

This document is received on **15 FEB 2022**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的
臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

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/826
	Date Received 收到日期	15 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/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)

Field Fortune Management Limited
田緣管理有限公司

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)

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

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)	Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5,007.54 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 102.67 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)	..... 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" ("AGR") and "Green Belt" ("GB")
(f) Current use(s) 現時用途	Green Lawn, Hobby farm and temporary canopy on top of the reception and storage area (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. 如上述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 20.1.2022 (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
19.1.2022 (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Temporary Place of Recreation, Sports or Culture (Hobby Farm),
Holiday Camp, Barbecue Site and Ancillary Supporting Facilities

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	4904.87	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	102.67	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	.....
Proposed domestic floor area 擬議住用樓面面積		.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	102.67	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	102.67	.....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)

A temporary canopy (ancillary reception and storage) 3m high and 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	.....
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	1
Coach Spaces 旅遊巴車位	1
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) Disabled vehicle	1

Proposed operating hours 擬議營運時間 ...24 hours daily, except for those days during Ching Ming and Chung Yeung Festival Days and one week before and after the festival days.																																	
(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)) Chi Ho 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) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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) 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>Please see attached Planning Statement</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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.
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Signature
簽署



CHAN TAT CHOI

Name in Block Letters
姓名（請以正楷填寫）

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

Managing Director

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

MPIA

on behalf of
代表

TOCO Planning Consultants Limited

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

Date 日期

11 JAN 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	Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109 丈量約份第109約地段第1164號A分段(部份)、1164號餘段、1165號(部份)、1168號(部份)及1169號
Site area 地盤面積	5,007.54 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 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 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
Zoning 地帶	"Agriculture" ("AGR") and "Green Belt" ("GB") 「農業」及「綠化地帶」
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	Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities 臨時康體文娛場所 (休閒農場)、度假營、燒烤場及附屬支援設施

(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	102.67 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	-- <input 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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	--	m 米 <input type="checkbox"/> (Not more than 不多於)
		--	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	2.05 % <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) _____ _____		
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Disabled Vehicle 傷殘車輛 _____ _____		1 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"/>
土地用途地帶及位置圖 Zoning and Location Plan, 地盤及土地類別圖 Site and Land Status Plan,		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
申請地點現況的照片 Photos of the current conditions of the application site		

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。

**Section 16 Planning Application for
Temporary Place of Recreation, Sports or Culture (Hobby Farm),
Holiday Camp (Tent Camping Ground), Barbecue Site and Ancillary Supporting Facilities
for a Period of 3 Years at Various Lots in D.D. 109, Tai Kong Po, Kam Tin**

PLANNING STATEMENT



Toco Planning Consultants Ltd.



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Executive Summary

This planning application is submitted by Toco Planning Consultants Ltd. on behalf of Field Fortune Management Limited (the Applicant), which is the landowner of Lot Nos. 1164 S.A and 1164 RP in D.D. 109 and the tenant of Lot Nos. 1165, 1168 and 1169 in D.D. 109, Tai Kong Po, Kam Tin. It seeks the permission of the Town Planning Board to allow the provision of temporary place of recreation, sports or culture (hobby farm), holiday camp (tent camping ground), barbecue site and ancillary supporting facilities for a period of 3 years at the portion of the aforesaid private lots (the application site). The application site is about 5,007.54m² in area and falls within an area zoned "Agriculture" ("AGR") and "Green Belt" ("GB") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9.

The proposed temporary development for outdoor recreation and leisure activities is an initiative by the Applicant to promote local tourism in short term. It includes tent camping areas, hobby farm areas, a multi-functional area, a reception and storage area, a loading/unloading area and an access area. Planning and technical assessments have indicated that the application site is suitable for the proposed uses since it is situated at a secluded area mainly covered with flat lawn, and is far away from the village settlements. It is within a short walking distance from public transport facilities. The proposed small scale development will not result in any significant land use, traffic, environmental, drainage, sewerage and landscape impacts. Being temporary in nature, approval of the present application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the "AGR" and "GB" zones. The tents or canopies at the site can be assembled and removed in a relatively short time of period.

行政摘要

(內容如有差異，應以英文版本為準)

田緣管理有限公司 (申請人)，是丈量約份第 109 約地段第 1164 號 A 分段及 1164 號餘段之土地業主，以及丈量約份第 109 約地段第 1165 號、1168 號及 1169 號之租客，現透過達材都市規劃顧問有限公司，向城市規劃委員會遞交規劃許可申請，以准許在錦田大江埔之上述私人地段的部份地方 (申請地點)，提供臨時康體文娛場所 (休閒農場)、度假營 (帳幕營地)、燒烤場及附屬支援設施，為期 3 年。申請地盤面積約有 5,007.54 平方米，現時在錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 上被訂為「農業」及「綠化地帶」。

申請人希望透過擬議臨時用途作戶外康樂及餘樂活動在短期內協助帶動本地旅遊，擬議用途包括帳幕營地區、休閒農場區、多用途戶活動區、接待及儲物區、上落客區及道路區。規劃及工程評估指出申請地點適合作擬議用途，申請地點除了位於僻靜的平坦草地上，遠離村落，但卻鄰近公共交通設施。本計劃規模細小，故不會對本區的土地利用、交通、環境、排水、排污及園景造成不良影響。由於擬議用途屬臨時性，因此不會為類似申請立下不良先例，及窒礙「農業」及「綠化地帶」的長遠規劃意向。申請地點內的帳篷及天篷可在短時間內組裝及拆卸。

1. INTRODUCTION

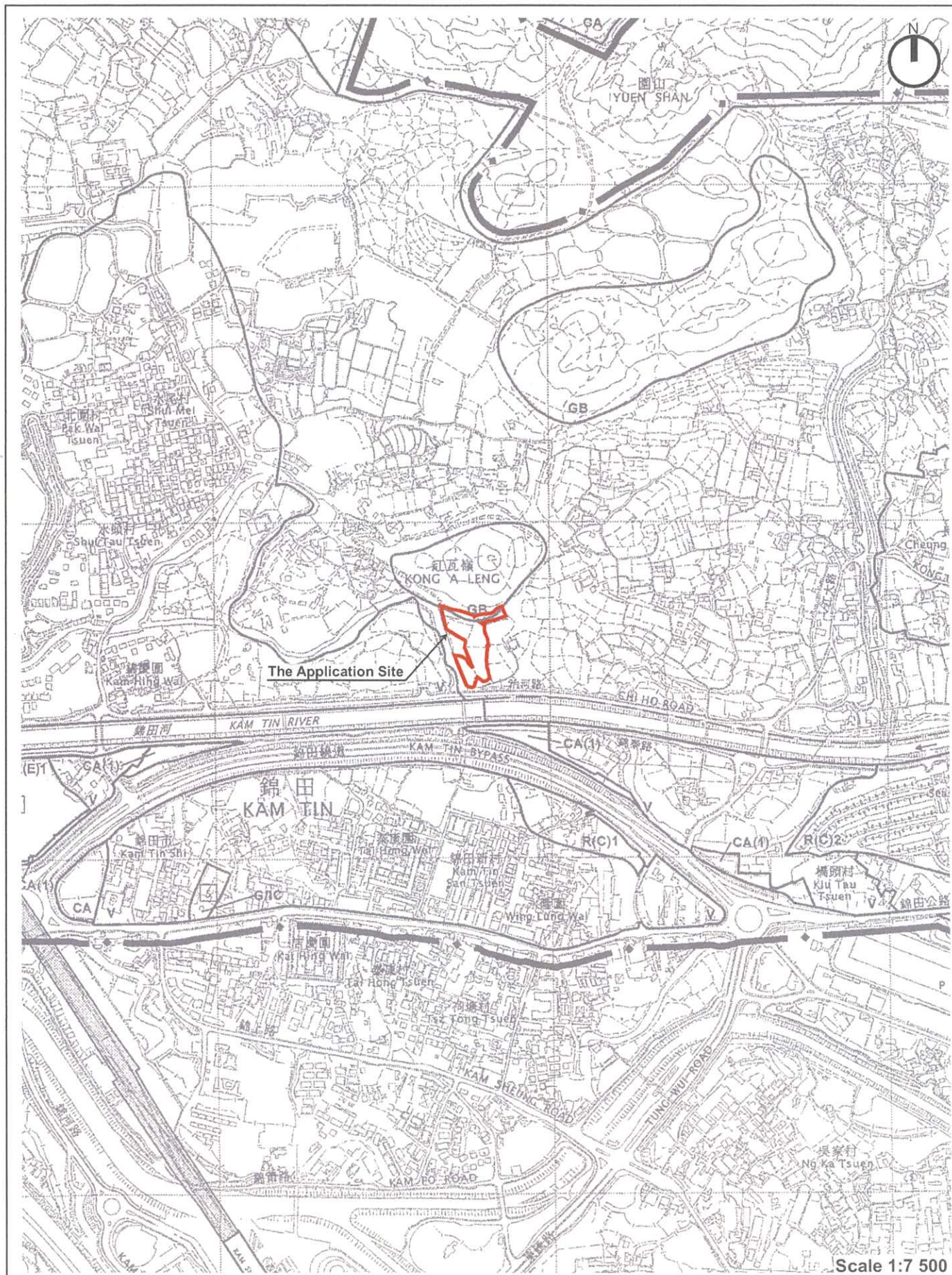
This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of Field Fortune Management Limited (the Applicant), which is the landowner of Lot Nos. 1164 S.A and 1164 RP in D.D. 109 and the tenant of Lot Nos. 1165, 1168 and 1169 in D.D. 109, Tai Kong Po, Kam Tin. It seeks the permission of the Town Planning Board (TPB/ the Board) to allow the provision of temporary place of recreation, sports or culture (hobby farm), holiday camp (tent camping ground), barbecue site and ancillary supporting facilities for a period of 3 years at the portion of the aforesaid private lots, i.e. Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109 (the application site). The application site is about 5,007.54m² in area and falls within an area zoned "Agriculture" ("AGR") and "Green Belt" ("GB") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 (**Plan A**).

The Applicant intends to use the application site for outdoor recreation and leisure activities including tent camping, hobby farming and barbecue (BBQ). Only participants who have made a booking are allowed to participate in the activities. The proposed temporary development includes tent camping areas, hobby farm areas, a multi-functional area, a reception and storage area, a loading/unloading area and an access area. A temporary canopy with weather protection material has been provided on top of the reception and storage area. It can be easily assembled and disassembled with minimal impact to the surrounding environment.

The Applicant will implement a green policy for the development so as to promote sustainable living in the area. Visitors will be strongly encouraged to access the site by public transportation. They will also be encouraged to be waste-free, by bringing reusable or recyclable materials. Planning and technical assessments have indicated that the present application is well justified based on the following reasons:

- (a) the proposed temporary development is in line with Government Policy to revitalize tourism industry amid the COVID-19 pandemic;
- (b) it can utilize the site in the short term for the benefit of the public and local community;
- (c) the site is highly suitable for the proposed uses to encourage local tourism;
- (d) the proposed uses are fully compatible with the surrounding uses and respect the natural setting that no adverse environmental impact is anticipated;
- (e) the proposed development is temporary in nature and will not undermine the long term planning intention of "AGR" and "GB" zones;
- (f) the small scale development will not result in any significant impacts on the locality;
- (g) the temporary uses will not set a bad precedent for similar application.

The above planning background and justifications will be explained in detail in the following sections.



Plan A: Zoning and Location Plan

Extract of Approved Kam Tin North Outline Zoning Plan S/YL-KTN/9

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility (Plan A)

The application site is located at Tai Kong Po, Kam Tin. It is situated at a secluded and tranquil area mainly surrounded by flat lawn. The site is bounded by a small hill named Kong A Leng to its north; Hip Tin Temple and temporary seating out area with canopy to its east; Chi Ho Road to its south; and a nullah to its west.

The application site is accessible via a local access (**Photo 1**) branching off Chi Ho Road towards Kam Tin Bypass. It is located within a about 400-radius catchment area (less than 10 minutes walking distance) from bus stops, minibus stops, taxi stands, public car parks and pick-up/ drop-off spaces in Kam Tin Town.

2.2 Site and Adjacent Land Uses (Plan B)

The application site has a total area of about 5,007.54m² and is irregular in shape. The northern and central part of the site is mostly covered with flat lawn (**Photo 2**). Hobby farm and temporary canopy on top of the reception and storage area are located northeast of the site (**Photo 3**). The southern edge of the site is mainly covered by the local access (**Photo 4**). A storm water drain exists along the northern part of the site (**Photo 5**).

The surrounding area is rural in character intermixed with flat lawn, vacant/unused land, temple (**Photo 6**), nullah and small hill. The site is far away from the village settlements.

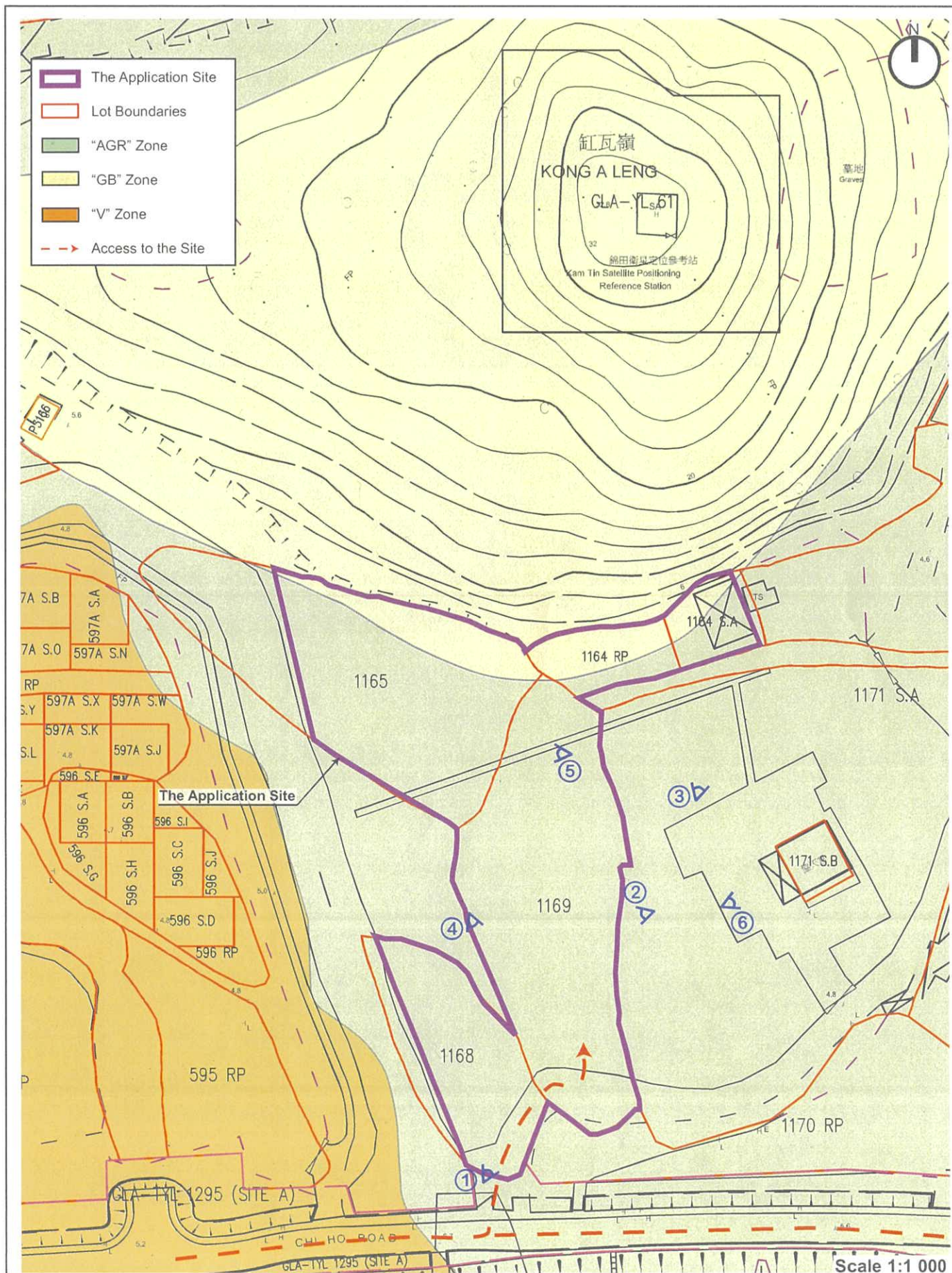
2.3 Planning History

The application site is zoned "AGR" and "GB" on the Approved Kam Tin North OZP No. S/YL-KTN/9. According to the Notes of the OZP, the planning intention of "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. On the other hand, the planning intention of "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.

