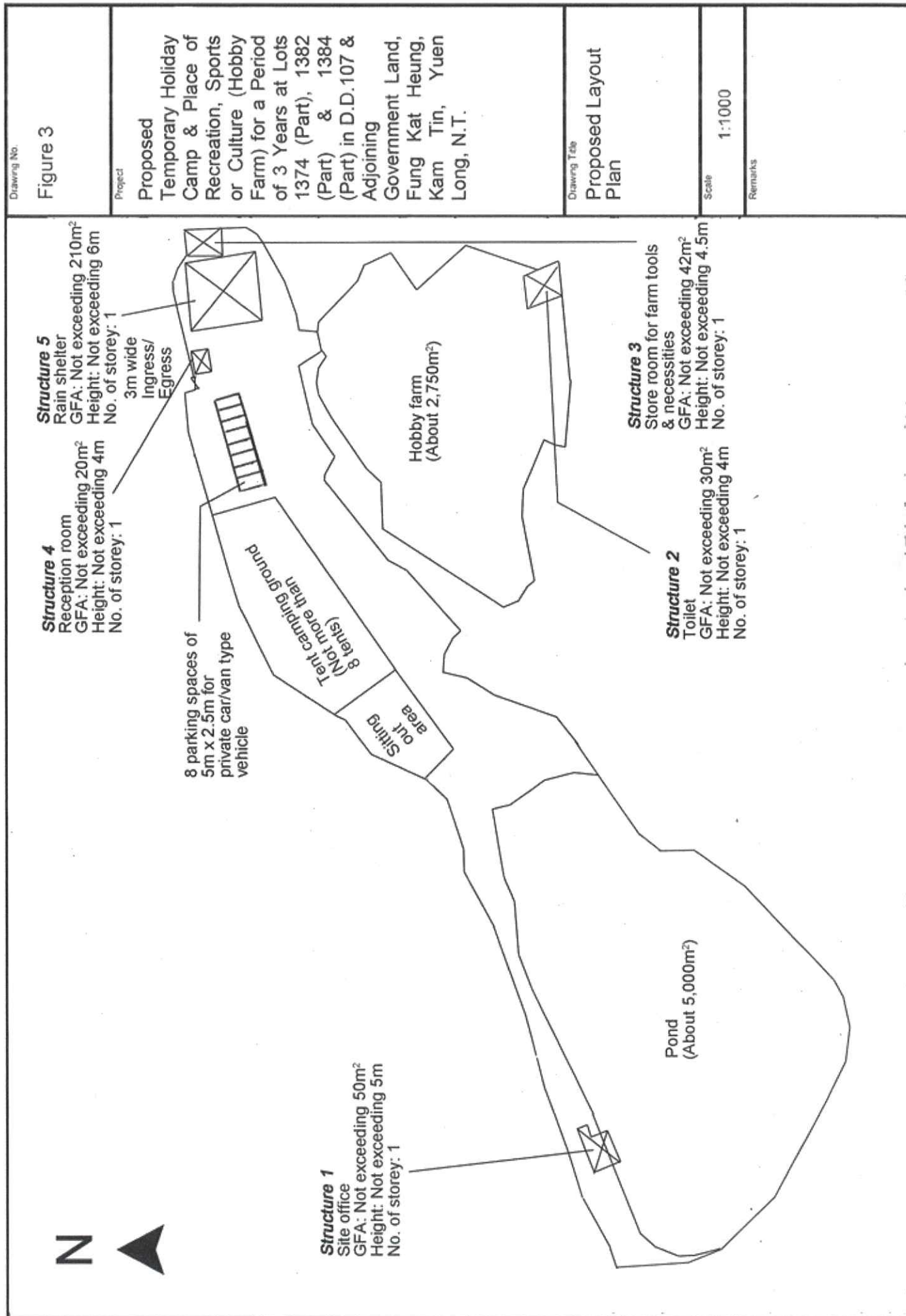
Note 1: The opening hour of the proposed hobby farm is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays whereas the proposed holiday camp will be opened 24 hours; The check-in time and check-out time is between 9:00a.m. to 7:00p.m.

