

2022年 3月 29日

此文件在 收到 城市規劃委員會  
及有關部門的資料及文件後才正式

Appendix I of RNTPC  
Paper No. A/YL-KTN/829A

29 MAR 2022

Form No. S16-III  
表格第 S16-III 號

I will formally ...  
is application only upon receipt  
of all the required information and documents.

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-KTM1829
	Date Received 收到日期	29 MAR 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)

Urban Quit Limited 離域有限公司

### 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)

TANG Lok San 鄧樂桑

### 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 1750A2 RP in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1750A2號餘段和毗連政府土地
(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 3,312.5 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 78.7 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	972 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 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Tent Camping Ground 帳幕營地  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)\*  
於 ..... (日/月/年)在指定報章就申請刊登一次通知\*
- ☒ posted notice in a prominent position on or near application site/premises on  
16/02/2022 (DD/MM/YYYY)\*  
於 16/02/2022 (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 16/02/2022 (DD/MM/YYYY)\*  
於 16/02/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會\*

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Holiday Camp with Ancillary Facilities For a period of 3 years and Filling of Land 臨時渡假營連附屬設施 (為期3年) 及填土工程  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	3,233.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	78.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6 .....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	78.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	78.7 .....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) Details Please Refer to Proposed Layout Plan. 詳情請參考擬議平面圖。 ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	8 .....
Motorcycle Parking Spaces 電單車車位	NA 不適用 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA 不適用 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA 不適用 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA 不適用 .....
Others (Please Specify) 其他 (請列明)	NA 不適用 .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA 不適用 .....
Coach Spaces 旅遊巴車位	NA 不適用 .....
Light Goods Vehicle Spaces 輕型貨車車位	1 .....
Medium Goods Vehicle Spaces 中型貨車車位	NA 不適用 .....
Heavy Goods Vehicle Spaces 重型貨車車位	NA 不適用 .....
Others (Please Specify) 其他 (請列明)	NA 不適用 .....

Proposed operating hours 擬議營運時間 24 Hours daily, including public holidays 每日二十四小時，包括公眾假期																																	
(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)) Castle Peak Road - Tam Mi, then access via local track																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 704.7 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.3 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA 不適用</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

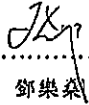
請參考附件。

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

NA 不適用

Others 其他

on behalf of  
代表

NA 不適用

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

Date 日期

21/01/2022

(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 1750A2 RP in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1750A2號餘段及毗連政府土地
Site area 地盤面積	3,312.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 972 sq. m 平方米 <input checked="" 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 農業
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 □ Year(s) 年 <u>3</u> □ Month(s) 月 <u>        </u>  <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 □ Year(s) 年 <u>        </u> □ Month(s) 月 <u>        </u>
Applied use/ development 申請用途/發展	Temporary Holiday Camp with Ancillary Facilities For a period of 3 years and Filling of Land 臨時渡假營連附屬設施 (為期3年) 及填土工程

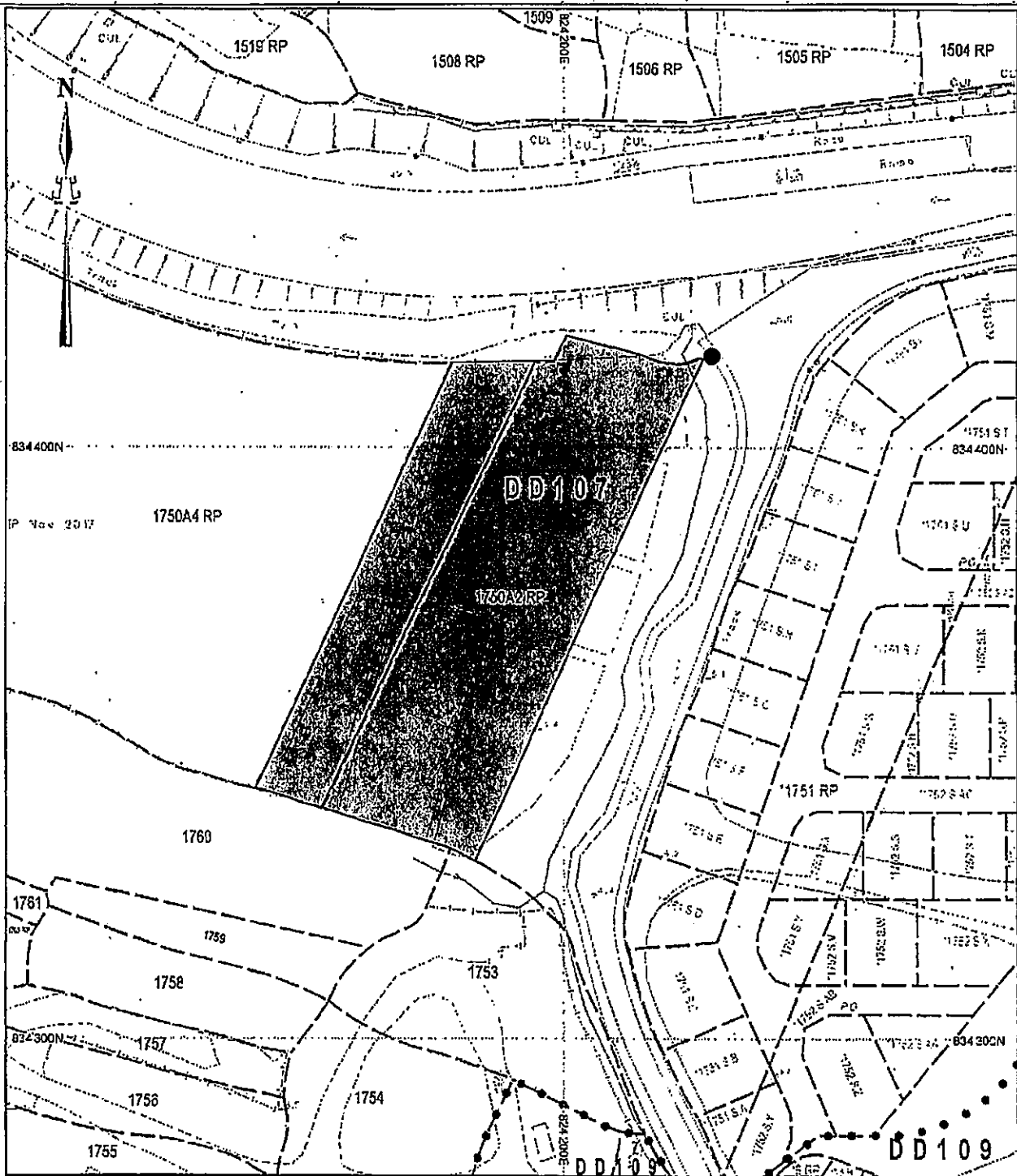
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 NA 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	78.7	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用			
	Non-domestic 非住用	6			
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用		m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA 不適用		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5		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	2.38 % <input checked="" type="checkbox"/> About 約				
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數			8	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____			8	
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數			1	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			1	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖, Existing Vehicular Access 現有車輛通道圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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