The application site is not subject to any previous planning application.

2.4 Land Status (Plan B)

The application site comprises of Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109. The Applicant is the landowner of Lot Nos. 1164 S.A and 1164 RP in D.D. 109 and the tenant of Lot Nos. 1165, 1168 and 1169 in D.D. 109. These private lots within the site are old scheduled 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. Should the application be approved, the landowner(s) will apply to the District Lands Office/Yuen Long to permit the temporary structure(s) to be erected or regularize any irregularities on site, if any.



Plan B: Site Plan



Photo 1: Local access road to the application site



Photo 2: Central part of the application site



Photo 3: Temporary canopy northeast of the site



Photo 4: Southern part of the site



Photo 5: Northern part of the application site



Photo 6: Hip Tin Temple



Site Photos: Existing Site Condition

(See Plan B for Visual Points)

3. DEVELOPMENT PROPOSAL

The Applicant is seeking the TPB's permission for the use of the application site on a temporary basis for outdoor recreational activities including tent camping, hobby farming and BBQ. The proposed temporary development is an initiative by the Applicant to promote local tourism in the short term. It has the following facilities and operation:-

(i) The Proposal

A Layout Plan for the temporary use proposal is attached in **Plan C**. The proposed temporary development includes 8 function areas, i.e. two tent camping areas, two hobby farm areas, a multi-functional area, a reception and storage area, a loading/unloading area and an access area. The tent camping areas will accommodate a total of 35 tents (i.e. around 105 visitors, say an average of 3 persons per tent). No caravan or car camping will be allowed on-site. Two hobby farm areas are proposed at the northern portion of the site for the enjoyment of campers. The multi-functional area proposed at the central part of the site will be flexibly used for passive recreational activities, BBQ site and star-glazing purpose.

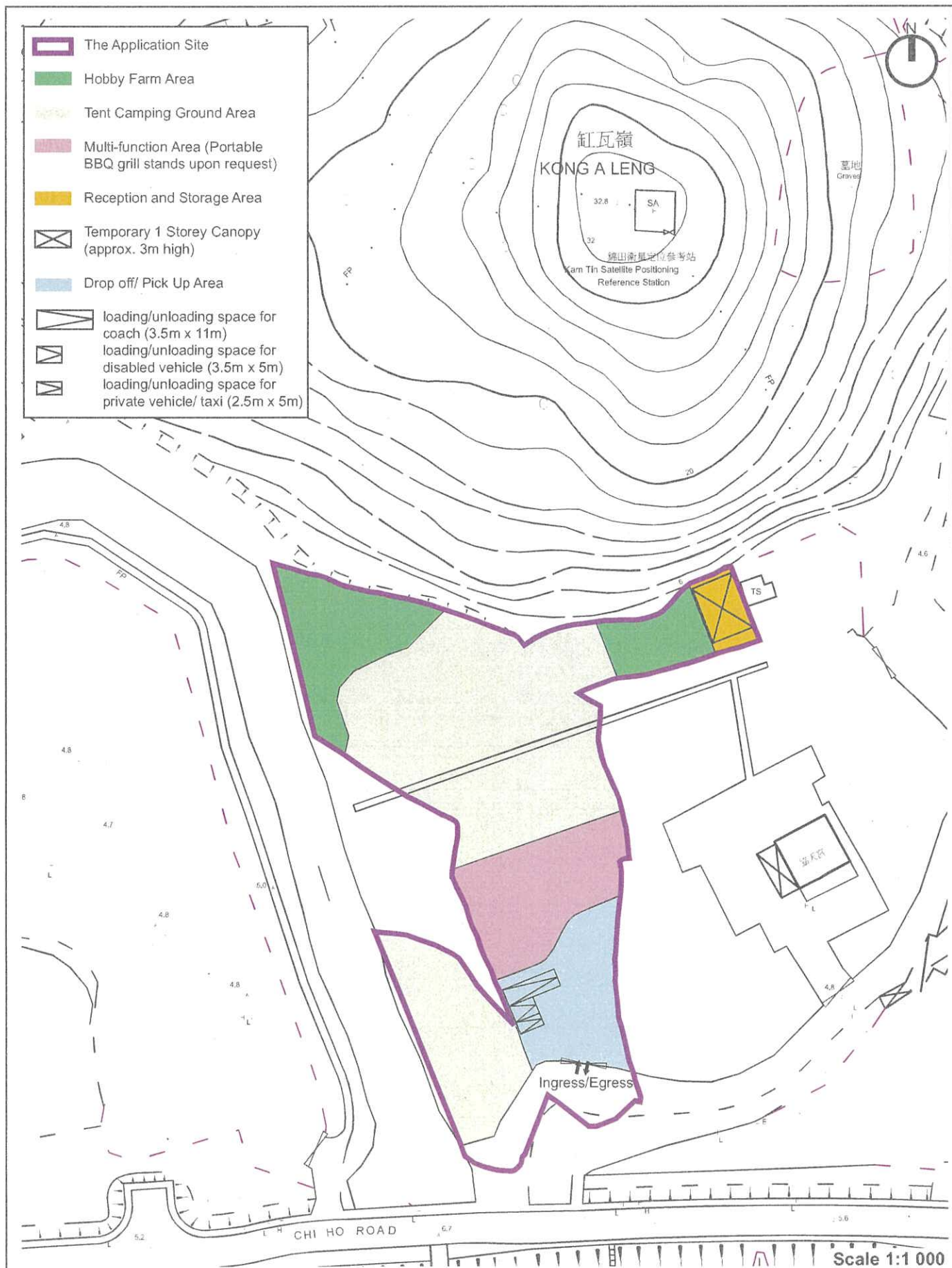
The proposal will involve the erection of temporary canopy with weather protection material on top of the reception and storage area. Access and loading/unloading area will be provided at the southern part of the site. The indicative development parameters of the proposed scheme are shown in **Table 3.1**.

Table 3.1: Development Schedule of the Proposed Development

	Major Parameters	
Application Site Area (m ²)	About 5,007.54m ²	
Proposed Land uses	Tent camping area	About 2,552.86m ²
	Hobby farm area	About 775.40m ²
	Multi-functional area	About 652.44m ²
	Reception and storage area	About 142.08m ²
	Loading/unloading area	About 550.54m ²
	Access road area	About 334.22m ²
Temporary Canopy (Ancillary reception & storage)	Total built-over area	About 102.67m ²
	Maximum Building Height	1 storey (About 3m)
Loading/unloading Space(s)	3	

(ii) The Operation

The application site is adjacent to Hip Tin Temple and the Applicant has an agreement with Hip Tin Temple Management Company Ltd. that the proposed recreational use must not affect the operation of the temple. Thus, the operation hour of the proposed temporary use will be 24 hours daily, except for those days during Ching Ming and Chung Yeung Festival Days and one week before and after the festival days. Each visitor and his/her accompanies has to reserve a tent camping space via the pre-booking system (i.e. Telephone, SMS, WhatsApp, Email or Facebook) on a first-come first-serve basis prior to their visit to the site.



Plan C: Layout Plan

(Indicative Purpose Only)

There will be 3 full-time staffs stationed at the site, and however, additional 2 part-time staffs will be available during peak period, i.e. Saturday and Sunday. Only selling of snacks and drinks will be available at the reception area and no catering service will be provided at the site. For BBQ activities, the Applicant will only provide portable grill stands and visitors would have to bring their own foods to be cooked at the multi-functional area at a limited period.

The Applicant is aware of the latest pandemic situation. The Applicant will monitor the latest policy of the Authority and shall adopt corresponding disease prevention measures and limit the maximum visitor capacity as appropriate.

(iii) Access Arrangement and Internal Transport Facilities

The application site can be accessed by Chi Ho Road via a local access. Public transport facilities are provided along Kam Tin Road in Kam Tin Town within 400-radius catchment area (less than 10 minutes walking distance) from the site. To promote sustainable living in the area, visitors will be strongly encouraged to access the site by public transportation.

In view of their green policy and the convenient public transportation nearby, no car parking facilities will be provided on-site. However, pick-up/ drop-off spaces, i.e. 1 loading/unloading space for coach (3.5m x 11m), 1 loading/unloading space for disabled vehicle (3.5m x 5m) and 1 loading/unloading space for private vehicle/ taxi (2.5m x 5m), will be available within the site for convenient accessibility.

(iv) Drainage and Sewerage Consideration

A storm water drain exists along the northern part of the site. Since majority of the site will be open-air with flat grassland under this proposal, all the existing drainage facilities will be maintained in-situ.

Temporary portable toilets are available adjoining the reception and storage area outside the application site. The Applicant has an agreement with the adjoining lot owner to use the portable toilets when necessary.

(v) Environmental Consideration

Public announcement system, portable loudspeaker and any form of audio amplification system will not be installed so as to minimize any noise nuisance. The outdoor tent area could accommodate approximately 105 overnight visitors camping in 3 person tents at one time. Portable grill stands will be provided for BBQ activities. All structures can be easily assembled and disassembled upon cessation of use with minimal impact to the environment.

To promote sustainability, visitors are encouraged to be waste-free, by bringing reusable materials (containers/ water bottles) or recyclable materials. Adequate recycling/ waste collection bins will be provided, and removed off site by the Applicant to avoid adverse environmental impacts.

4. PLANNING JUSTIFICATION

4.1 In Line with the Policy Address and Provide Public Gains

The proposed temporary development is in line with Government's Policy to revitalize local tourism amid the COVID-19 pandemic. The Policy Address 2020 states that the government will *"tap into more local cultural and green tourism resources to revive our tourism industry...offering leisure and travel experience with rich historical and cultural elements to locals and visitors"*. According to the Secretary for Commerce and Economic Development replied to Legislative Council on 8.7.2020, one of the focus is to promote local tourism aiming to energize the local community. The Hong Kong Tourism Board has launched the *"Holiday at Home"* campaign to encourage Hong Kong people to take initiatives and be tourists in our own city.

Given the rising demand for local tourism and outdoor recreational activities in recent years, the proposed temporary development is perfectly in line with the Government's intention. It can attract local visitors to visit the countryside, understand the history of the adjoining Hip Tin Temple, provide recreational facilities for the general public amidst the pandemic, and at the same time energizing the local economy through promoting local tourism. It is a direct response to revitalize the tourism industry in the short term.

4.2 Site Suitability for Proposed Uses

The application site is suitable for the proposed hobby farm, tent camping ground and its associated facilities. The site is accessible by vehicles via the local access road on the southern side leading to Chi Ho Road. It is located within approximately 400m radius catchment area (less than 10 minutes walking distance) from bus stops, minibus stops, taxi stands, public car parks and pick-up/ drop-off spaces in Kam Tin Town. The site is also located about 5 minutes driving distance away from Kam Sheung Road West Rail Station, major public transport facilities, and public car park. Visitors and staffs could easily access the site via different means of public transport.

4.3 Compatible with the Adjacent Land Uses

The proposed temporary uses at the application site are compatible with the surrounding environment. The hobby farm and Hip Tin Temple adjacent the site are local attractions for the general public to visit and re-immense back to nature and marvel at the local attractions of Hong Kong. The proposed use is suitable at the site as an initiative to capitalize on the historic and natural scenic resources of the area to promote local tourism.

The proposed temporary development can be assembled and remove in a relatively short time of period. Thus, the development will not adversely affect the view and visual quality of the adjacent buildings, but on the other hand, it would coincide with the existing ambience and enhance the atmosphere around the area.

4.4 Temporary Application Without Affecting the “AGR” and “GB” Zones

The application is for proposed temporary place of recreation, sports or culture (hobby farm), holiday camp (tent camping ground), BBQ site and ancillary supporting facilities for a period of 3 years with the private lots. It falls within an area predominately zoned “AGR” (88%) and a small portion of “GB” (12%) on the Approved Kam Tin North OZP. The proposed hobby farm is generally not in conflict with the planning intention of “AGR” zone. While the other part of the applied uses are not entirely in line with the “AGR” intention, it should be noted that no permanent structure(s) are required to be erected on-site in order to implement the tent camping ground, BBQ site (using portable grill stands) or other outdoor recreational activities. The approval of the application on a temporary basis of 3 years would not frustrate the long-term planning of the “AGR” zone.

Moreover, the proposed temporary development is also in line with the planning intention of “GB” zone to provide additional outlets for passive recreational uses. It consists of only tents or canopies that are removable and can be easily disassembled with no impact to the environment. The proposed temporary development will not undermine the long term planning intention of the zoning. It will enable short term benefits for the public and local community promoting local tourism in the area.

4.5 No Adverse Impacts

The small scale temporary development will not induce any significant adverse impacts on the locality based on the following assessments:

(i) Minimum Traffic Impact

The application site is located along Chi Ho Road. A number of public transport facilities are available along Kam Tin Road in Kam Tin Town with less than 10 minutes walking distance from the site. The operator will implement a green policy for the development and no car parking facilities will be provided on-site. Visitors will be strongly encouraged to access the site by public transportation. However, three pick-up/ drop-off spaces will be provided for convenient accessibility. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles and queuing of vehicle is allowed at the application site.

The proposed temporary development will mainly be used during weekends. Prior booking is required so as to allow the Applicant to control the number of visitors within the site. Given the traffic generated by the proposed development would be minimal (only around 35 groups of visitor per day), it is anticipated that there would not be any significant adverse traffic impact to be induced by the development.

(ii) Minimum Environmental Impact

The application site is situated at a relatively secluded area mainly surrounded by fields. The nearest residential cluster (i.e. Kam Tin Shing Mun San Tsuen) is located about 200m away from the site across Kam Tin River and Kam Tin

Bypass. Public announcement system, portable loudspeaker and any form of audio amplification system will not be installed so as to minimize any noise nuisance. The operation of the small scale recreational development will not result in significant noise impact.

There will be no construction works involving dusts as the structures are only erected by assembling. Adequate recycling/ waste collection bins will be provided. The Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental nuisance.

(iii) Minimum Drainage and Sewerage Impacts

The proposed temporary development will not result in significant impact on the local drainage network because a storm water drain exists along the northern portion of the site. All the existing drainage facilities will be maintained in-situ.

Portable toilets are available adjoining the site. The Applicant has an agreement with the adjoining lot owner to use those portable toilets when necessary. The sewage collected at the portable toilets will be taken off-site for treatment. Due to the portable toilets would be sufficient to treat the small quantity of sewage generated from the proposed small scale development, significant adverse sewage impact is therefore not anticipated.