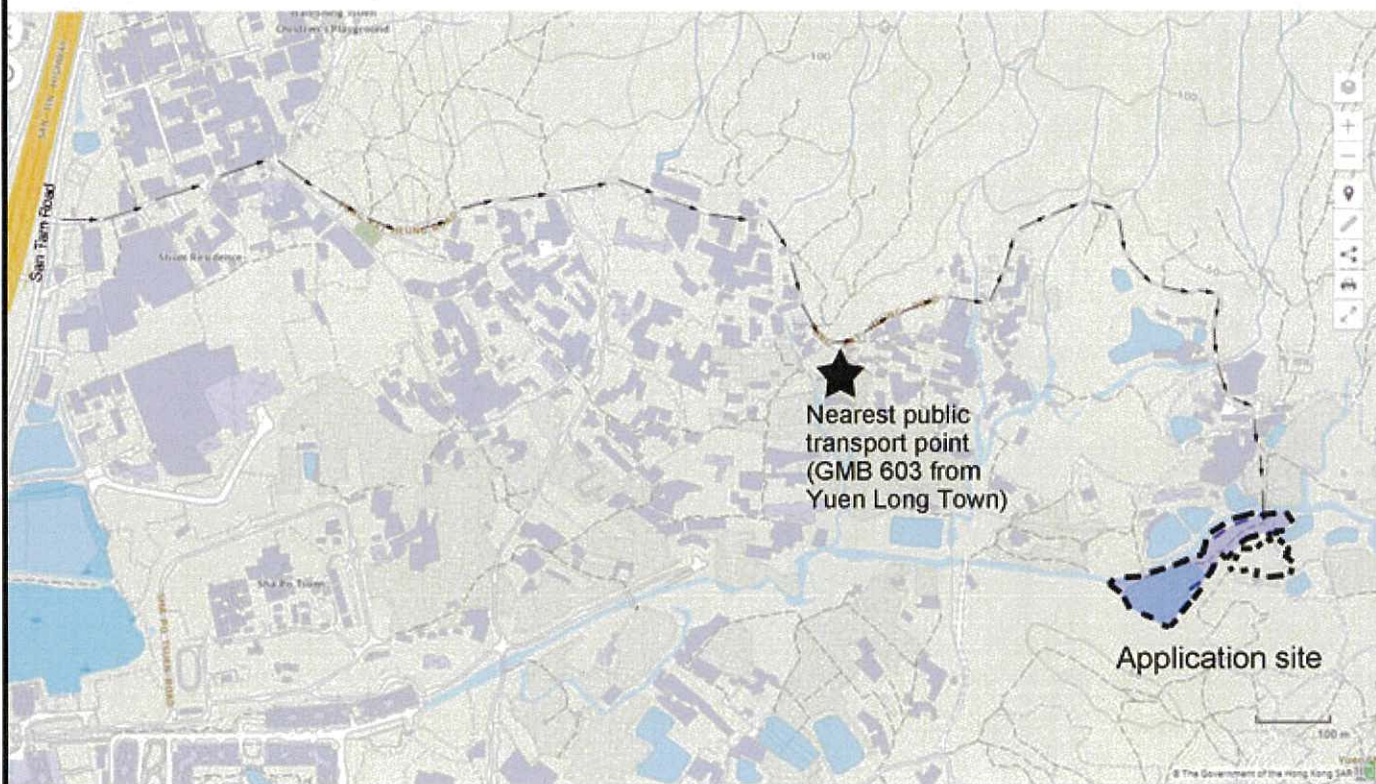
Note 2: 8 vehicular will be generated and attracted to the site because there are 8 tents to serve 8 groups of visitors. One additional trip will be generated and attracted to take 4 staffs to the application site.

Note 3: It is assumed the average traffic generation and traffic attraction between 7:00p.m. to 9:00a.m. is 0 because it is not the check-in time and check-out time of the holiday camp (i.e. 8 tents as shown in the tent camping ground) as shown in the proposed layout plan (Figure 3).

Note 4: The pcu of private car / van type vehicle is taken as 1 &

Note 5: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.