Legend:



Application Site 申請範圍



Location of the on-site notice 現場告示之張貼位置

Appendix 1

Location: DD 107 Lot 1750A2 RP  
Adjoining Government Land  
App. No.:

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 15 February 2022

Location  
位置圖

擬議臨時渡假營連附屬設施  
(為期3年)及填土工程

Proposed Temporary Holiday Camp  
with Ancillary Facilities  
For a Period of 3 Years and Filling of Land

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01

**Proposed Structures Details:**

Ancillary Restroom (Only 1-storey) (Map Legend: B1)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25m<sup>2</sup> (About)

Ancillary Restroom (Only 1-storey) (Map Legend: B2)

Dimension: 3m x 5m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15m<sup>2</sup> (About)

Reception (Only 1-storey)

Dimension: 3.1m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 18.91m<sup>2</sup> (About)

Ancillary Storage (On Tent Camping Ground, Only 1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25m<sup>2</sup> (About)

Ancillary Storage (On Paved Area, Only 1-storey)

Dimension: 1.3m x 1.3m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 1.69m<sup>2</sup> (About)

Marquee

Dimension: 2.8m x 4.5m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 12.6m<sup>2</sup> (About)

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 8

LGV U/UL Space

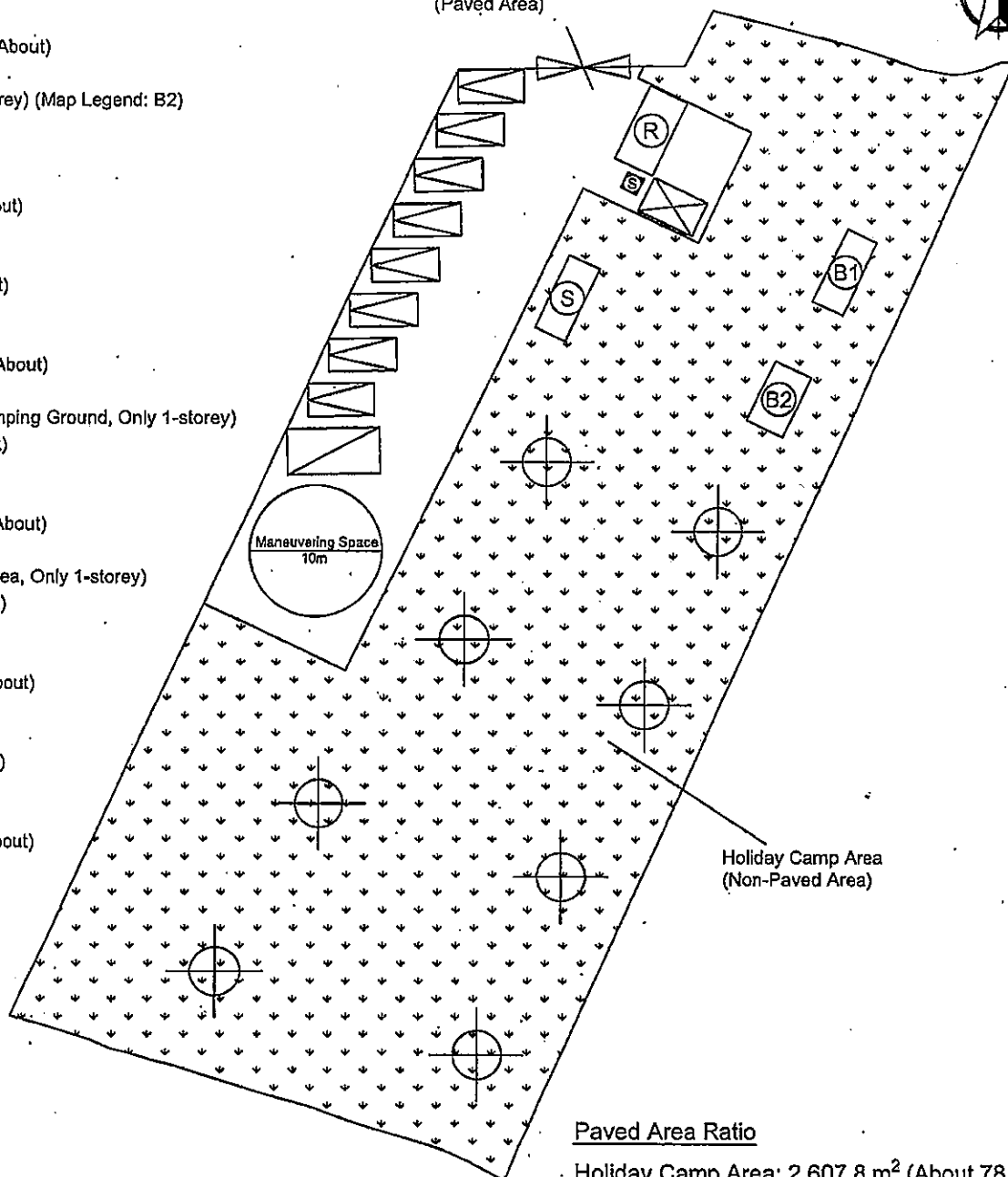
Dimension: 7m x 3.5m

Unit(s): 1

Holiday Camp

Unit(s): 8

Car Parking and Maneuvering Area  
(Paved Area)



Holiday Camp Area  
(Non-Paved Area)

Paved Area Ratio

Holiday Camp Area: 2,607.8 m<sup>2</sup> (About 78.7%)

Paved Area: 704.7 m<sup>2</sup> (About 21.3%)

**Legend:**

- Ingress/egress (Width: 7m)
- Proposed Structures
- Private Car Parking Space
- LGV U/UL Space
- Marquee