(iv) Minimum Landscape Impact

The application site is currently vacant and is mainly covered with flat green lawn. No rare or protected trees or flora species was found at the site. The proposed temporary recreational development will not affect the existing trees. The Applicant will be reminded to avoid disturbance to Kam Tin River to the south of the site during operation. Thus, no adverse impact on landscape and ecological resources is anticipated.

4.6 Unlikely to Set an Undesirable Precedent

Under the same Kam Tin North OZP, there are several similar temporary applications (for 3 years) approved by the Board between 2015 and 2021. Examples include applications Nos. A/YL-KTN/465, 516, 535, 538, 571, 772 for hobby farm and Nos. A/YL-KTN/535 and 772 for hobby farm with caravan holiday camps. They are near Cheung Kong Tsuen and Tai Kong Po and the reasons for approval are mainly on the ground that the proposed use would not frustrate the long-term planning intention of the "AGR" zone; not incompatible with the surrounding land uses; would unlikely cause significant adverse impacts; and concerned departments had no objection to the applications.

Recently in mid-December 2021, the Board has further refined the definition of terms (DoT) of 'Holiday Camp' and 'Tent Camping Ground', both covering places for

temporary lodging to cater for the newly emerging use. In the new definition, 'Tent Camping Ground' means any place open to the public where tents are put for temporary lodging for recreational or training purpose. It is intended to cover tent camping ground operated or designated by government departments, and such use excludes those which are privately owned and/or commercially operated. Therefore, for tent camping grounds for similar leisure purposes but are privately owned and/ or commercially operated are akin to the 'Holiday Camp' use.

In view of the recent changes of DoT, the proposed temporary development is under Column 2 of the "GB" zone and will require planning permission from the Board. Nevertheless, only a small portion of the application site falls within an area zoned "GB" (12%) on the OZP. The proposed temporary development, which is mainly for passive recreational use, is generally in line with the planning intention of "GB" zone. Tent camping is temporary in nature and smaller in scale as compared to the traditional holiday camp with permanent structures. There are similar approved cases for 'Holiday Camp' within the "GB" zone in the past.

Being temporary in nature, the approval of the present application will not set an undesirable precedent for other similar applications. The tents or canopies at the site can be easily assembled and removed in a relatively short time of period.

5. CONCLUSION

The planning application seeks the TPB's permission for proposed temporary place of recreation, sports or culture (hobby farm), holiday camp (tent camping ground), BBQ site and ancillary supporting facilities (office and storage area) for a period of 3 years at Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109, Tai Kong Po, Kam Tin. The application site is about 5,007.54m² in area and falls within an area zoned "AGR" and "GB" on the Approved Kam Tin North OZP No. S/YL-KTN/9.

The proposed temporary development includes tent camping areas, hobby farm areas, a multi-functional area, a reception and storage area, a loading/unloading area and an access area. The Applicant will implement a green policy for the development so as to promote sustainable living in the area. Planning assessments have indicated that the present application is well justified based on the following reasons:

- (a) the proposed temporary development is in line with Government Policy to revitalize tourism industry amid the COVID-19 pandemic;
- (b) it can utilize the site in the short term for the benefit of the public and local community;
- (c) the site is highly suitable for the proposed uses to encourage local tourism;
- (d) the proposed uses are fully compatible with the surrounding uses and respect the natural setting that no adverse environmental impact is anticipated;
- (e) It is fully compatible with the surrounding uses and respects the natural setting that no adverse environmental impact is anticipated;
- (f) the proposed development is temporary in nature and will not undermine the long term planning intention of "AGR" and "GB" zones;
- (g) the small scale development will not result in any significant impacts on the locality; and
- (h) the temporary uses will not set a bad precedent for similar application.

In view of the small scale nature of the proposed temporary uses and the justifications presented in the Planning Statement, honourable members of the TPB are requested to approve this planning application.



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

Nc

Your ref: TPB/A/YL-KTN/826

Dear Sir/ Madam,

28 March, 2022

S.16 Planning Application for Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years at Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109, Tai Kong Po, Kam Tin

We refer to the departmental comments sent to us via District Planning Office/ Fanling & Yuen Long East's (DPO/FS&YLE) email on 28.3.2022.

In response to the comments from Drainage Services Department, please find attached a revised layout plan with preliminary drainage proposal, which has been designed with reference to the approved case near the site (i.e. No. A/YL-KTN/717), for your attention. The Applicant is committed to implement the following improvement measures:-

- (a) a non-operational buffer of 3 to 4m is proposed from the top of the bank of an existing stream course;
- (b) a chaining fence will be provided along the proposed non-operational buffer area to delineate the visitors away from the stream course;
- (c) adequate peripheral channels will be provided within the site and along the non-operational buffer area so that the runoff within the site will be conveyed to the nullah nearby; and
- (d) the Applicant is committed to submit and implement a drainage proposal after the planning application is approved by the Town Planning Board.
- (e) as an administrative measure, the site will not be open during extreme weather.

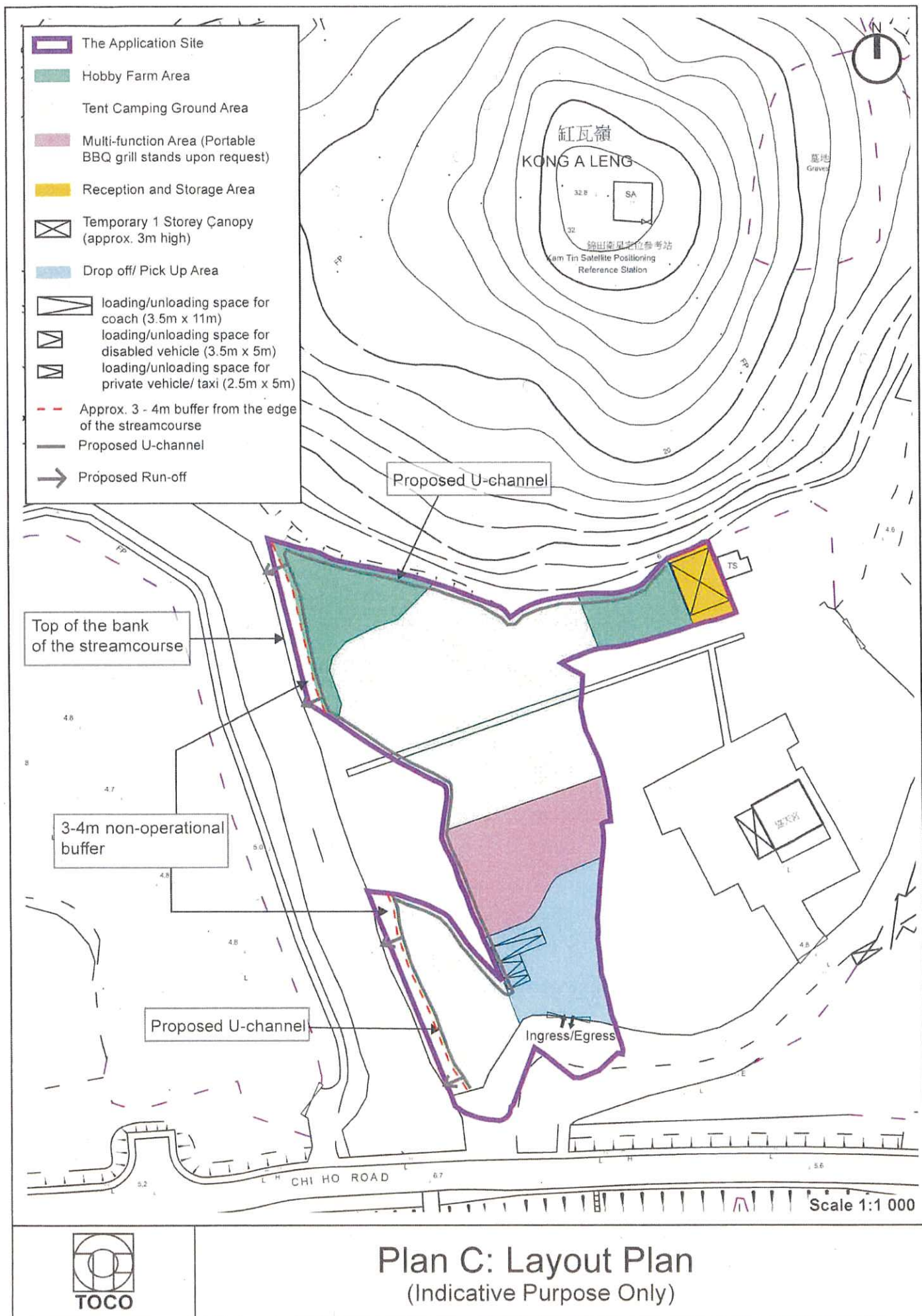
We hope that our clarifications have adequately addressed the comments of the relevant government departments.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director





TOCO PLANNING CONSULTANTS LTD.
TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY



達材都市規劃
顧問有限公司

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

North
E
Web

Your ref: TPB/A/YL-KTN/826

Dear Sir/ Madam,

11 July, 2022

S.16 Planning Application for Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years at Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109, Tai Kong Po, Kam Tin

We refer to the comments from Drainage Services Department (DSD) sent to us via District Planning Office/ Fanling & Yuen Long East's (DPO/FS&YLE) email on 19.5.2022 and queries from DPO/FS&YLE via phone conversation on 24.5.2022.

Please find attached a table of the response to comments with a drainage proposal for in response to comments from DSD. In response to queries from DPO/FS&YLE, our clarifications are provided as follows:-

- i) the application site has a total area of 5,007.54sqm, and out of the total area, about 4,393.65sqm (87.74%) is within the "Agriculture" zone, and about 613.89sqm (12.26%) is within the "Green Belt" zone on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9;
- ii) only visitors who have reserved a tent camping space will be able to access the hobby farm area;
- iii) no land filling is proposed and the bricks underneath the existing canopy have been removed (see photo attached); and
- iv) staff will be working in shifts at the site; two staff will be at the site between 9:00am – 6:00pm, and one staff will be in charge of the night shift between 6:00pm – 9:00am.

We hope the above responses have adequately address relevant government department's comments.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director





Remarks: Taken on 23.5.2022



Photo of Existing Condition

1. RESPONSES TO DEPARTMENTAL COMMENTS

Item	Departmental Comments	The Applicant's Responses
DSD(1)	The gradients and the dimension of the proposed u-channels/drain pipes should be shown on the drainage plan.	Please refer to the new Drainage Proposal. No u-channels/drain pipes are proposed.
DSD(2)	Please provide calculation to justify the dimensions of the proposed u-channel.	
DSD(3)	Please advise why u-channel is not provided at the east and south side of the site. Please advise how the overland flow at these sides of the site could be properly intercepted and discharged.	
DSD(4)	Please provide cut-sections to demonstrate that the proposed works is located 3m from the top of the bank of an existing streamcourse.	Please refer to drawing SK-03.
DSD(5)	Catchpit are required to be provided at the turning points of the u-channels. Terminal catchpit with sandtrap shall be provided within the lot close to the existing streamcourse.	Please refer to the new Drainage Proposal. No new catchpits and no terminal catchpit with sandtrap are proposed as the Site will not rely on u-channel drainage system for stormwater discharge.
DSD(6)	The invert levels of the proposed catchpits should be shown on the drainage plan for reference.	Please refer to the new Drainage Proposal. No new catchpits are proposed.
DSD(7)	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	Please refer to the new Drainage Proposal and drawings. The Site is of 90% flat sandy glassland and no conclusive surface runoff can be generated.

Item	Departmental Comments	The Applicant's Responses
DSD(8)	Considering the scale and layout of the site, at most 2 connections are considered acceptable and the connection point shall be close to the most downstream of the respective area.	Please refer to the new Drainage Proposal. No new connections are proposed.
DSD(9)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, should be indicated on plan. The relevant connection details including the outfall should be provided for comment.	Please refer to the new Drainage Proposal. No new connections are proposed.
DSD(10)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.	Please refer to the new Drainage Proposal. As the stormwater will be naturally absorbed by the sandy grassland, there will be no extra surface runoff being discharged into the existing facilities.
DSD(11)	The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan;	No hoarding / peripheral wall is proposed nor to be removed. There are currently only mesh fences surrounding a portion of the site which runoff can flow freely in both directions.
DSD(12)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Please refer to drawing SK-03.
DSD(13)	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit.	Please refer to the new Drainage Proposal. No u-channel and catchpit are proposed.
DSD(14)	The development should neither obstruct overland flow nor	Please refer to the new Drainage Proposal. No overland flow will be

Item	Departmental Comments	The Applicant's Responses
	adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	obstructed and no existing natural streams, village drains and ditches will be affected. Instead, the Applicant will take up the maintenance responsibility of the underground pipe within the Site and in Area B (in G-land), the terminal catchpit with sandtrap in Area B (in G-land), and all catchpits within the Site.
DSD(15)	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.	Please refer to the new Drainage Proposal. No new drainage works will be carried out.
DSD(16)	There is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the Director of Environmental Protection regarding the sewage disposal arrangement of the proposed development.	

Drainage Proposal

for

**Temporary S.16 Planning Application for temporary hobby farm, tent
camping ground, and barbecue site for a period of 3 years at various lots
in D.D. 109, Tai Kong Po**

Date: 2022 Jun 23
Version: 1
Prepared by: Fotton ELA Architects Ltd.

1. Introduction

- 1.1 Fotton ELA Architects Limited is appointed to act as an engineering consultant to prepare a drainage proposal for a Temporary S.16 Planning Application for temporary hobby farm, tent camping ground, and barbecue site for a period of 3 years at various lots in D.D. 109, Tai Kong Po.

2. Location and the environ of the Application Site

- 2.1 With reference to drawing no. SK-01 and SK-02, the Site is located a few meters from Chi Ho Road adjacent to a large scale catchwater trunk. To the west of the Site there exists an unnamed river which is maintained by the Government. To the north of the Site is where a heavily vegetated rolling forest called Kong A Leng located. To the east of the Site, a Gaundi Temple is found which is surrounded by concrete paved road and sandy grassland extended from the eastern border of the Site. At the southern border of the Site is a concrete paved driveway connected to Chi Ho Road.

3. Site Survey

- 3.1 In order to better understand the topography and hydrology of the Site and its surrounding, a site survey was carried out between 11:20 a.m. to 12:40 p.m. on 8th June 2022 at the time which red rainstorm warning was hoisted. The condition of the Site and its surrounding were photographed as shown in the attached Survey Photo Record and Photo Record Plan SK-04. A rainfall intensity of about 70-100mm per hour was recorded by the HK Observatory and the following were observed with reference to drawings SK-01 and SK-02:
- 3.1.1 Despite the heavy rain, there was no flooding within the Site and its surrounding;
 - 3.1.2 Surface runoff flowing from Kong A Leng (classified as a rolling forest, denoted as Area A) was almost totally absorbed and infiltrated into the soil of the rolling forest itself as the existing U-channel and rectangular channel at the foot of the rolling forest in Area B were found absent or very low in volume of collected runoff.
 - 3.1.3 The sandy grassland within the Site (Area D) and its surrounding (Area B, C, and E) was found to be flat except for a small portion to the east of the site near the road (in Area E). As a result, no gravitational flow of surface runoff was observed. Moreover, the short grass also intercepted the stormwater which was then absorbed and infiltrated into the ground.
 - 3.1.4 The Site consisted of about 90% sandy grassland and only a very small catchment area (Area G) contributed extra surface runoff to the sandy grassland from the southern border of the Site (Area D).
 - 3.1.5 An underground drainage network was found within the site conveying overland flow from the north-eastern upstream. The network consisted of approximately 1.1 to 1.2m underground concrete pipes and a catchpit leading from a 1.1m (approx.) underground concrete pipe in Lot 1171 S.A which was in turn connected to an existing natural stream as indicated on drawing SK-01. A large amount of water flow was observed and the collected stormwater flowed through a terminal catchpit with sandtrap a few meters from the northern boundary of the Site in Government land in Area B and ultimately discharged into the unnamed river.
 - 3.1.6 There was a very low volume of collected runoff flowing along the open U-channels connected to the underground network located alongside the Temple (in Area F) adjacent to the Applicant Site.
 - 3.1.7 Surface runoff collected by the u-channel and a catchpit around the concrete paved area of the Gaundi Temple in Area F was also discharged through the said underground network.