Project 項目名稱:

Proposed Temporary Holiday Camp & Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 1374 (Part), 1382 (Part) & 1384 (Part) in D.D.107 & Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Nearest Public Transport Point from Application Site

Drawing No. 圖號:

Figure 5

Remarks 備註:

→ Vehicular access leading from Fung Kat Heung Road

Scale 比例:

As shown

Date: 18 May 2022

TPB Ref.: A/YL-KTN/823

By Email

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

Dear Sir,

Proposed Temporary Holiday Camp & Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 1374 (Part), 1382 (Part) & 1384 (Part) in D.D.107 & Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Our response to the comments of the AFCD as follows:

AFCD's comment	Applicant's Response
The subject site falls within the "AGR" zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crop to be grown, market channel for the crop produce, etc.) to be conducted at the subject site for TPB's consideration;	Noted. The applicant will grow pak-choi and tomato at the subject site. All the produce will be consumed by the visitors of the hobby farm at their home.

Our response to the comments of the CTP/UD&L, Planning Department is as follows:

CTP/UD&L, Planning Department's comment	Applicant's Response
Besides, a timber walkway was constructed across the pond from north to south. Some trees of common species are observed at the northeastern part within the site. Based on the proposed layout plan, the proposed store room (Structure 3) and rain shelter (Structure 5) may be in conflict with the existing trees within the northeastern part of the site. With no information on existing landscape resources, proposed treatment and mitigation measures provided in the application form, potential impact on the existing landscape resources within the site arising from the proposed use could	Noted. For structure 3 and structure 5, they have been erected at the location as shown in the proposed layout plan (Figure 3) for a long time and the presence of these structures show that they would not be in conflict with the existing landscape resources.

not be reasonably ascertained.	
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Should you have any questions, please feel free to contact the undersigned at

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Loree DUEN) – By Email

Photo 1



Photo 2

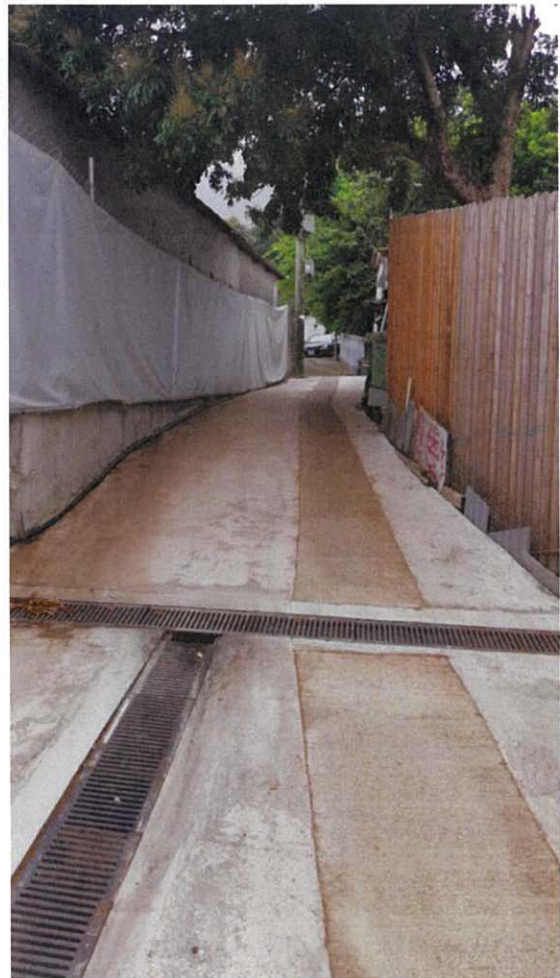
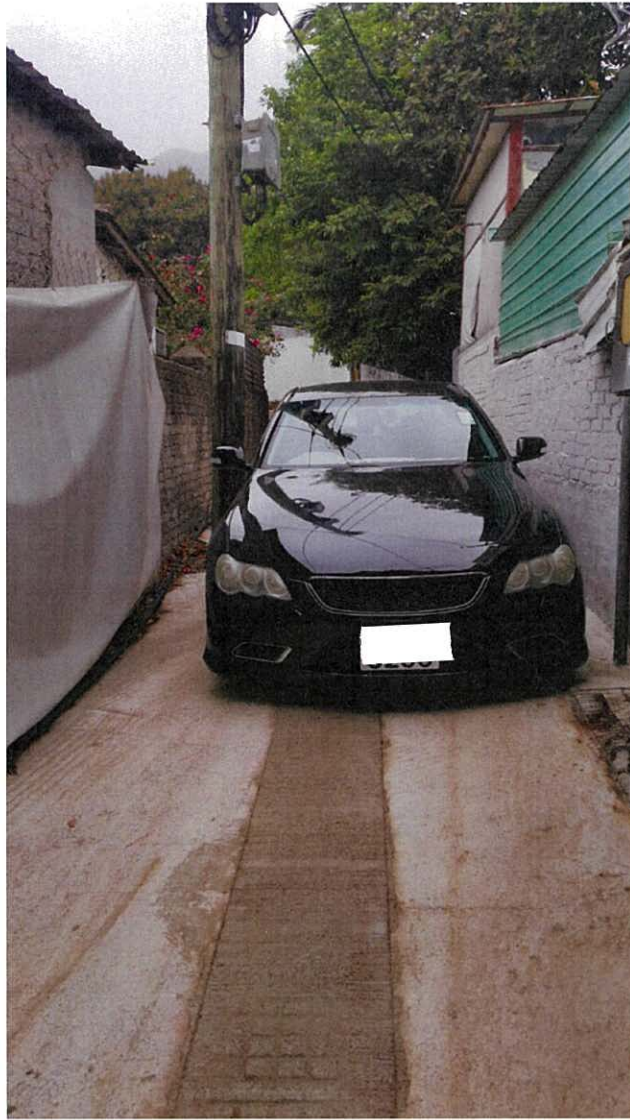