- Ancillary Restroom
- Reception
- Ancillary Storage
- Holiday Camp

Total Area: 3,312.5 m<sup>2</sup> (About)

Covered Area: 78.7 m<sup>2</sup> (About)

Uncovered Area: 3,233.8 m<sup>2</sup> (About)

Non-Domestic GFA: 78.7 m<sup>2</sup> (About)

Nos. of Proposed Structures: 6

Appendix 2

Location: DD 107 Lot 1750A2 RP  
Adjoining Government Land  
App. No.: A/YL-KTN/

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 15 February 2022

Proposed Layout Plan

擬議布局平面圖

擬議臨時渡假營連附屬設施  
(為期3年)及填土工程

Proposed Temporary Holiday Camp  
with Ancillary Facilities  
For a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

2-03



### 申請理由


根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田北丈量約份第 107 約地段 1750A2 號餘段及毗連政府土地約 972 平方米作臨時渡假營連附屬設施（為期三年）及填土工程之用途

- 申請地點的面積約為 3,312.5 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，申請地點現時被規劃作「農業」地帶。根據租賃文件，該用地可作農業用途，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“渡假營”開發申請仍然符合租約。
- 本擬議發展為臨時性質，不會進行大型工程，因此不會影響申請地點長遠待規劃意向。現場及附近沒有進行任何耕種活動。可利用此土地作為市區和近郊的發展區的界限，並提供土地作靜態康樂場地，活化農地。
- 根據已審批錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 - 附表內「農業(AGR)」用途及規劃意向，該區域主要旨在保留和維護優質的農業用地/農場和恢復種植。擬議用途將提供高達 78.7% 的綠化面積。所有這些都屬於 AGR 區規劃意圖的概念，可以保留優質土地。同時，整個使用不會引起與周圍環境的重大不兼容。
- 為應付本地居民因農地使用用途的變更而對戶外活動設施日益增長的需求，並為遊客開設戶外活動場所和配套設施，本公司打算經營一個臨時渡假營。擬議中的用途實現了與周圍環境的自然融合。該地段位於農村，遊客/當地人在享受農業後可以探索周圍的自然和古老元素，包括錦田樹屋及天后古廟等歷史文物。
- 在該地區保持簡單的生活文化並促進環保生活。提議的臨時渡假營將為公眾提供更多與大自然保持聯繫的機會，並有助於在城市中形成一種慢生活的生活方式。
- 在鄰近的「農業」地帶，城市規劃委員會曾批准相類似的帳幕營地（渡假營）申請。申請編號為 A/YL-SK/317 (2021 年 10 月 21 日獲批)，因此希望城市規劃委員會對本申請作出相同的對待。
- 擬議用途的營業時間為星期一至星期日包括公眾假期，每日二十四小時。
- 現場不會安裝任何擴音器及揚聲器。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 當場地發展後，本公司會履行批出申請的附帶條件，當中的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 約地段第 1750A2 號餘段及毗連政府土地約 972 平方米作臨時渡假營連附屬設施（為期三年）及填土工程的用途。