- 3.1.8 Stormwater in catchment area F was also partially flowed into Area E and absorbed by the sandy grassland.
- 3.1.9 Stormwater in catchment area G was flowed into Area D and naturally absorbed by the sandy grassland.
- 3.1.10 Based on the survey, the Site (Area D and part of Area G) can be regarded as an independent drainage system virtually not affected by other catchment areas due to the absent of surface runoff from other catchments.

4. Evaluations and Calculations

4.1 Based on the above survey results, it is concluded that the site should discharge stormwater by natural absorption and infiltration through the sandy grassland as no surface runoff can be generated by the flat sandy grassland and it will be unnecessary to provide extra open U-channels. To support the conclusion, calculations are carried out and discussed below:

- 4.1.1 For simplicity, rational method is chosen to estimate the peak runoff. However, as discussed in section 3, a large portion of the Site and its surrounding is completely flat sandy grassland which is in theory incapable of generating surface runoff.
- 4.1.2 Also, as the runoff coefficient C is defined as the ratio of surface runoff to rainfall depending on the land use and the gradient of the ground. Since there is little to no gradient and no surface runoff, the lower range of the recommended value of 0.05 - 0.35 is chosen.
- 4.1.3 For the rolling forest to the north of the site, runoff coefficient of 0.25 is taken. However, this is likely to be an overestimation due to the relatively heavy vegetation, gentle steepness and small height.
- 4.1.4 For the concrete paved area around the site, runoff coefficient of 0.9 is taken.
- 4.1.5 Considering the above, the red rain survey condition, the temporary rural use of the development of the Site as hobby farm, tent camping ground, and barbecue site, as to provide a more meaningful rainfall intensity i for calculations, the intensity of the rainfall during the survey was taken reference and a return period of 5 years and 60 minutes duration is chosen from Table 2a of the Manual, giving a value of 91.5mm/h.
- 4.1.6 By rational method, with reference to the Stormwater Drainage Manual (with Eurocodes incorporated) Fifth Edition, May 2018 issued by the Drainage Services Department, Government of Hong Kong, (the "Manual"):

$$\text{Given } Q_p = 0.278 CiA$$

where Q_p = peak runoff in m^3/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km^2

4.2 With reference to drawing SK-02, the catchment area of the Site and its surrounding is determined and their peak runoff values are tabulated below:

Catchment Area	C	i (mm/h)	A (km ²)	Q _p (m ³ /s)
A – Rolling forest of Kong A Leng	0.25	91.5	0.005653	0.03595
B – Sandy grassland in G-land	0.05	91.5	0.000382	0.00049
C – Sandy grassland in G-land	0.05	91.5	0.000711	0.0009
D – Site sandy grassland	0.05	91.5	0.004644	0.00591
E – Sandy grassland in DD109 lot 1171 S.A and in adjacent G-land	0.05	91.5	0.004144	0.00527
F – Concrete / Block paved road and structures in DD109 Lot 1171 S.A and S.B and in G-land	0.9	91.5	0.002029	0.04645
G – Concrete paved road in Site and in G-land	0.9	91.5	0.000389	0.00891

4.3 The following conclusions can be drawn from the above table:

- 4.3.1 Only catchment A may contribute some extra surface runoff to the Site;
- 4.3.2 All sandy grassland catchments (B to E) have very low theoretical volumetric flow rate Q_p and stormwater should be assumed to be totally absorbed and infiltrated into the ground.
- 4.3.3 As discussed in the site survey in section 3, surface runoff in catchment area F is either absorbed by the sandy grassland in Area E or flowed into the U-channels and catchpits within which will not contributed any runoff to the Site.
- 4.3.4 Catchment area G is very small and the low theoretical volumetric flow is very insignificant therefore can be considered effectively absorbed by the Site sandy grassland.
- 4.3.5 As such, the capacities of the existing channels in Area B are estimated as follows:

With Manning's Formula for discharge capacity of drain

$$Q_c = \frac{1}{n} A R^{\frac{2}{3}} S^{\frac{1}{2}}$$

where Q_c = discharge capacity of drain in m³/s

n = roughness coefficient

A = flow area in m²

P = wetted perimeter in m

$R = A/P$ = hydraulic radius in m

S = bed gradient

For the 210mm U-channel,

$n = 0.011$ for concrete channel with neat cement finish

$A = 0.0614$ m² (210mm U-channel, 100+210mm height)

$P = 0.750$ m

$R = 0.0819$ m

$S = 1/100$

$$\Rightarrow Q_{c200mm} = 0.105 \text{ m}^3/\text{s} \text{ (fig 4.1)}$$

For the 380mm rectangular channel,

$n = 0.015$ for brick constructed channel

$A = 0.0266 \text{ m}^2$ (380mm Rectangular channel, 70mm height)

$P = 0.52 \text{ m}$

$R = 0.0512 \text{ m}$

$S = 1/100$

$$\Rightarrow Q_{c380mm} = 0.0244 \text{ m}^3/\text{s} \text{ (fig 4.2)}$$

Since

$$Q_{c200mm} > Q_p(\text{catchment A}) \div 2 \text{ (since there are two separated channels)}$$

$$= 0.105 > 0.03595 \div 2 = 0.01798 \text{ m}^3/\text{s}$$

and

$$Q_{c380mm} > Q_p(\text{catchment A}) / 2$$

$$= 0.0244 > 0.03595 \div 2 = 0.01798 \text{ m}^3/\text{s}$$

The existing channels in Area B will have enough capacity to cater the surface runoff (if any) from Area A.

With reference to drawings SK-01 and SK-02, although a portion of the surface runoff may enter the Site (Area D) and Area E, the volume should still be considered very low and it is safe to assume no surface runoff from Area A will enter the Site.

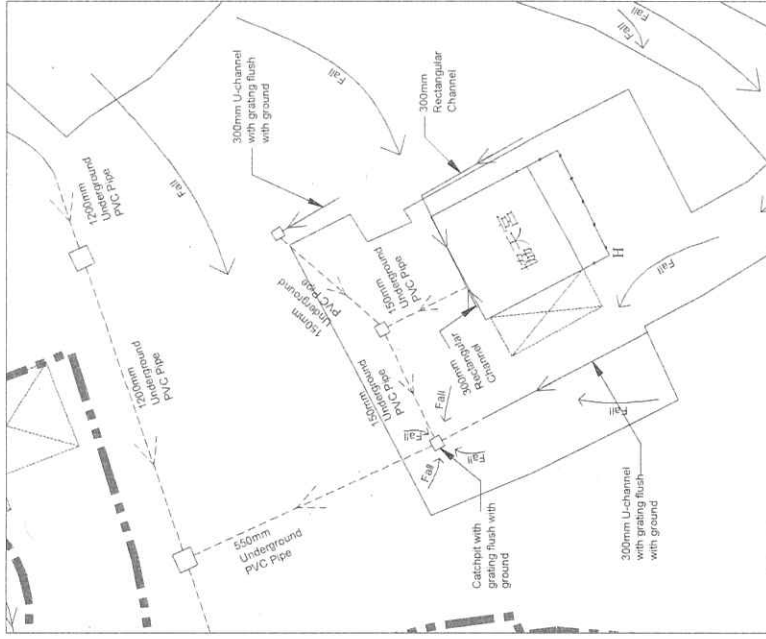
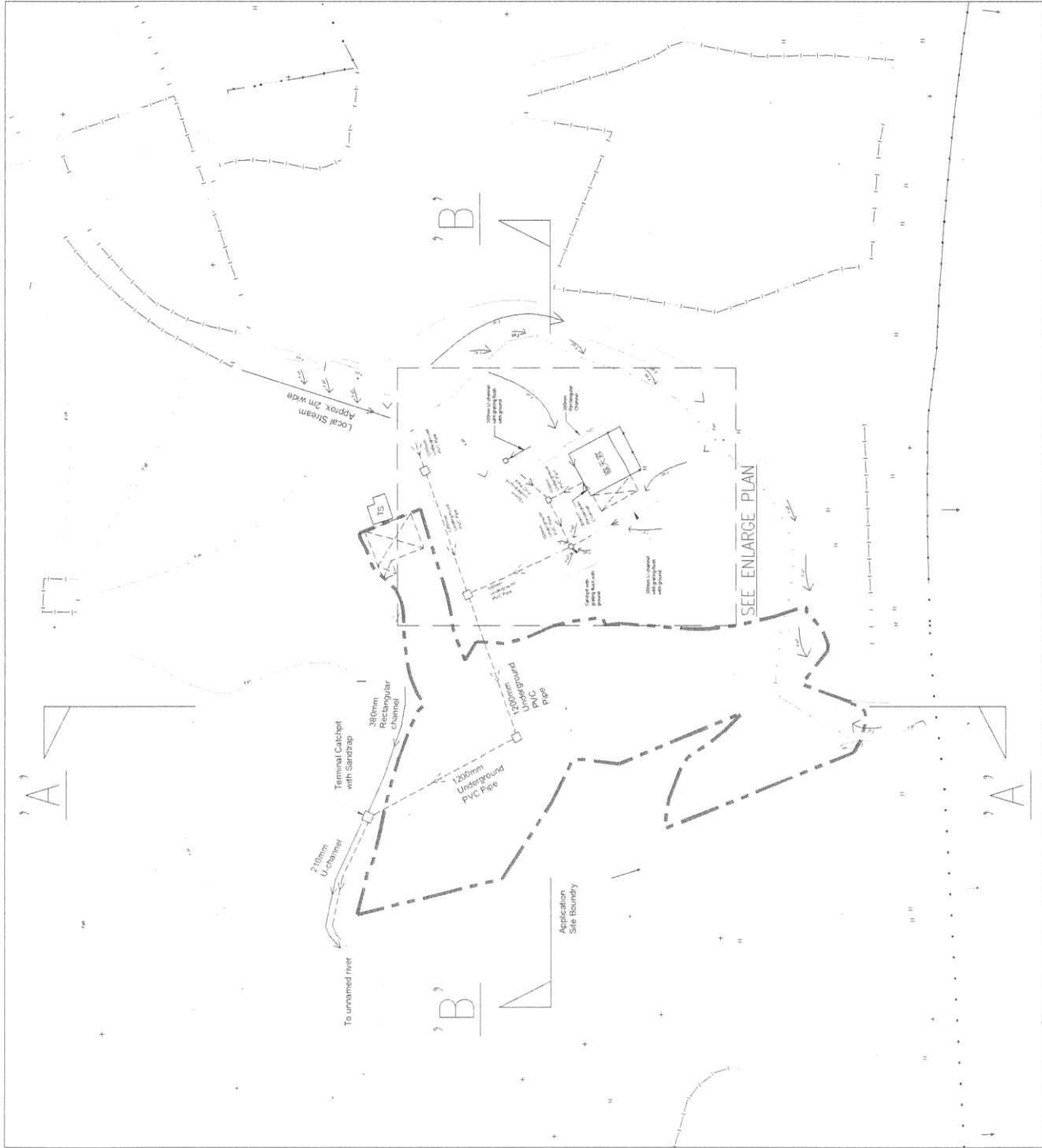
5. Conclusion

5.1 The following conclusions are reached:

- 5.1.1 The Site catchment can be considered as independent of its surrounding catchments as no stormwater from other catchments was seen to be intercepted by the Site during the survey.
- 5.1.2 Stormwater is intercepted by the sandy grassland and no surface runoff can be generated due to nature of the flat sandy grassland. Moreover, no flooding was observed during the heavy rain condition of the Site survey showing the effectiveness of the sandy grassland in intercepting and absorbing the stormwater. Therefore, natural absorption is much preferred.
- 5.1.3 By encouraging bioretention by way of infiltration and absorption of water into the soil, the volume of water entering the drainage system can be reduced and the chance of flooding can also be reduced by not occupying the discharge capacity of the existing drainage system.
- 5.1.4 Moreover, the sandy soil will act as natural filter of substances in the soil which can improve water quality to a significant extend.
- 5.1.5 The peak runoff of the Site as calculated in Section 4 is very low in volume which further supports natural stormwater absorption is much more favorable.
- 5.1.6 No site formation should be expected and encouraged to avoid disturbing the rural nature of the Site.
- 5.1.7 **As a result, it is recommended to maintain the existing condition of the drainage system instead of providing a new system.**
- 5.1.8 **Since no new drainage works are proposed, no adverse drainage impact to the surrounding is expected.**

5.2 In order to ensure the working condition of the existing drainage system within the Site which discharges overland flow from the east and north-east catchments areas, despite not being the responsibility of the Applicant, the following are recommended as the implementation measures of this drainage proposal:

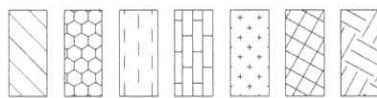
- 5.2.1 The Applicant will take up the maintenance responsibility of the underground pipe within the Site and in Area B (in G-land), the terminal catchpit with sandtrap in Area B, the U-channel and rectangular channel in Area B, and all catchpits within the Site.**
- 5.2.2 The Applicant will work with the representative(s)/owner(s) of Lot 1171 S.A and 1171 S.B in DD109 adjacent to the Site to ensure the existing underground drainage system will be in a good working condition.**
- 5.2.3 The Applicant will maintain the condition of the sandy grassland to ensure its stormwater intercepting and absorbing capacity.**



ENLARGE PLAN



LEGEND



Catchment Area A - Rolling Forest

Catchment Area B - Sandy Grassland (G-land)

Catchment Area C - Sandy Grassland (G-land)

Catchment Area D - Sandy Grassland (Site)

Catchment Area E - Sandy Grassland

Catchment Area F - Concrete / Blocked Paved Road

Catchment Area G - Concrete Paved Road
(Part Site Part G-land)



PROJECT

DRAINAGE PROPOSAL FOR TEMPORARY S.16 PLANNING APPLICATION FOR
TEMPORARY HOBBY FARM, TENT CAMPING GROUND, AND BARBEQUE
SITE AT VARIOUS LOTS IN D.D. 109, TAI KONG PO