Photo 3



Annex 1 Trip Generation and Attraction for the Proposed Development

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car / Van type vehicle	0.9 (between 9:00a.m. to 7:00p.m.)	0.9 (between 9:00a.m. to 7:00p.m.)	2	2

Note 1: The opening hour of the proposed hobby farm is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays whereas the proposed holiday camp will be opened 24 hours; The check-in time and check-out time is between 9:00a.m. to 7:00p.m.

Note 2: 8 vehicular will be generated and attracted to the site because there are 8 tents to serve 8 groups of visitors. One additional trip will be generated and attracted to take 4 staffs to the application site.

Note 3: It is assumed the average traffic generation and traffic attraction between 7:00p.m. to 9:00a.m. is 0 because it is not the check-in time and check-out time of the holiday camp (i.e. 8 tents as shown in the tent camping ground) as shown in the proposed layout plan (Figure 3).

Note 4: The pcu of private car / van type vehicle is taken as 1 &

Note 5: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

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



A/YL-KTN/823

19/05/2022 15:45

From: king king
To: llyduen@pland.gov.hk
Cc: TPB <tpbpd@pland.gov.hk>

Dear Loree,

We write to confirm that there will be neither water sports nor recreational use at the pond within the application site. No activities will be carried out at the pond within the application site.

Best regards,
Patrick Tsui

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



A/YL-KTN/823
25/05/2022 17:05

From: king king
To: llyduen@pland.gov.hk
Cc: TPB <tpbpd@pland.gov.hk>

Dear Loree,

We write to confirm that the existing tents adjacent to the pond will be demolished. The applicant will follow the proposed layout plan to operate the proposed development.