A/YL-KTN/829 - Supplementary Document

← REPLY   ← REPLY ALL   → FORWARD   



Tang Lok San <  
Thu 3/31/2022 11:24 AM  
Inbox

>

Mark as read

To: 鍾田北王小姐 <llkwong@pland.gov.hk>;

1 attachment



Ms. Wong,

Thank you for the Phone call. Please see the attachment section for the supplementary document. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone                      or email to

Your Sincerely,  
Mr. Tang

城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/829 的疑問**

收悉 貴委員會對 A/YL-KTN/829 申請的疑問，本公司現書面回覆：

本申請希望將大約百分之二十一之申請範圍平整，現時相關範圍現完成填土及已平整並使用混凝土及瀝青皮作面層，底層已使用適合耕種的泥土作平整基礎。本公司澄清申請地點不會在申請期間再進行任何填土及平整工程，基準水平不會再因填土及平整工程增加，現時基準水平為約 mPD: +3.9。

如果使用沙或泥土作平整物料，則未能提供用混凝土及瀝青皮的好處。用混凝土及瀝青皮平整後能提供乾淨的環境給使用者清潔，也避免當參與人士離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土或因為道路生長雜草和植物而影響車輛運作及未能移動，也提供緊急通道讓緊急車輛到達申請地點。有見及此，本人希望能申請大約百分之二十一作混凝土及瀝青皮平整的地方，平整的範圍及大小已經營運所需最小，望 貴委員會諒解。

本公司會在申請限期結束後將平整鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

本公司預計非公眾假期可同時接待 3-4 個家庭，連同成年人及小朋友約 10-15 人，星期六、日及公眾假期可同時接待 6-8 個家庭，約有 25-30 人。現場亦會跟隨政府防疫指引，確保不會因本申請所進行的活動增加傳播風險。

希望此文件能釋除 貴委員會的隱憂。

申請人  
離城有限公司

二零二二年三月三十一日





**Appendix Ia of RNTPC**  
**Paper No. A/YL-KTN/829A**



A/YL-KTN/829 - Further Information 14/07/2022 12:36 PM

From: Tang Lok San <

>

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

Cc: 錦田北 王小姐 <llkwong@pland.gov.hk>

File Ref:

History:

This message has been forwarded.

1 Attachment



AYL-KTN829 - TD.pdf

Town Planning Board,

Thank you for the email. Please find the further information based on the comments of TD and Town Planning Board on the attachment section. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone or email to

Your Sincerely,  
Mr. Tang

城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/829 的疑問**

收悉 貴委員會對 A/YL-KTN/829 申請的疑問，本公司現書面回覆：

本公司會安排工作人員在上午十一時至下午七時在申請地點輔助參與人士使用本場地，並會觀察及清潔場地，確保場地整潔，保護環境。

希望此文件能釋除 貴委員會的隱憂。

申請人  
離城有限公司

二零二二年五月十五日

城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/829 的疑問**

收悉 貴委員會對 A/YL-KTN/829 申請的疑問，本公司現書面回覆：

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如果使用沙或泥土作平整物料，則未能提供用混凝土及瀝青皮的好處。用混凝土及瀝青皮平整後能提供乾淨的環境給使用者清潔，也避免當參與人士離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土或因為道路生長雜草和植物而影響車輛運作及未能移動，也提供緊急通道讓緊急車輛到達申請地點。有見及此，本人希望能申請大約百分之二十一作混凝土及瀝青皮平整的地方，平整的範圍及大小已經營運所需最小，望 貴委員會諒解。

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希望此文件能釋除 貴委員會的隱憂。

申請人  
離城有限公司

二零二二年六月二十七日：

運輸署及城市規劃委員會：

**有關運輸署對 A/YL-KTN/829 的疑問**

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0-2
07:00-08:00	0-4
08:00-09:00	0-6
09:00-10:00	0-8
10:00-11:00	0-8
11:00-12:00	0-8
12:00-13:00	0-8
13:00-14:00	0-8
14:00-15:00	0-8
15:00-16:00	0-8
16:00-17:00	0-8
17:00-18:00	0-8
18:00-19:00	0-6
19:00-20:00	0-4
20:00-21:00	0-2
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為水尾村路大約的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛
06:00-07:00	5-10 輛
07:00-08:00	10-15 輛
08:00-09:00	15-20 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛

13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2021 年 4 月 6 日統計。

進入本申請地點的人士可使用青山公路 - 潭尾段，再轉到途經長春新村的水尾路路段，再以小徑進入申請地點。此路段亦都未出現過多車的情況，所以建議駕車人士使用長春新村的路段。再者，本申請的車流量少，相信不會對附近交通造成負面影響。經長春新村的水尾路路段的闊度上大多數能足夠讓兩輛平排通過，青山公路潭尾段闊 20 米，途經長春新村的水尾路路段最少為 3 米闊，最闊為 5 米，沿途設有避車處。私家車及客貨車有足夠的位置通過及進行調動。請參考文件末端及 Appendix 5。