DRAWING NO. SK-02

Rev. Date Description

1 10/05/2024 SUBMITTAL

2 10/05/2024 SUBMITTAL

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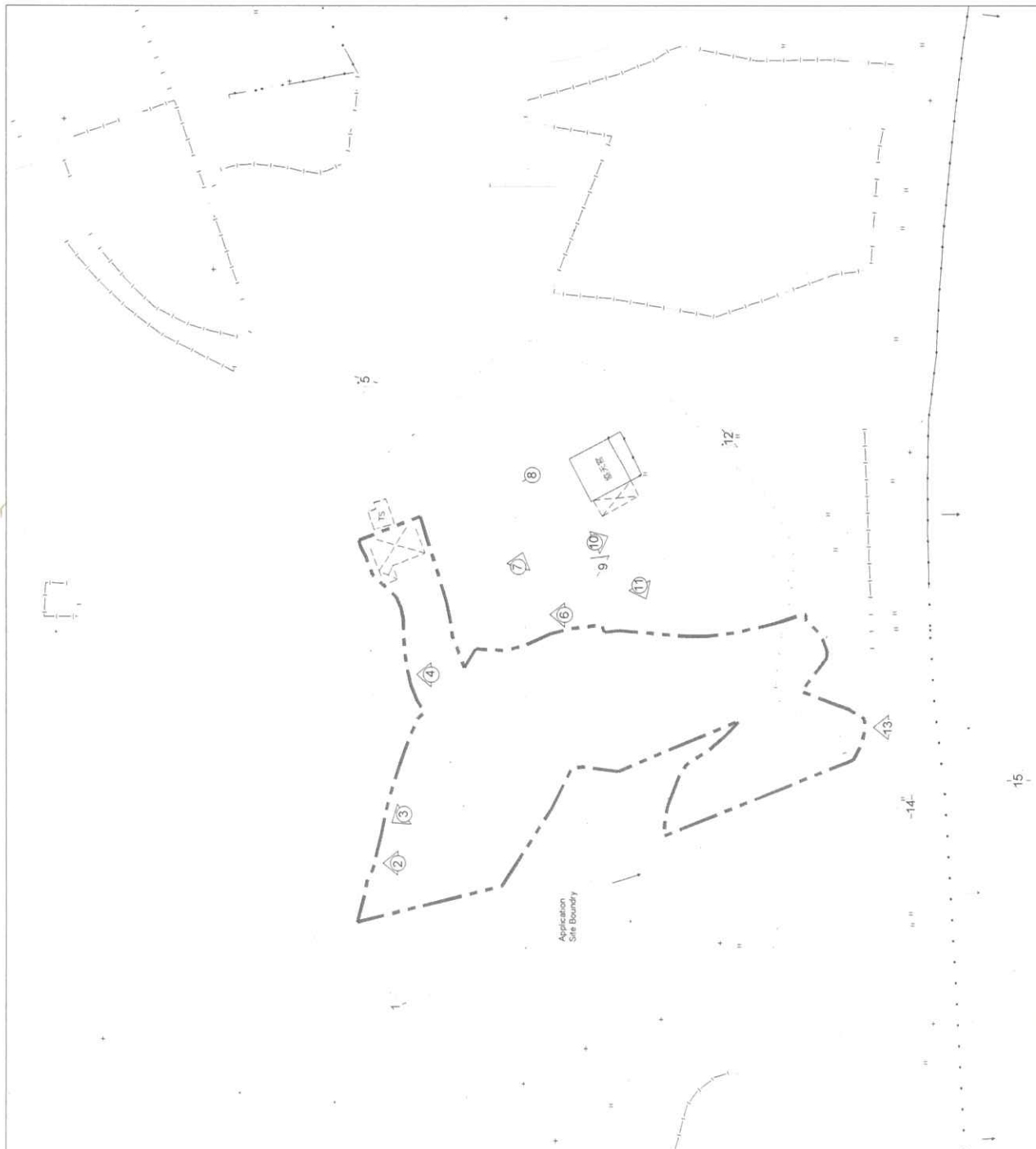
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Direction of Photo being Taken
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Drainage Proposal for Temporary S.16 Planning Application for temporary hobby farm, tent camping ground, and barbecue site for a period of 3 years at various lots in D.D. 109, Tai Kong Po – Photo Record



Photo 1



Photo 2



Photo 3



Photo 4

Drainage Proposal for Temporary S.16 Planning Application for temporary hobby farm, tent camping ground, and barbecue site for a period of 3 years at various lots in D.D. 109, Tai Kong Po – Photo Record



Photo 5



Photo 6



Photo 7



Photo 8

Drainage Proposal for Temporary S.16 Planning Application for temporary hobby farm, tent camping ground, and barbecue site for a period of 3 years at various lots in D.D. 109, Tai Kong Po – Photo Record

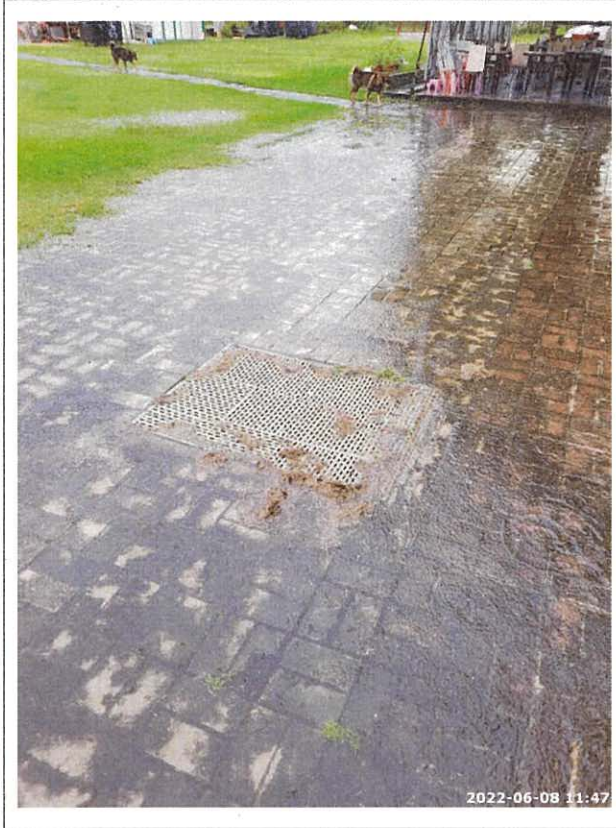


Photo 9



Photo 10

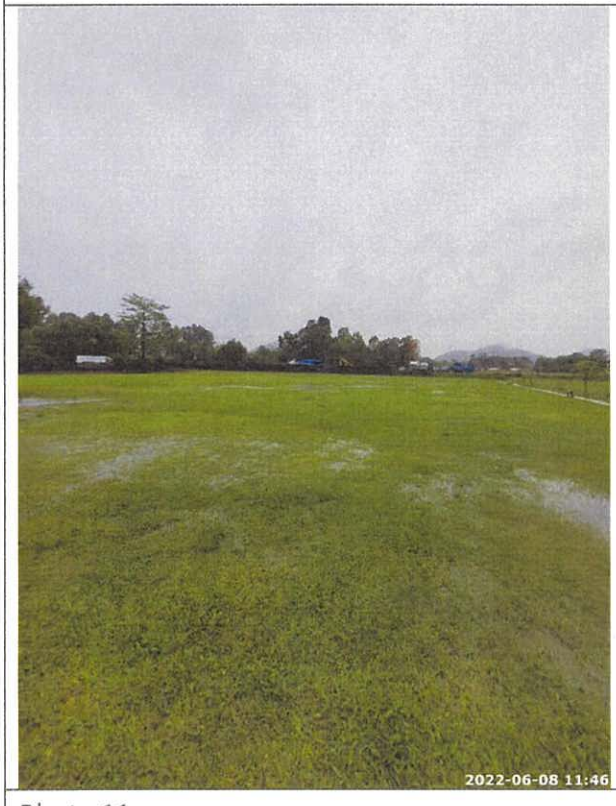


Photo 11



Photo 12

Drainage Proposal for Temporary S.16 Planning Application for temporary hobby farm, tent camping ground, and barbecue site for a period of 3 years at various lots in D.D. 109, Tai Kong Po – Photo Record



Photo 13



Photo 14



Photo 15



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

Your ref: TPB/A/YL-KTN/826

Dear Sir/ Madam,

26 August, 2022

S.16 Planning Application for Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years at Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109, Tai Kong Po, Kam Tin

We refer to the comments from Transport Department (TD) sent to us via District Planning Office/ Fanling & Yuen Long East's (DPO/FS&YLE) email on 24.8.2022 and queries from DPO/FS&YLE via phone conversation on 24.8.2022.

Please find attached a table of our response to comments with attachments in response to comments from TD. Furthermore, our clarifications in response to queries from DPO/FS&YLE, are provided as follows:-

- i) The Applicant has decided to provide temporary portable chemical toilets on-site to treat the sewage from the proposed small scale development. Location of proposed portable chemical toilets is shown on the amended Layout Plan (**Plan C**);
- ii) The sewerage generated by the temporary toilet will be stored and tankered away by a licensed contractor at least three times a week (i.e. Saturday, Sunday and once on a weekday); and
- iii) Waste generated by the temporary development will be collected by a licensed contractor at least three times a week (i.e. Saturday, Sunday and once on a weekday).

We hope the above responses have adequately address relevant government department's comments.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



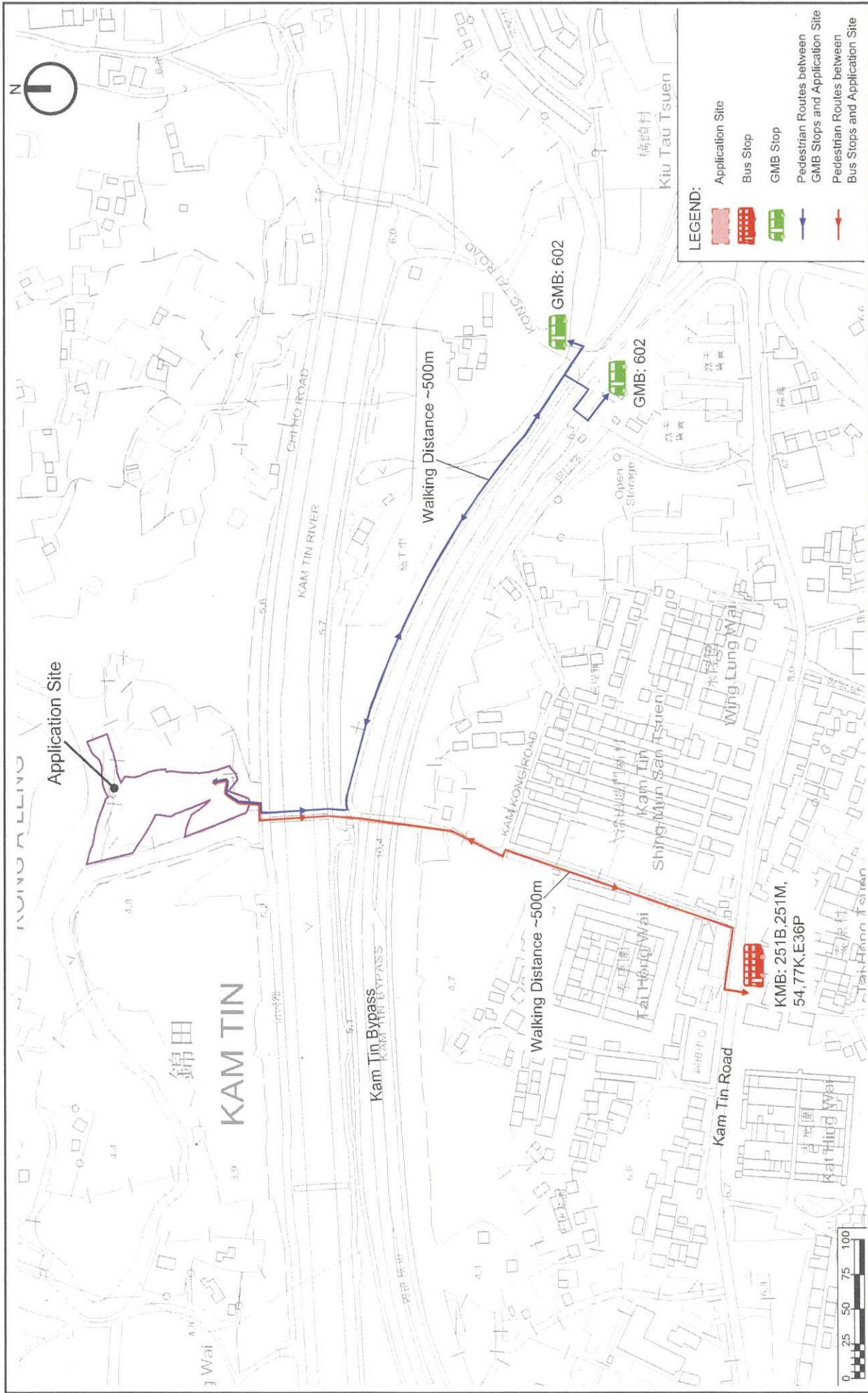
c.c. DPO/FS&YLE- Ms. DUEN Long Yee, Loree

1. RESPONSES TO COMMENTS FROM THE TRANSPORT DEPARTMENT

Item	Departmental Comments	The Applicant's Responses
TD(1)	the applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	<p>The operator will implement a green policy for the proposed recreational development and no car parking space will be provided. Visitors will be strongly encouraged to access the application site by public transportation. Each visitor and his/her companions has to reserve a tent camping space via the pre-booking system (i.e. Telephone, SMS, WhatsApp, Email or Facebook) on a first-come first-serve basis prior to their visit to the site. The operator will ask in advance their mode of transportation to the site (i.e. by taxi or public transportation).</p> <p>The number of group of visitors per day will only be 35. Peak hours are anticipated to be during Saturdays 2:00pm, when people check-in, and Sundays 11:00am, when people check-out. According to the Applicant's experience, 30% of the visitors travel to the site by Taxi, and 70% of the visitors take public transport (i.e. green mini bus or KMB bus) and subsequently walk to the site. Plan 1 attached shows that the pedestrian routes between the bus stops and the application site. As conservative consideration, 12 vehicles are considered to be generated at peak hours. Therefore it is anticipated that the trip rate is very minimal. In view that the taxis arrive to only allow quick pick-up/ drop-off, it is considered the proposed 3 loading/ unloading spaces are sufficient. The operator and its staff are local residents in the vicinity, therefore, they travel to the site via walking or public transportation.</p> <p>Since no catering service will be provided at the site and only selling of snacks and drinks will be available, it is anticipated that no significant logistic activities will be occurred on-site. The operator will ensure logistics in relation to the operation will be arranged during non-peak hours.</p>