Best regards,

Patrick Tsui

Similar Applications within the same “AGR” Zone in the Vicinity of the Site

Approved Applications

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</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
2	A/YL-KTN/579	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	22.12.2017 [revoked on 22.5.2020]
3	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2019]
4	A/YL-KTN/610	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2020]
5	A/YL-KTN/615	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	16.11.2018 [revoked on 16.4.2021]
6	A/YL-KTN/620	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.9.2018 [revoked on 7.2.2021]
7	A/YL-KTN/636	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 [revoked on 21.5.2021]
8	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019 [revoked on 18.6.2021]
9	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019 [revoked on 18.6.2021]
10	A/YL-KTN/665	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 5 Years	5.7.2019
11	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019
12	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]
13	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019
14	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019
15	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020 [revoked on
16	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	17.1.2020 [revoked on 17.1.2021]
17	A/YL-KTN/697	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020
18	A/YL-KTN/693	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
19	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>
20	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	6.11.2020
21	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling	5.2.2021
22	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021
23	A/YL-KTN/766	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021
24	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
25	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	10.9.2021
26	A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	6.5.2022
27	A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	20.5.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- the Site comprises Government Land (“GL”) and 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;
- no permission has been given for occupation of GL included in the Site. Any occupation of GL without Government’s prior approval is not allowed; and
- should planning approval be given to the planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to exclude the GL portion from the Site or apply to his office for a Short Term Tenancy to occupy the GL. Applications for any of the above will be considered by LandsD acting in the capacity as 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.

2. Traffic

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

- he has no comment on the application from traffic engineering perspective; and
- 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.

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

- HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road; and
- adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there was 2 substantiated environmental complaints and 1 non-substantiated environmental complaint in relation to waste and miscellaneous aspects concerning the Site received in the past three years;
- she has no objection to the application; and
- the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance; (ii) that no public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period, as proposed by the applicant; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in the case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

4. Landscape

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

- based on the aerial photo of 2021, the Site is located in an area of settled valleys landscape character comprising of woodland within “CA” zone adjoining to the site boundary at the south, natural watercourse at the north, ponds, scattered tree groups, vacant lands and temporary structures. An application at the west of the Site within the same “AGR” zone for similar temporary hobby farm was approved by the Board in 2022. The development under this application is considered not incompatible with the surrounding landscape character; and
- the applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from relevant authority on the proposed tree works and compensatory proposal, where appropriate.

5. Drainage

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

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

6. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- on the understanding that agricultural activities are involved in the Site, he has no strong view against the application from agricultural perspective; and
- the pond located within the Site will be retained. While he has no strong view against the planning application from nature conservation perspective, the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse and fishponds within and in the vicinity of the Site during operation if the application is approved.

7. Fire Safety

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

- he has no objection in-principle to the proposal subject to FSIs being provided to his satisfaction;
- 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; and
- 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.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);

- his detailed comments on UBW, provision of access, excavation works, enforcement action, temporary or licensed structures and exemption of GFA are at **Appendix IV**; and
- detailed checking under BO will be carried out at building plan submission stage.

9. District Office's Comments

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

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

10. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- for the provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

11. Other Departments

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

- Director of Food and Environmental Hygiene
- Project Manager (West), Civil Engineering and Development Department;
- Commissioner of Police; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to note DLO/YL, LandsD's comments that:
- the Site comprises Government Land ("GL") and 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;
 - no permission has been given for occupation of GL included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - should planning approval be given to the planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to exclude the GL portion from the Site or apply to his office for a Short Term Tenancy to occupy the GL. Applications for any of the above will be considered by LandsD acting in the capacity as 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;
- (b) to note C for T's comments that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to 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 or exclusive road drains;
- (d) to note DEP's comments that:
- (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; (ii)

that no public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period, as proposed by the applicant; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in the case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

(e) to note CBS/NTW, BD's comments that:

- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. 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. If the Site 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. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;

(f) to note D of FS's comments that:

- in consideration of the design/nature of the proposals, 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. If the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and

(g) to note CE/MN, DSD's comments on the drainage proposal that:

- the runoff coefficient of the proposed hard pavement/ structures is recommended to be 0.95 instead of 0.5 according to Storm Drainage Manual;
- the size of the proposed outlet to the existing watercourse shall be clearly shown on the proposed drainage plan;
- according to the base map information, the adjoining areas, especially at north of the adjacent lot, appear falling towards the Site. The applicant shall demonstrate the proposed peripheral channel is adequate to intercept the overland flow from both inside and outside the lot. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be provided;
- where walls or hoarding are erected along site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
- the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- the Site is located in close vicinity of the existing watercourse, please seek comment from the relevant maintenance authority of this natural watercourse, i.e. HAD with reference to ETWB TCW No. 14/2004; and
- there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from DEP regarding the sewage disposal arrangement of the development.