为了方便上落少量用品及方便參與人士駕車到本申請地點，現申請八個停車位及一個客貨車上落貨位置，會保留一個私家車車位給員工使用，其他七個私家車停車位會供給參與人士使用。本公司亦會建議使用本場地的人士能響應環保，乘搭交通工具。

本公司會先建議參與人士使用公共交通工具前往本申請地點，但當使用者提出停車位的需求時，本公司計劃只接受有以電話或其他可行方法提早預約停車位的人士以駕車方式前往本申請範圍，使用本度假營的人士亦需要透過電話或其他可行方法提早通知本度假營的員工，並不接受散客。

在申請地點內有足夠位置讓車輛進行調動，場內有直徑越 10 米的空間作調動空間，請參考 Appendix 2。不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。



Public Minibus Stop Route 601 and 601B

..... Road Path  
Scale: Undefined

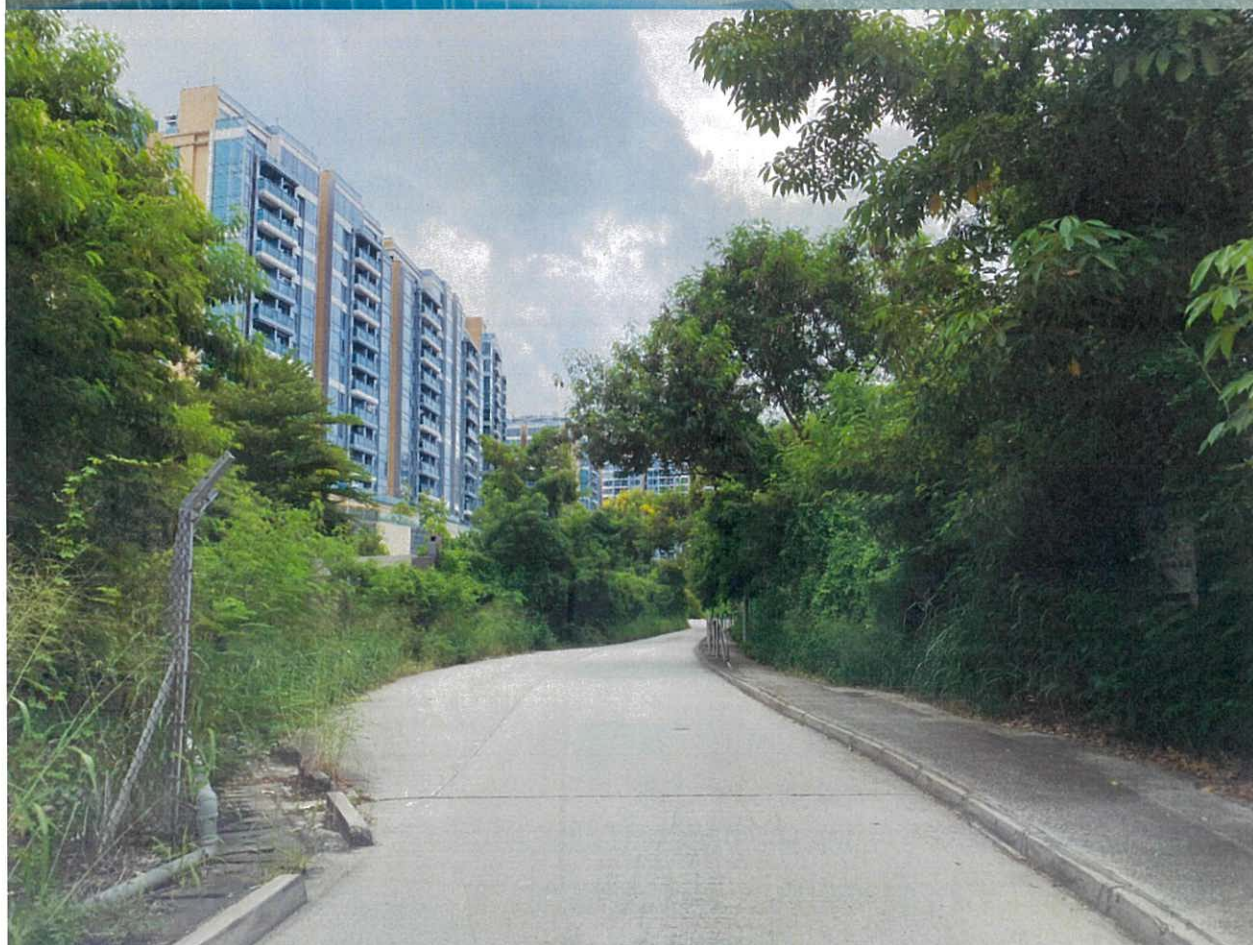
申請人

二零二二年五月十五日

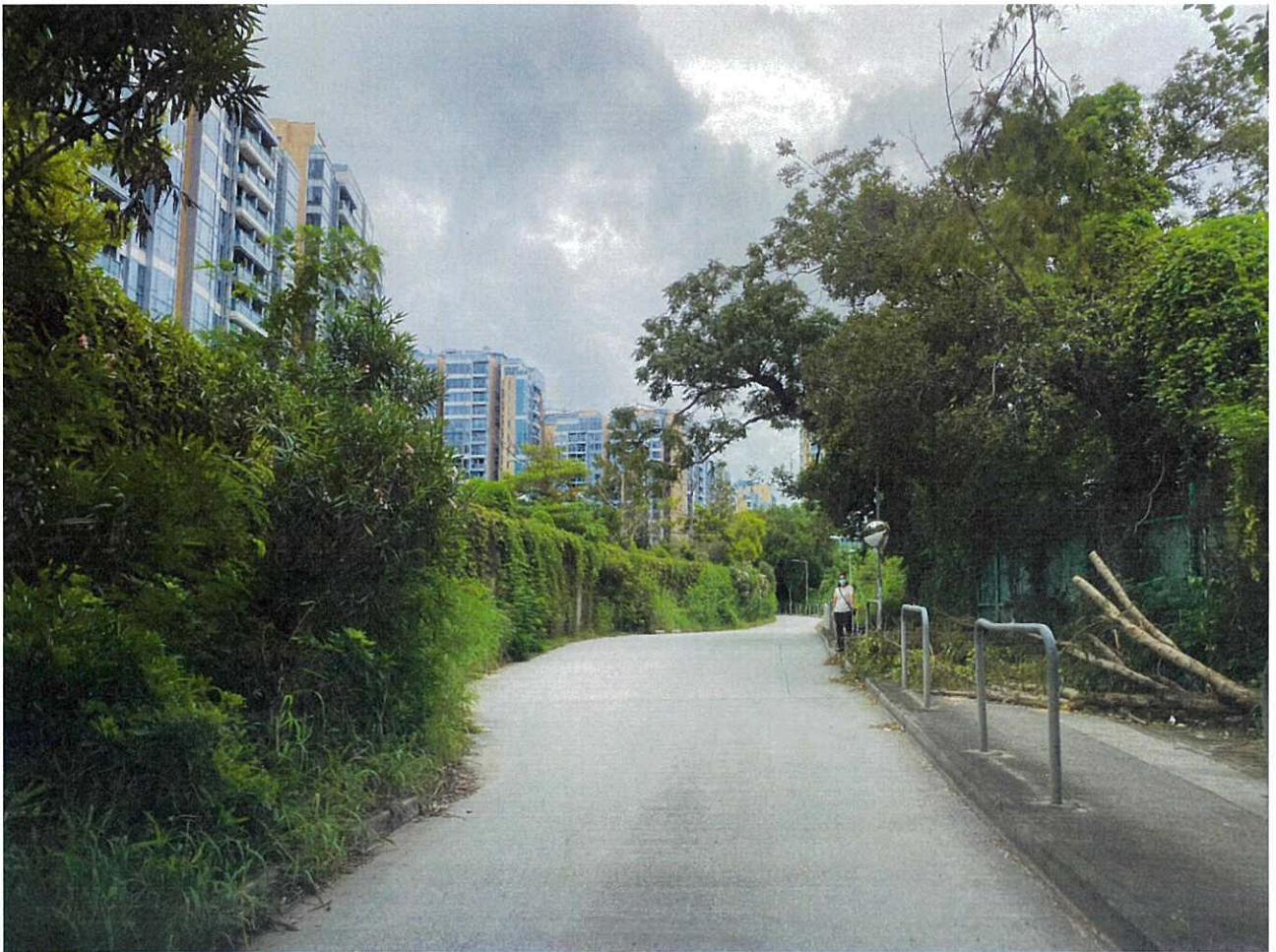