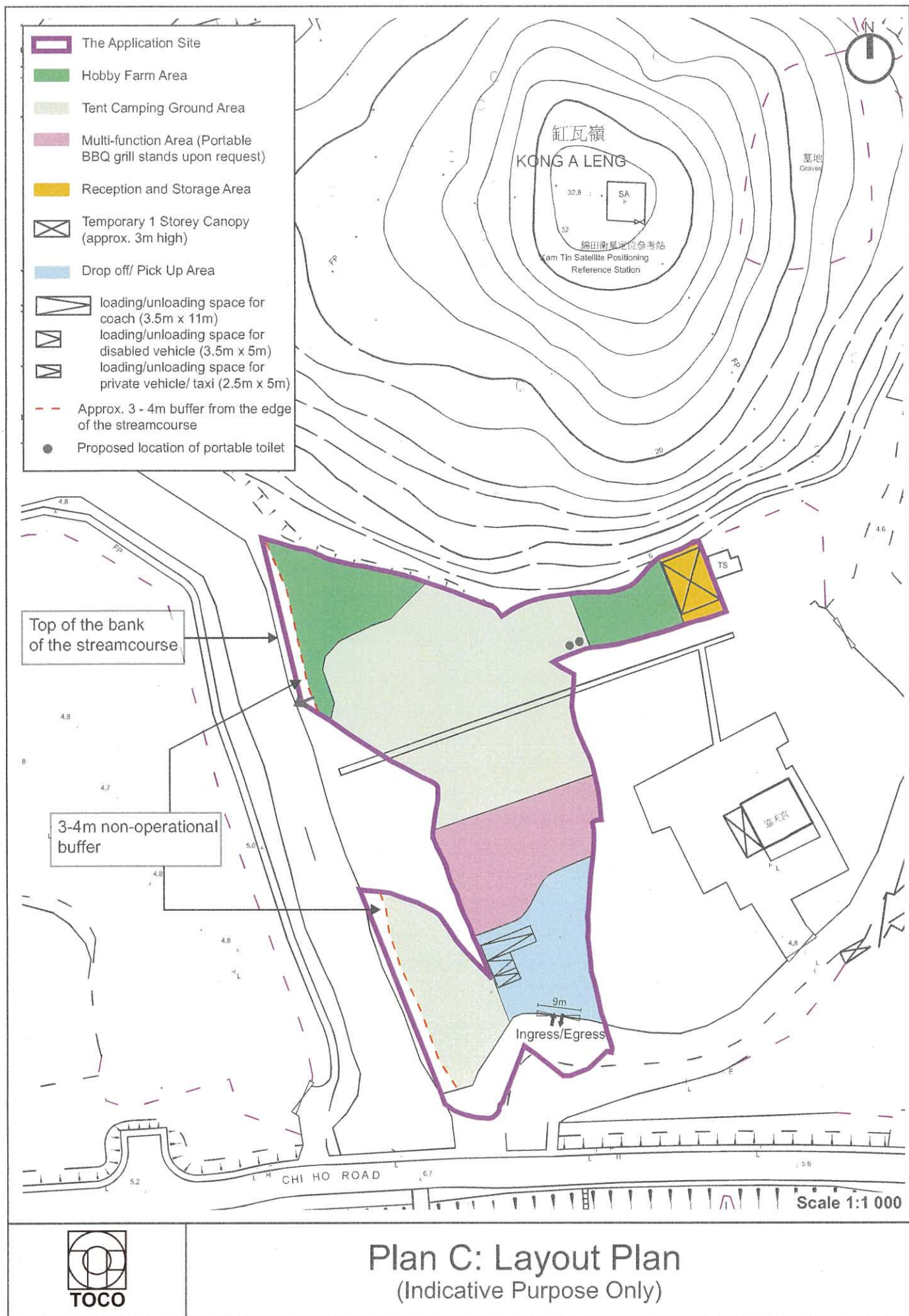
Item	Departmental Comments	The Applicant's Responses
TD(2)	the applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Chi Ho Road and the local access;	<p>As per the Applicant's response above, peak hours are anticipated to be during Saturdays 2:00pm and Sundays 11:00am and 12 vehicles are considered to be generated at those peak hours. Therefore, it is anticipated that the trip rate is very minimal.</p> <p>We note that the major development within the vicinity of our site is Hip Tin Temple, therefore, we have made reference to the Traffic Impact Assessment (TIA) of Application No. Y/YL-KTN/3. OZZO Technology (HK) Ltd. conducted a traffic count survey at the key locations within the vicinity of the area on Chung Yeung Festival in 2021 (14.10.2021) (see attached in Annex 1). According to the observed peak hour traffic flows, 17 vehicles (8 in and 9 out) access the local road, and 74 vehicles (2 way) along Chi Ho Road during peak hour.</p> <p>We would like to emphasize that the proposed development <u>will not operate</u> during Ching Ming and Chung Yeung Festival Days and one week before and after the festival days. However, based on the data above, we can assume that if the key junctions can operate satisfactorily during peak hour of grave sweeping festival day, it could be concluded that the traffic impact with additional 12 vehicles generated by the proposed development would be insignificant during normal days.</p>
TD(3)	smooth manoeuvring of vehicles to / from Chi Ho Road, along the local access and within the Site should be demonstrated;	Making reference to Application No. Y/YL-KTN/3, please find attached the swept path analysis for a 5m private car and a 12m shuttle bus extracted from the TIA prepared by OZZO attached in Annex 1 .
TD(4)	the applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;	Please see amended Plan C .

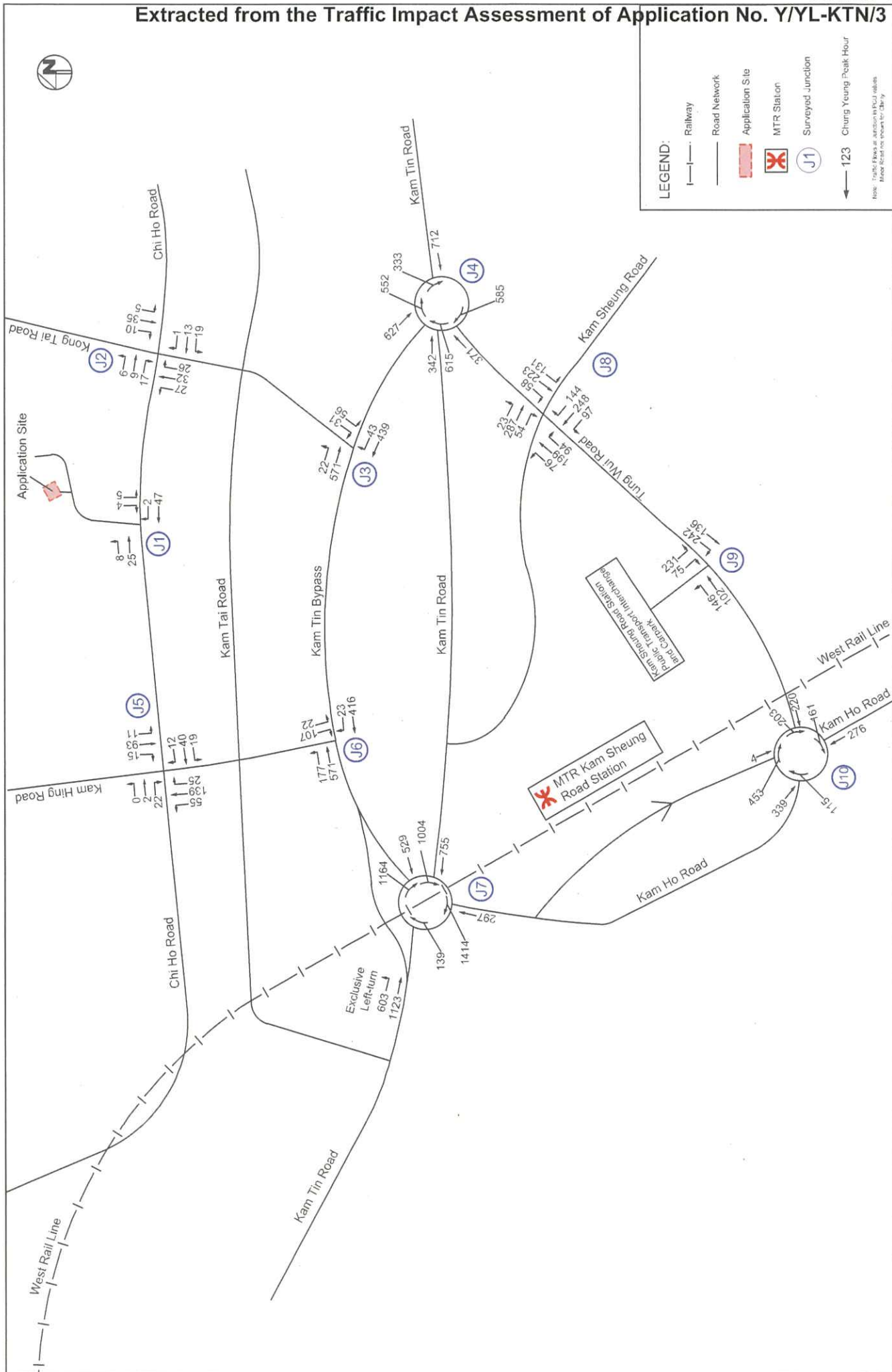
Item	Departmental Comments	The Applicant's Responses
TD(5)	the routing between Chi Ho Road and the Site should be provided;	Please see attached Plan 1 .
TD(6)	the applicant should provide the nearest public transport services and indicate on the layout plan; and	Please see attached Plan 1 .
TD(7)	the applicant should note the local access between Chi Ho Road and the Site is not managed by his department.	Noted.



Plan 1: Nearest Public Transport Services







S12A for Hip Tin Temple, Tai Kong Po, Pat Heung - TIA 2021 Chung Yeung Observed Peak Hour Traffic Flows

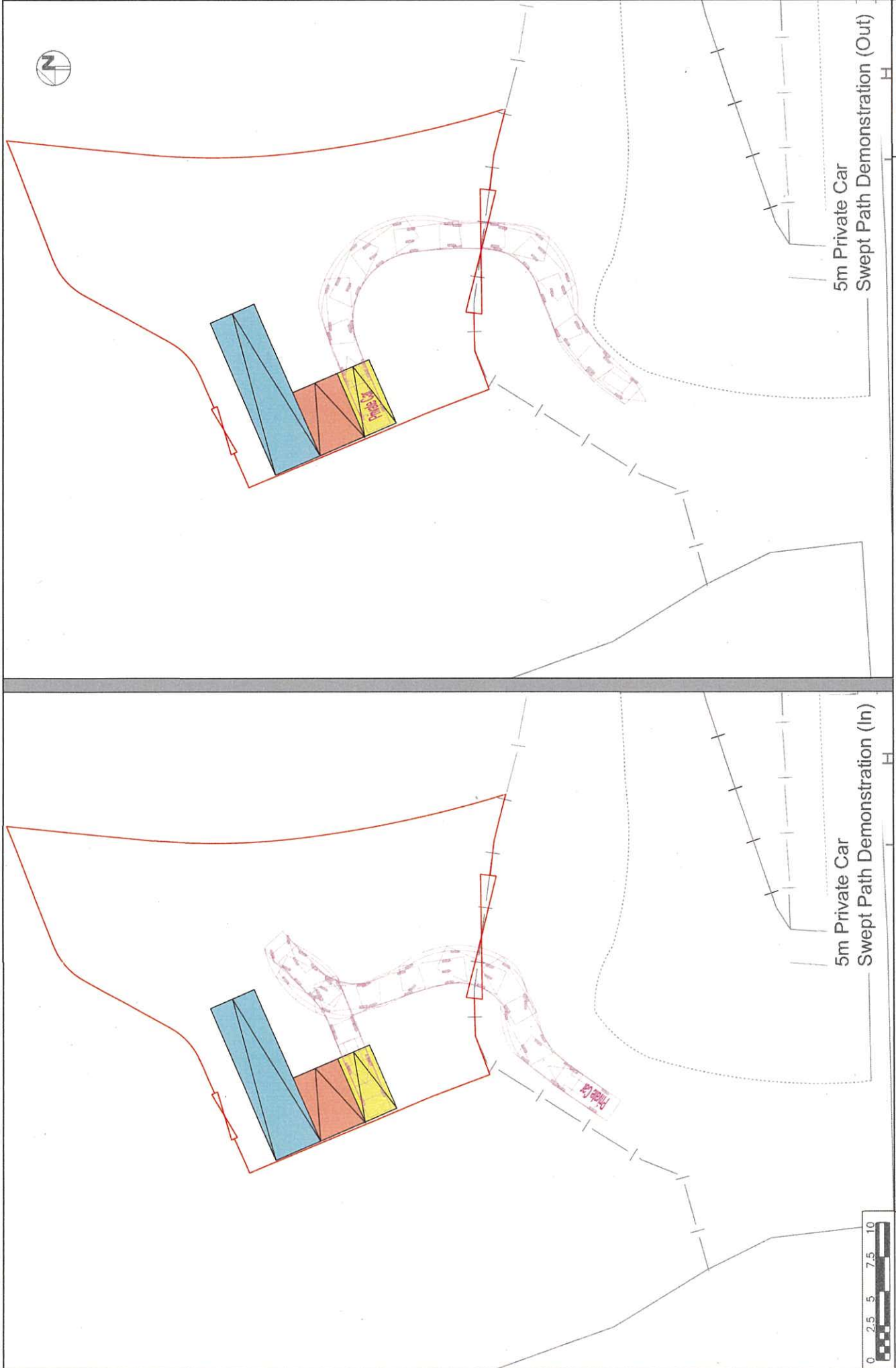
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Dwg No. Figure 2-4OZZO
TECHNOLOGY



Project Title

S12A for Hip Tin Temple, Tai Kong Po, Pat Heung - TIA
5m Private Car 5m Swept Path Assessment

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Date
01/12/2021

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Project No. 82268 Dwg
No. Appendix B-1

Rev.
No. Appendix B-1

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TECHNOLOGY



S12A for Hip Tin Temple, Tai Kong Po, Pat Heung - TIA
12m Shuttle Bus Swept Path Assessment

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TECHNOLOGY

Project No. 82269 Dwg
Rev.
No. Appendix B-2

協天宮

Date 01/12/2021
Scale 1:500

Project Title



12m Shuttle Bus Swept Path Demonstration
for Turning at Chi Ho Road / Kong Tai Road
from the Application Site

12m Shuttle Bus Swept Path Demonstration
for Turning at Chi Ho Road / Kong Tai Road
to the Application Site

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Date 01/12/2021
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S12A for Hip Tin Temple, Tai Kong Po, Pat Heung - TIA
12m Shuttle Bus Swept Path Assessment

Project Title

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TECHNOLOGY

Project No. 82269
Rev.
Dwg No. Appendix B-3



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

Your ref: TPB/A/YL-KTN/826

Dear Sir/ Madam,

1 September, 2022

S.16 Planning Application for Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years at Lot Nos. 1164 S.A (part), 1164 RP, 1165 (part), 1168 (part) and 1169 in D.D. 109, Tai Kong Po, Kam Tin

We refer to the comments from Agriculture, Fisheries and Conservation Department (ACFD) sent to us via District Planning Office/ Fanling & Yuen Long East's (DPO/FS&YLE) email on 31.8.2022 and queries from DPO/FS&YLE via phone conversation on 31.8.2022.

Our responses to relevant departmental comments are as follows:-

1. AFCD:

The types of crops to be grown at the hobby farm are mainly seasonal green vegetables and for operator's self consumption. They will not to be sold at any markets. Camp visitors are free to visit the area and learn about growing crops from the operator.

2. DPO/FS&YLE:

- In view that the Applicant has proposed two temporary toilets within the Application Site, Table 3.1, Section 3 (iv) and Section 4.5 (iii) of the Planning Statement have been amended (see attached);
- The hobby farm is only available to visitors who have reserved a tent camping space, therefore the operation hour of the hobby farm will be the same as the tent camping space (i.e. 24 hours daily, except for those days during Ching Ming and Chung Yeung Festival Days and one week before and after the festival days); and
- The check-in time for the camping space is 2:00pm daily and check-out time is 11:00am daily.

We hope the above responses have adequately addressed relevant government department's comments.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



c.c. DPO/FS&YLE- Ms. DUEN Long Yee, Loree

3. DEVELOPMENT PROPOSAL

The Applicant is seeking the TPB's permission for the use of the application site on a temporary basis for outdoor recreational activities including tent camping, hobby farming and BBQ. The proposed temporary development is an initiative by the Applicant to promote local tourism in the short term. It has the following facilities and operation:-

(i) The Proposal

A Layout Plan for the temporary use proposal is attached in **Plan C**. The proposed temporary development includes 8 function areas, i.e. two tent camping areas, two hobby farm areas, a multi-functional area, a reception and storage area, a loading/unloading area and an access area. The tent camping areas will accommodate a total of 35 tents (i.e. around 105 visitors, say an average of 3 persons per tent). No caravan or car camping will be allowed on-site. Two hobby farm areas are proposed at the northern portion of the site for the enjoyment of campers. The multi-functional area proposed at the central part of the site will be flexibly used for passive recreational activities, BBQ site and star-glazing purpose.

The proposal will involve the erection of temporary canopy with weather protection material on top of the reception and storage area. Access and loading/unloading area will be provided at the southern part of the site. The indicative development parameters of the proposed scheme are shown in **Table 3.1**.