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



A/YL-KTN/823 DD 107 Fung Kat Heung Tent City
06/03/2022 02:46

From:

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

File Ref:

A/YL-KTN/823

Lots 1374 (Part), 1382 (Part) and 1384 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin

Site area : About 12,000sq.m Includes Government Land of about 358sq.m

Zoning : "Agriculture"

Applied use/: Hobby Farm / 8 Tent Camping Ground / 8 Vehicle Parking

Dear TPB Members,

Camping ground is the latest fad to despoil farmland and make a quick buck.

Application 801 withdrawn and the Conservation area removed. However this does not resolve the issue of possible contamination of the pond and certainly noise and light pollution that would disturb the natural environment.

The need to preserve arable land for genuine food production was underlined in the past week when supermarkets were left with empty shelves. It is essential to have a certain supply of local produce in order to provide children, the elderly and pregnant women with essential nutrients.

Singapore with little or no land resources "aims to increase local production to achieve a goal of "30 by 30", which is to produce 30% of Singapore's nutritional needs locally by 2030, up from less than 10% today."

Hong Kong must adopt a similar policy. AG land that is not scheduled to developed into essential housing must be protected and uses incompatible with the zoning phased out. There should be a moratorium on approval of applications with no previous history.

Mary Mulvihill.

From:

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

Date: Thursday, 16 December 2021 1:42 AM CST

Subject: A/YL-KTN/801 DD 107 Fung Kat Heung Tent City

A/YL-KTN/801

Lots 1374 (Part), 1382 (Part) and 1384 (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin

Site area : About 12,500sq.m Includes Government Land of about 358sq.m

Zoning : "Agriculture" and "Conservation Area"

Applied use/: Hobby Farm / 16 Tent Camping Ground / 8 Vehicle Parking

Dear TPB Members,

Strong objections. The plan is to site tents on the periphery of the Pond. This would not only pollute the water – Hong Kong people are famous for dropping their garbage anywhere convenient – but would also disturb flora, fauna and birds using the pond environs to feed and procreate.

There is the issue of leeching of grey water into the water sources.

In addition the site is adjacent to the Conservation buffer of the country park.

Mary Mulvihill

5-2

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2022年03月08日星期二 16:01
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on three planning applications
附件: 220308 s16 KTN 823.pdf; 220308 s16 KTN 785c.pdf; 220308 s16 TP 681.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

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

8th March, 2022.

By email only

Dear Sir/ Madam,

Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture
(Hobby Farm) for a Period of 3 Years
(A/YL-KTN/823)

1. We refer to the captioned.
2. According to the information from the gist, the application site is adjacent to a watercourse, and there will be tent camping ground, toilet and car parking spaces. We urge the Board to liaise with relevant authorities/ parties regarding how the sewage generated would be treated/ carried away from the site and where the surface runoff from the site would go to.
3. We also urge the Board to investigate with relevant authorities as to whether there is ongoing enforcement case covering the current application site.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

5-3

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



Comments on the Section 16 Application No. A/YL-KTN/823

08/03/2022 17:48

From: kristy
To: tpbpd@pland.gov.hk
Cc: roy@cahk.org.hk
File Ref:

1 attachment



TPB20220308(KTN823).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned. Thank you.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association



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

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

8th March 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/823

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 AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*.

From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention. We do not think such plan is in line with the planning intention.

2. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-4). We also note that a camping site has been operated since March 2021 (Figure 5-6). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would



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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

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

give sympathetic consideration to subsequent development on the site concerned"¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



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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