Table 3.1: Development Schedule of the Proposed Development

	Major Parameters	
Application Site Area (m ²)	About 5,007.54m ²	
Proposed Land uses	Tent camping area	About 2,474.46m ²
	Hobby farm area	About 741.42m ²
	Multi-functional area	About 652.44m ²
	Reception and storage area	About 142.08m ²
	Loading/unloading area	About 550.54m ²
	Access road area	About 334.22m ²
Temporary Canopy (Ancillary reception & storage) and temporary toilets	Total built-over area	About 104.04m ²
	Maximum Building Height	1 storey (About 3m)
	No. of Structures	3
Loading/unloading Space(s)	3	

(ii) The Operation

The application site is adjacent to Hip Tin Temple and the Applicant has an agreement with Hip Tin Temple Management Company Ltd. that the proposed recreational use must not affect the operation of the temple. Thus, the operation hour of the proposed temporary use will be 24 hours daily, except for those days during Ching Ming and Chung Yeung Festival Days and one week before and after the festival days. Each visitor and his/her accompanies has to reserve a tent camping space via the pre-booking system (i.e. Telephone, SMS, WhatsApp,

Email or Facebook) on a first-come first-serve basis prior to their visit to the site. There will be 3 full-time staffs stationed at the site, and however, additional 2 part-time staffs will be available during peak period, i.e. Saturday and Sunday. Only selling of snacks and drinks will be available at the reception area and no catering service will be provided at the site. For BBQ activities, the Applicant will only provide portable grill stands and visitors would have to bring their own foods to be cooked at the multi-functional area at a limited period.

The Applicant is aware of the latest pandemic situation. The Applicant will monitor the latest policy of the Authority and shall adopt corresponding disease prevention measures and limit the maximum visitor capacity as appropriate.

(iii) Access Arrangement and Internal Transport Facilities

The application site can be accessed by Chi Ho Road via a local access. Public transport facilities are provided along Kam Tin Road in Kam Tin Town within 400-radius catchment area (less than 10 minutes walking distance) from the site. To promote sustainable living in the area, visitors will be strongly encouraged to access the site by public transportation.

In view of their green policy and the convenient public transportation nearby, no car parking facilities will be provided on-site. However, pick-up/ drop-off spaces, i.e. 1 loading/unloading space for coach (3.5m x 11m), 1 loading/unloading space for disabled vehicle (3.5m x 5m) and 1 loading/unloading space for private vehicle/ taxi (2.5m x 5m), will be available within the site for convenient accessibility.

(iv) Drainage and Sewerage Consideration

A storm water drain exists along the northern part of the site. Since majority of the site will be open-air with flat grassland under this proposal, all the existing drainage facilities will be maintained in-situ.

Temporary portable toilets are proposed to be placed within the application site.

(v) Environmental Consideration

Public announcement system, portable loudspeaker and any form of audio amplification system will not be installed so as to minimize any noise nuisance. The outdoor tent area could accommodate approximately 105 overnight visitors camping in 3 person tents at one time. Portable grill stands will be provided for BBQ activities. All structures can be easily assembled and disassembled upon cessation of use with minimal impact to the environment.

To promote sustainability, visitors are encouraged to be waste-free, by bringing reusable materials (containers/ water bottles) or recyclable materials. Adequate recycling/ waste collection bins will be provided, and removed off site by the Applicant to avoid adverse environmental impacts.

Bypass. Public announcement system, portable loudspeaker and any form of audio amplification system will not be installed so as to minimize any noise nuisance. The operation of the small scale recreational development will not result in significant noise impact.

There will be no construction works involving dusts as the structures are only erected by assembling. Adequate recycling/ waste collection bins will be provided. The Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize the possible environmental nuisance.

(iii) Minimum Drainage and Sewerage Impacts

The proposed temporary development will not result in significant impact on the local drainage network because a storm water drain exists along the northern portion of the site. All the existing drainage facilities will be maintained in-situ.

Portable toilets are proposed within the site. The sewage collected at the portable toilets will be taken off-site for treatment. Due to the portable toilets would be sufficient to treat the small quantity of sewage generated from the proposed small scale development, significant adverse sewage impact is therefore not anticipated.

(iv) Minimum Landscape Impact

The application site is currently vacant and is mainly covered with flat green lawn. No rare or protected trees or flora species was found at the site. The proposed temporary recreational development will not affect the existing trees. The Applicant will be reminded to avoid disturbance to Kam Tin River to the south of the site during operation. Thus, no adverse impact on landscape and ecological resources is anticipated.

4.6 Unlikely to Set an Undesirable Precedent

Under the same Kam Tin North OZP, there are several similar temporary applications (for 3 years) approved by the Board between 2015 and 2021. Examples include applications Nos. A/YL-KTN/465, 516, 535, 538, 571, 772 for hobby farm and Nos. A/YL-KTN/535 and 772 for hobby farm with caravan holiday camps. They are near Cheung Kong Tsuen and Tai Kong Po and the reasons for approval are mainly on the ground that the proposed use would not frustrate the long-term planning intention of the "AGR" zone; not incompatible with the surrounding land uses; would unlikely cause significant adverse impacts; and concerned departments had no objection to the applications.

Recently in mid-December 2021, the Board has further refined the definition of terms (DoT) of 'Holiday Camp' and 'Tent Camping Ground', both covering places for

**Relevant Extract of the Town Planning Board Guidelines No. 10
for 'Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No.10)**

The relevant assessment criteria for assessing applications include:

- (a) There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas.
- (c) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (d) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (e) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (f) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (g) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (h) The proposed development should not overstrain the overall provision of Government, institution and community facilities in the general area.
- (i) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

- (j) Any proposed development on a slope or hillside should not adversely affect slope stability.

Similar s.16 Applications in the vicinity of the Site within the same “Agriculture” Zone on the Kam Tin North OZP in the Past Five Years

Approved Applications

Application No.	Use / Development	Date of Consideration
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
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]
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]
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]
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]
A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [revoked on 4.11.2021]
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]
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 [revoked on 15.6.2022]
A/YL-KTN/697	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020
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
A/YL-KTN/766	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021
A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	19.9.2021
A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Filling of Land	12.8.2022

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- no objection to the application.

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

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there is no environmental complaint concerning the Site received in the past three years; and
- he has no objection to the application.

4. Landscape

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

- the Site is situated in an area of rural landscape character comprising vacant land, village houses, temporary structures, scattered tree groups and woodland within the "GB" zone in the north. The Site is vacant and is mainly covered with flat green lawn with a temporary structure in the northeast. Some existing trees are observed in the northern boundary within the Site. No rare or protected trees / flora species was found at the Site and therefore significant adverse landscape impact arising from the applied use is not anticipated;
- similar planning applications for hobby farm and barbecue site within the same "AGR" zone further to the north of the Site were approved. Majority of the applied use is uncovered and proposed for hobby farm and tent camping. The applied use is considered not incompatible with the surrounding landscape character; and

- in view of the above, she has no objection to the application from the landscape planning perspective as no significant landscape impact arising from the temporary development is anticipated.

5. **Drainage**

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

- based on the FIs submitted (**Appendices Ia and Ib**), he has no objection in-principle to the application from public drainage point of view and no comment on the submitted drainage proposal; and
- an approval condition requiring the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be included in the planning approval.

6. **Fire Safety**

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

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

7. **Building Matters**

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

- no objection to the application.

8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no objection to the application.

9. **Agriculture and Nature Conservation**

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

- the Site falls within the “AGR” zone and possess potential for agricultural rehabilitation. On the understanding that agricultural activities are involved in the Site, he has no strong view against the application from agricultural perspective; and
- he has no comment on the planning application from nature conservation perspective.

10. Electrical and Mechanical Safety

Comments of the Director of Electrical and Mechanical Services (D of EMS):

- no objection to the application.

11. District Officer's Comments

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

- he has not received any comment from the locals on the subject application and has no particular comment on the application.

12. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department; Chief Engineer/Construction, Water Supplies Department; and Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the permission is given to the development / uses and structures under application. It does not condone any other development / uses and structures which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development / uses and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) 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; and
 - 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. 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 LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by his 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department does not and will not maintain of any access connecting the Site and Chi Ho 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;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;

- 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;
 - to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the 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;
 - to recruit licensed collectors to collect and dispose the sewage and waste from the portable toilets; and
 - to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Director of Fire Services (FSD) that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structures are 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) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without the approval of the BD (not being a New Territories Exempted House), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to affect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - if the Site does not abut 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)Rs at the building plan submission page;
 - 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;
 - if the proposed use under application 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; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- the applicant should preserve the existing trees within the Site as far as practicable, in particular those within the green belt zone, and minimize the impact on the existing trees arising from the proposed hobby farm and tent camping facilities; and
 - the applicant is reminded that approval of the application under the Town Planning Ordinance does not imply approval of tree preservation / removal scheme under the lease. The applicant is reminded to seek comments and approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / 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. The operation of any eating place should be under a food licence issued by the Food and Environmental Hygiene Department (FEHD). If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Cap.132. For the operation of other types of food business, relevant licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Registration, Cap. 132X, a Food Factory Licence should be obtained from his department for food business which involves preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - when a restaurant licensee / licence wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he / she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the

land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the Director of Food and Environmental Hygiene before commencement. Restauranters operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;

- the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
 - proper licence / permit issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses; and
- (k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings) to find out whether there is any underground cable and / or overhead line within and / or in the vicinity of the Site and the applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

申請編號: TPB/A/YL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界元朗錦田大江埔作臨時假日農莊、度假營、燒烤地點及附屬設施
(丈量約份第 109 約地段第 1164 S.A(部分)、1164 RP、1165(部分)、1168(部分)及 1169 號)
根據城市規劃條例第 16 條向城市規劃委員會遞交規劃許可申請 (為期三年)

本人得知申請人向城規會提交上述申請, 因此特寫信支持, 原因如下:

1. 擬議用途可以促進本地旅遊, 為區內注入活力。
2. 由於地點位於僻靜的平坦草地上, 遠離民居, 但卻鄰近公共交通設施, 因此申請地點非常適合作臨時康樂用途及帳幕基地。
3. 規模細小, 沒有不良影響。
4. 用途屬臨時性, 不會對區內的土地規劃造成影響和立下不良先例。

姓名: 張學
簽署: 張學
日期: 12-2-2022



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姓名: 何素雯
簽署: 何素雯
日期: 12.02.2022



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姓名: 鄭保良
簽署: 鄭保良
日期: 2022年2月13日



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姓名: 吳偉傑
簽署: 吳偉傑
日期: 2022-02-14



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姓名: John
簽署: John
日期: 15-2-2022



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姓名: 陳志紅
簽署: 紅
日期: 2022.2.19



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界元朗錦田大江埔作臨時假日農莊、度假營、燒烤地點及附屬設施
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3. 規模細小, 沒有不良影響。
4. 用途屬臨時性, 不會對區內的土地規劃造成影響和立下不良先例。

姓名: 陳作明
簽署: 明
日期: 2022.2.18



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 羅東雄
簽署: 雄
日期: 2022.2.19



致: 城市規劃委員會
香港北角渣華道 333 號
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姓名: Wong Hin Yung
簽署: Yung
日期: 18.2.2022



致: 城市規劃委員會
香港北角渣華道 333 號
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姓名: Phoenix Chan
簽署: PC
日期: 16.2.2022



致: 城市規劃委員會
香港北角渣華道 333 號
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姓名: Wong Hin Ching
簽署: Ching
日期: 20.2.2022



致: 城市規劃委員會
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姓名: 陳毅豪
簽署: 陳毅豪
日期: 2022.2.22



申請編號: TPB/AYL-KTN/826

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姓名: Kan Yau Sang
簽署: [Signature]
日期: 15-02-2022



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
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姓名: 元 泰 聰
簽署: [Signature]
日期: 15-2-2022



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姓名: LAN CHI WA
簽署: [Signature]
日期: 15-2-2022



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姓名: Ng Yan Hui Eden
簽署: [Signature]
日期: 12/2/22



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姓名: 李錦田

簽署: 李錦田

日期: 2022.2.12



申請編號: TPB/A/YL-KTN/826

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姓名: 石景勝

簽署: 石景勝

日期: 2022.2.12



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姓名: 李錦田

簽署: 李錦田

日期: 2022.2.12



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姓名: Fung Man Kuen

簽署: Fung Man Kuen

日期: 2022.2.12



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姓名: Ho Gin Hung
簽署: [Signature]
日期: 12/2/2022



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4. 用途屬臨時性, 不會對區內的土地規劃造成影響和立下不良先例。

姓名: [Signature]
簽署: [Signature]
日期: 12-2-22



申請編號: TPB/A/YL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: Lin Kai
簽署: [Signature]
日期: 12-2-2022



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姓名: Lin Kai
簽署: [Signature]
日期: 12-02-2022



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姓名: Luke Ho Hung
簽署: [Signature]
日期: 12-2-2022



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姓名: 黃富榮
簽署: [Signature]
日期: 15-2-2022



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姓名: Hung Ka King
簽署: [Signature]
日期: 12.2.2022



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姓名: Twila Yip
簽署: [Signature]
日期: 15.2.2022



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姓名: NIP HO LEO
簽署: [Signature]
日期: 12-2-2022



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姓名: 何德強
簽署: [Signature]
日期: 2022.2.12



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姓名: 方榮
簽署: [Signature]
日期: 12/2/22



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姓名: 蔣英明
簽署: [Signature]
日期: 2022-02-12



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姓名: 羅嘉新

簽署: 羅嘉新

日期: 2022.2.22



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姓名: 盧堅

簽署: 盧堅

日期: 2022.2.22



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姓名: 馮軒詠

簽署: 馮軒詠

日期: 2022.2.22



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姓名: 王君帶

簽署: 王君帶

日期: 2022.2.12



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姓名:

李鈺霖

簽署:

bne

日期:

2022年2月12日



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3. 規模細小, 沒有不良影響。
4. 用途屬臨時性, 不會對區內的土地規劃造成影響和立下不良先例。

姓名:

Tsz Wai

簽署:

Tsz Wai

日期:

12/02/2022



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
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姓名:

黃麗華

簽署:

黃麗華

日期:

12.2.22



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姓名:

馮維正

簽署:

馮維正

日期:

12.2.2022



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姓名: 張偉雄
簽署: 張偉雄
日期: 12-2-2022



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姓名: 李嘉
簽署: 李嘉
日期: 2022.2.22



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姓名: 林偉傑
簽署: 林偉傑
日期: 12/2



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姓名: Li Sin Ying
簽署: Li Sin Ying
日期: 12/2/2022



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姓名: Lo Wing Sun
簽署: [Signature]
日期: 12/2/2022



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姓名: Lo Wing Yim
簽署: [Signature]
日期: 12/2/2022



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姓名: Lo Wing Yim
簽署: [Signature]
日期: 12/2/2022



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姓名: Chan Yuen Yu
簽署: [Signature]
日期: 12/2/2022



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姓名: Wai Chi King
簽署: [Signature]
日期: 12-02-2022



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姓名: Sing Lee
簽署: [Signature]
日期: 12/2/22



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姓名: Wai Chun Kwok
簽署: [Signature]
日期: 10/2/2022



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姓名: Ho Wing Sing
簽署: [Signature]
日期: 12/2/2022



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4. 用途屬臨時性, 不會對區內的土地規劃造成影響和立下不良先例。

姓名: Chai Mi Yi
簽署: [Signature]
日期: 12-2-2022



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界元朗錦田大江埔作臨時假日農莊、度假營、燒烤地點及附屬設施
(丈量約份第 109 約地段第 1164 S.A(部分)、1164 RP、1165(部分)、1168(部分)及 1169 號)
根據城市規劃條例第 16 條向城市規劃委員會遞交規劃許可申請 (為期三年)

本人得知申請人向城規會提交上述申請, 因此特寫信支持, 原因如下:

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2. 由於地點位於僻靜的平坦草地上, 遠離民居, 但鄰近公共交通設施, 因此申請地點非常適合作臨時康樂用途及帳幕營地。
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姓名: 羅家俊
簽署: [Signature]
日期: 12/02/2022



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
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姓名: 李理峰
簽署: [Signature]
日期: 2022-02-12



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界元朗錦田大江埔作臨時假日農莊、度假營、燒烤地點及附屬設施
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姓名: 文桂芳
簽署: [Signature]
日期: 12/2/2022



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 李清蓮
簽署: 李清蓮
日期: 13.2.22



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 梁國洪
簽署: 梁國洪
日期: 14/02/2022



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 梁維德
簽署: 梁維德
日期: 16/02/2022



申請編號: TPB/AYL-KTN/826

致: 城市規劃委員會
香港北角渣華道 333 號
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姓名: 梁維德
簽署: 梁維德
日期: 2022.2.13



申請編號： TPB/AYL-KTN/826

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名：

蘇杰潮

簽署：

蘇杰潮

日期：

2022年2/13日



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年03月22日星期二 21:13
收件者: tpbpd
主旨: A/YL-KTN/826 DD 109 Kong A-Leng, Kam Tin GB TENT CITY
附件: Kong A Leng - Google Maps.pdf

A/YL-KTN/826

Lots 1164 S.A (Part), 1164 RP, 1165 (Part), 1168 (Part) and 1169 in D.D. 109, Kong A-Leng, Kam Tin

Site area : About 5,007.54sq.m

Zoning : "Agriculture" (88%) and "Green Belt" (12%)

Applied use : Hobby Farm (775sq.m) / ??? Tents / BBQ / 3 Vehicle Parking

Dear TPB Members,

So its out with solar panel farms, animal boarding, hobby farm and in with the 'new kid on the block' initiative to trash our precious farm land, TENTS

It is clear from Google Maps that all vegetation has recently been stripped from the site. Members must question PlanD with regard to when the land was trashed.

However there is considerable agricultural activity ongoing in the vicinity. While Hobby Farm is included in the application, **this is only a small percentage of the site footprint.**

As President Xi Jinping has stressed, arable land should be used for growing food. In light of these uncertain times he warned that China should become self-reliant with regard to the production of *food*. One Country indicates that Hong Kong must play its part in the drive for self-determination.

In addition we have had the recent experience of zero supply of fresh produce for a number of days indicating that it is no longer advisable to allow arable land to be diverted to other uses.

No information provided as to **the number of tents** to be erected and if they would be set up on wooden platforms, as is the usual practice. Members should take a look at some of the existing tent sites. They are in fact erected on platforms and the pollution created by the structures render the land unsuitable for cultivation going forward

Temporary portable toilets are available adjoining the reception and storage area outside the application site

So the toilet facilities for an unknown number of visitors are to be provided by another operation. No information with regard to the capacity and competition for use.

No mention of potable water supply and shower facilities.



長春社 Since 1988

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

S-63

22th 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/826

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

1. Not in line with the planning intention of Agriculture (AGR) and Green Belt (GB) 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"*.

Also, the planning intention of GB zone *"the planning intention of GB zone "is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone."*

From most part of the application within ARG zone, 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. Adverse environmental impacts

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



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The Conservancy Association

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電子郵件 E-mail: cahk@cahk.org.hk

- **Sewerage impacts caused by portable toilets:** According to the application, it just mentioned *"The Applicant has an agreement with the adjoining lot owner to use the portable toilets when necessary"*, we cannot see any details of the portable toilets, such as design, collection, treatment, disposal of sewage, and so on. As the site expected around 105 visitors, we do not agree the impact will be *"not anticipated"* if the portable toilets cannot function accordingly. We especially worry that leaking of human sewage can cause serious environmental and hygiene problems.
- **Light and noise pollution:** Quite often private holiday camp/tent camping grounds are operated 24 hours daily, except for those days during Ching Ming and Chung Yeung Festival Days and one week before and after the festival days, even though the application does not mention operation time of the proposed tent camping ground. We worry light and noise pollution generated from various activities would be highly inevitable. However, no attempts have been proposed to tackle such disturbance.
- **Food wastes management:** Although the applicant suggested "waste-free" concept to deal with general waste, we cannot see any details on managing food wastes from BBQ activities in the application plan. It can cause serious hygiene problems if the food waste is not well packed and managed.
- **Other sources of environmental impacts not clearly addressed:** There are no site management and operational plans to describe issues such as, crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

3. Undesirable precedent of "destroy first, build later"

This site has been subject to land formation and vegetation clearance since 2014, also the containers can be found in the application site already (Figure 1-3). 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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電子郵件 E-mail: cahk@cahk.org.hk

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 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

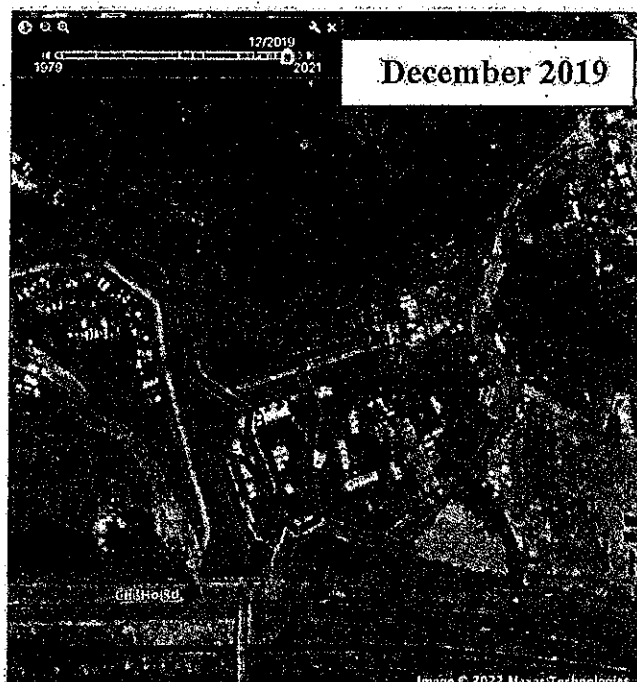
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

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Figure 1-3 According to aerial photos (Source: Google Earth) this site (marked in red) has been subject to land formation and vegetation clearance since 2018. It is suspected that this is a case of “destroy first, build late”





長春社 Since 1988

The Conservancy Association

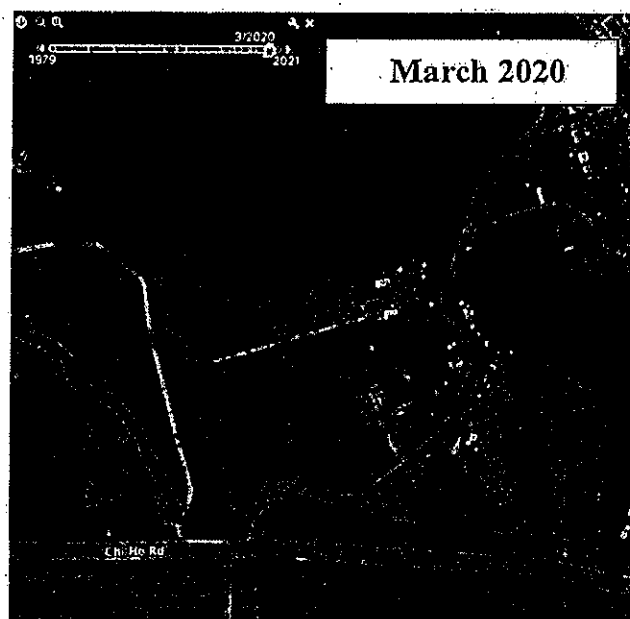
會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室

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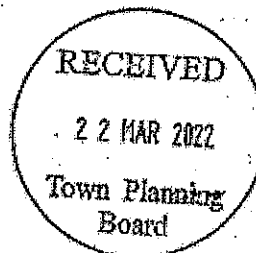
電子郵件 E-mail: cahk@cahk.org.hk





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)



22nd March 2022.

By email only

Dear Sir/ Madam,

**Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp,
Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years
(A/YL-KTN/826)**

1. We refer to the captioned.
2. We urge the Board to consider whether Holiday Camp/ Barbecue Site is in line with the planning intention of Agriculture (AGR) or Green Belt (GB) zone.
3. As shown in the map of the gist, there is a watercourse next to the site. We urge the Board to liaise with relevant parties/ authorities as to how the potential sewage generated by the proposed uses would be treated. Please note that runoff draining into this watercourse would reach Deep Bay through the Kam Tin North River, and Deep Bay is a well-known ecological hot spot where a Ramsar Site is located.
4. We also urge the Board to look at some photographs taken around some commercial barbecue sites in Hong Kong in Figure 1; as shown, areas surrounding these sites were highly polluted, and strewn with litter and garbage. We urge the Board to liaise with relevant parties/ authorities as to how the waste generated by the proposed uses would be carried away.
5. We object to this application as some of the proposed uses are unlikely to be in line with the planning intention of AGR and/ or GB zones.
6. We also urge the Board to investigate the site status with relevant authorities before

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org



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

making a decision for this application.

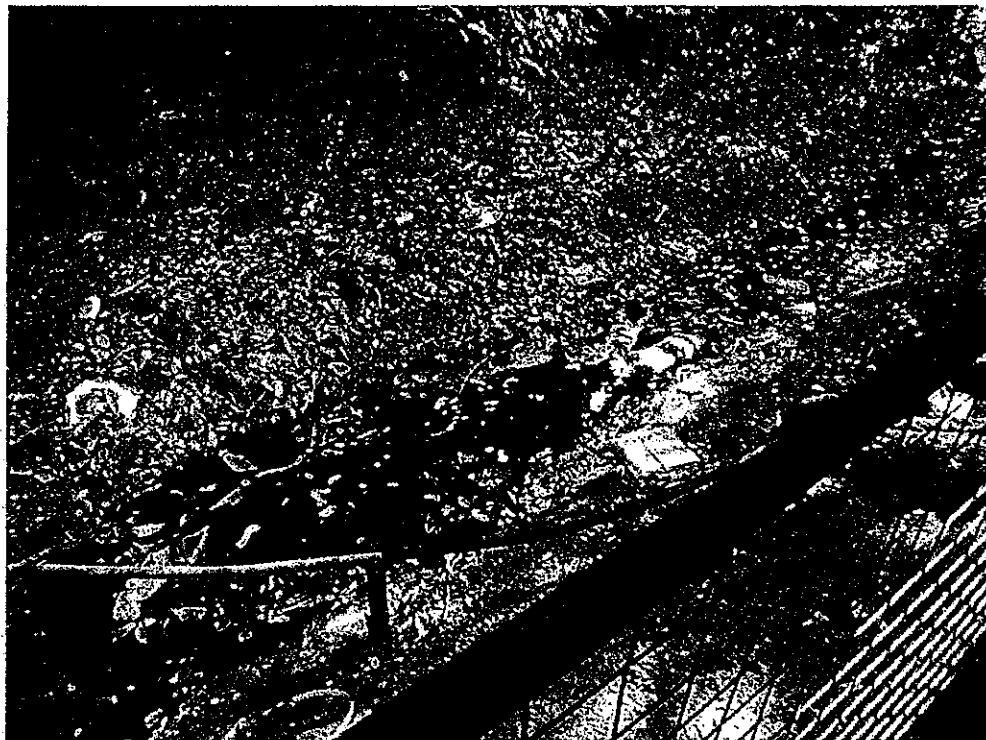
7. Thank you for your attention.

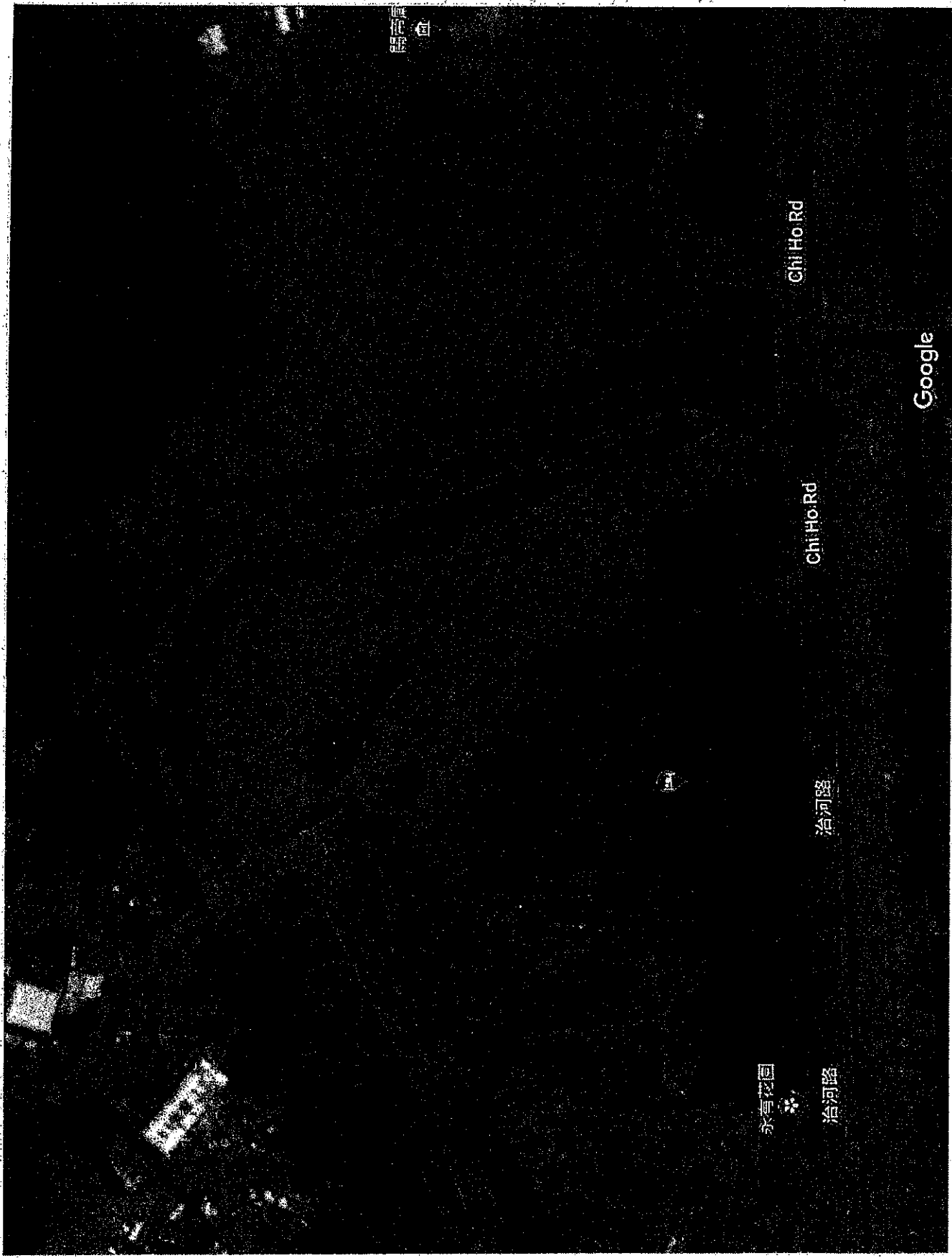
Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Photographs taken around some barbecue sites.



Figure 1. Cont'd.





治河路

Chi Ho Rd

Chi Ho Rd

治河路

永有花園

治河路

Google