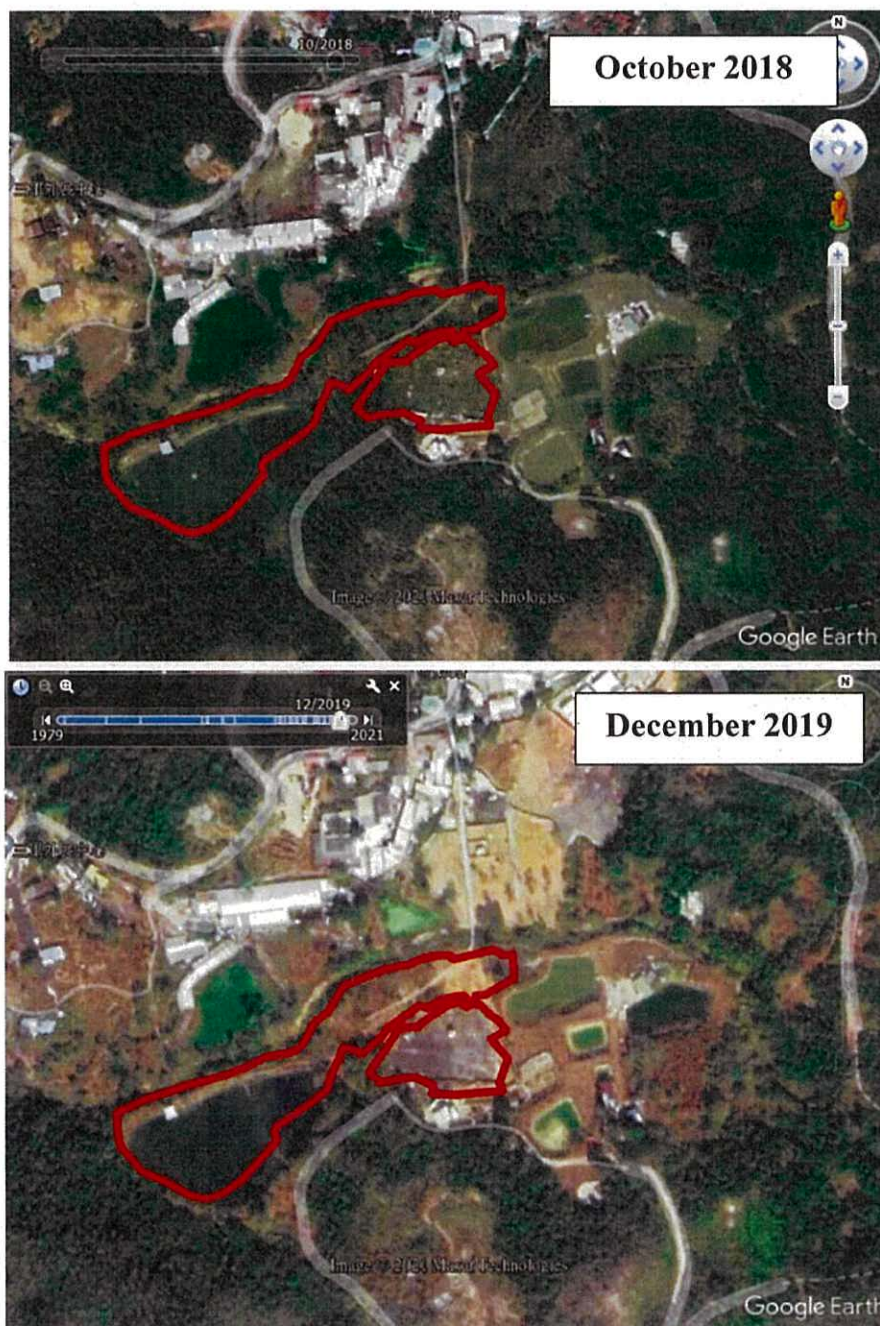
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

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電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

Figure 1-4 According to aerial photos (Source: Google Earth) this site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”





長春社 Since 1968

The Conservancy Association

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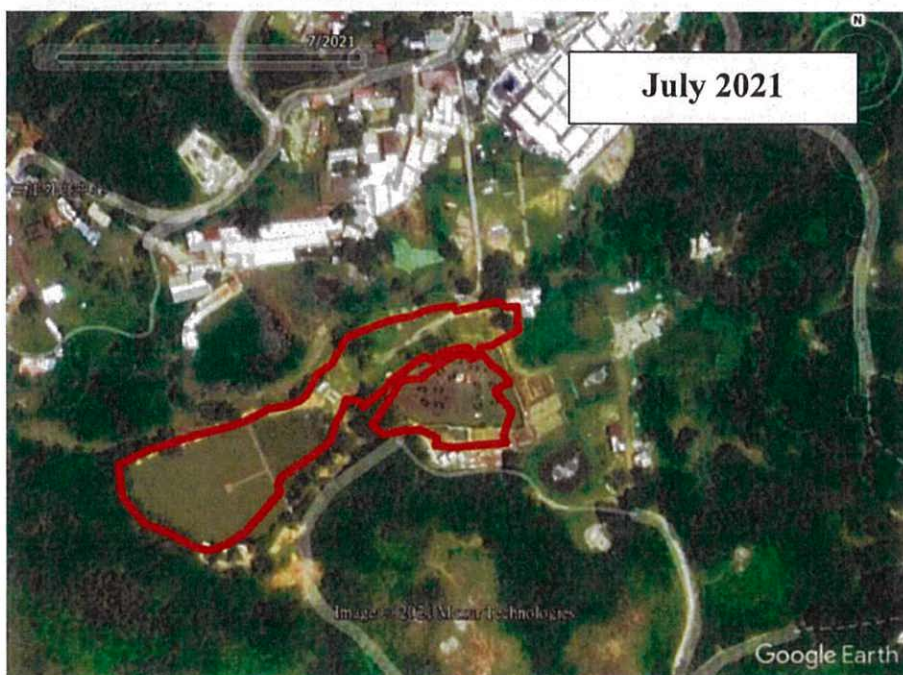


Figure 5-6 Some posts in social media revealed that a camping site has been operated since March 2021. Some tents and structures (marked in red) have been built very close to adjacent “Conservation Area” zone (marked in blue). It is suspected that this is a case of “destroy first, build later”



5-4

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HKBWS's comments on the planning application of the Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Fung Kat Heung, Kam Tin (A/YL-KTN/823)

08/03/2022 18:53

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application of the Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Fung Kat Heung, Kam Tin (A/YL-KTN/823) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

Hong Kong Bird Watching Society | 香港觀鳥會

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong

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Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

8 March 2022

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Fung Kat Heung, Kam Tin (A/YL-KTN/823)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the "Agriculture" (AGR) zoning

The application site is located within the AGR zone, where the planning intention is *"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 Google Earth aerial photograph in 2020, application site was found with ponds and has potential for farmland rehabilitation (Figure 1). However, the proposed hobby farm would be associated with site clearance, land filling and set-up of structures for parking, site office and toilet, which mean a direct loss in arable land. We therefore consider it is not in line with the intention to retain land for agricultural purposes, and we urge the Town Planning Board (Board) to reject this application.

香港觀鳥會 Hong Kong Bird Watching Society

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2 Potential pollution to the ponds and stream

There are stream and ponds within/very close to the site according to the site plan in the gist. As the proposed hobby farm development may involve site formation and toilet facilities, we are concerned these would adversely affect the water bodies due to the potential filling of river and improper treatment of polluted surface runoff and sewage.

3 The Town Planning Board should not encourage “destroy first, build later”

The google earth photographs reveal that part of the site was filled, paved and used for barbecue site (Figure 1). From site photos extracted from the internet, vegetation clearance, land filling around the ponds were seen at the application site, while commercial operation of holiday camping was observed (Figure 2). We suspected that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject this application.

4 Set an undesirable precedent to the future development

As there are ponds nearby, the approval of this application will set an undesirable precedent to the future similar applications within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone and the existing natural features from any development threats.

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

5 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth aerial photograph in 2020, the application site (marked with red line) was found with ponds and has potential for farmland rehabilitation. Landscape changes including vegetation clearance, site formation and barbecue use were seen within the application site between 2013 and 2020. We suspected that this is “destroy first, build later”.



Figure 2. From photos extracted from a Facebook Page named “WE Camp” in 2021 (Bottom), vegetation clearance, land filling and recreational uses (i.e. commercial operation of picnic area and glamping) were found around the ponds. We suspect these changes are associated with the application site, and that this is likely to be “destroy first, build later”.