二零二二年五月十五日



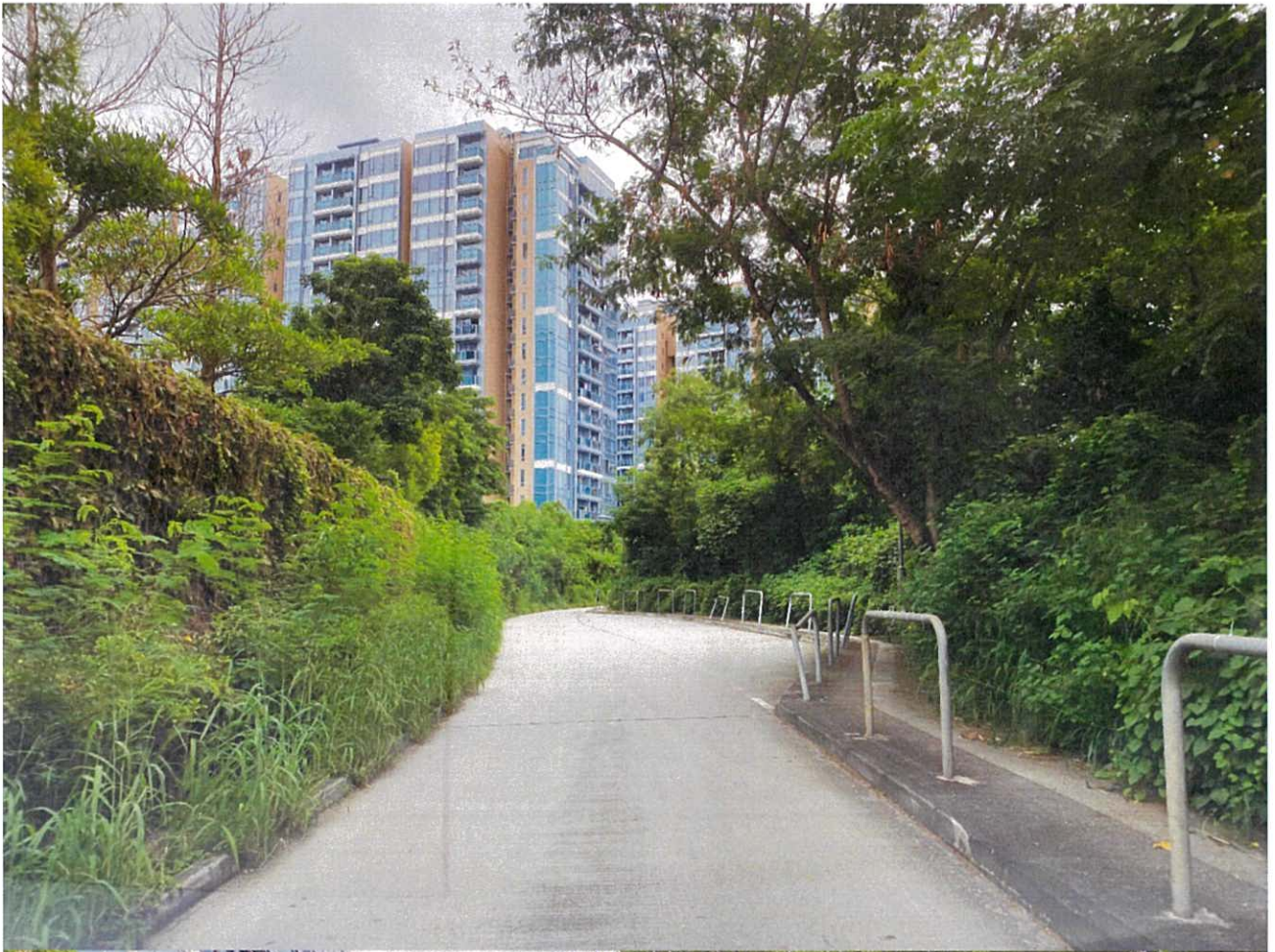
青山公路 - 潭尾段至水尾路沿途相片：



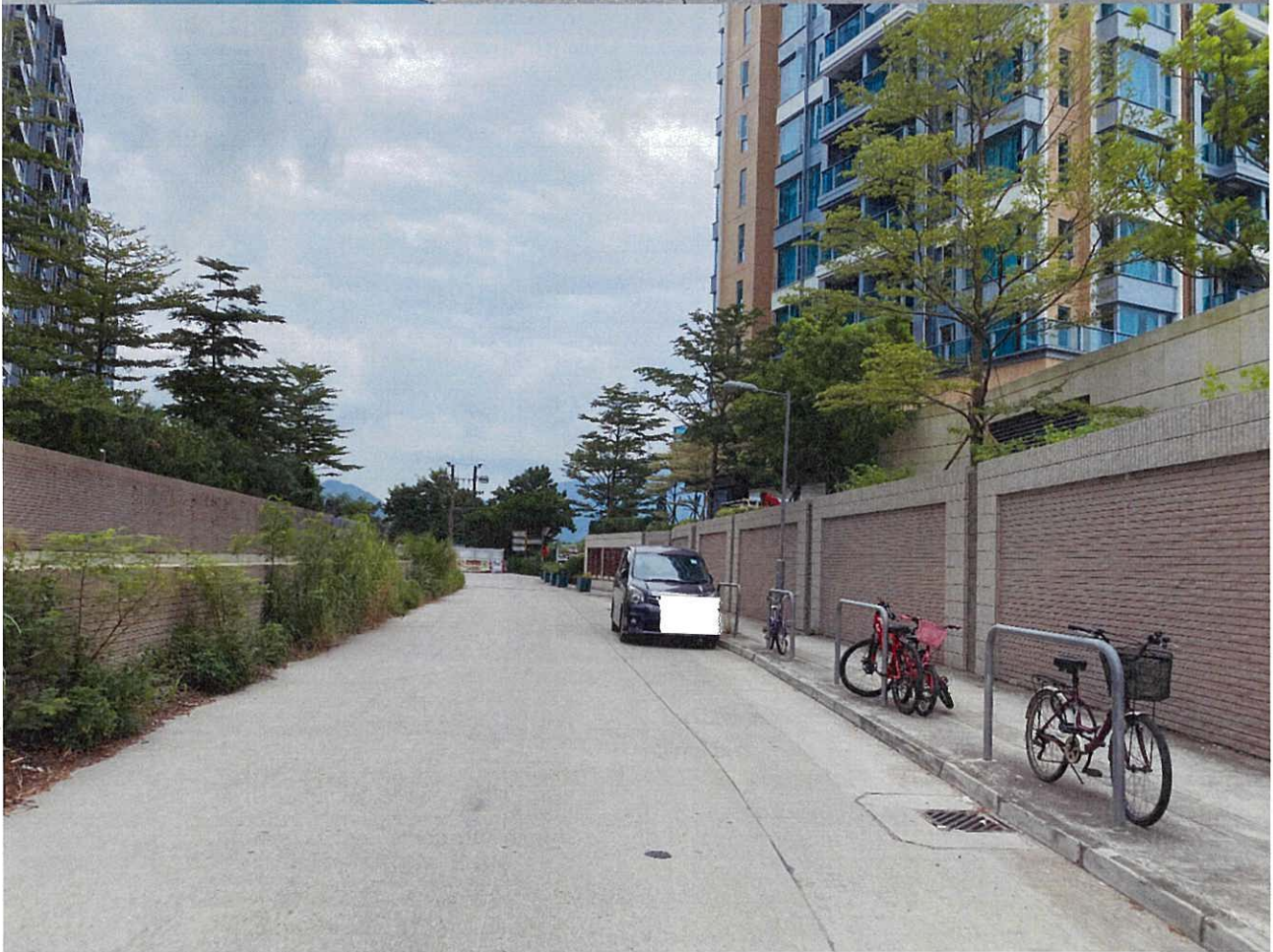
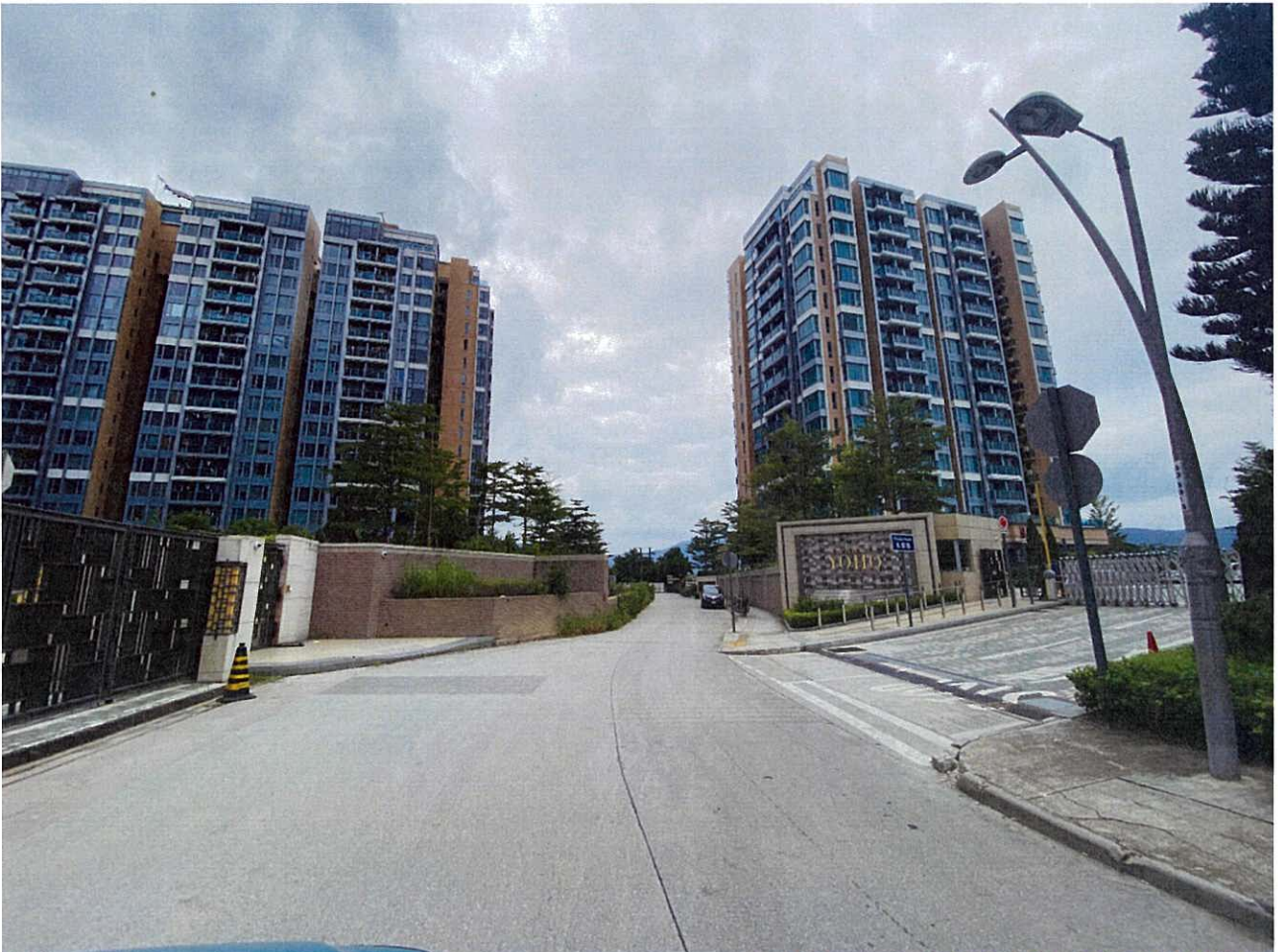




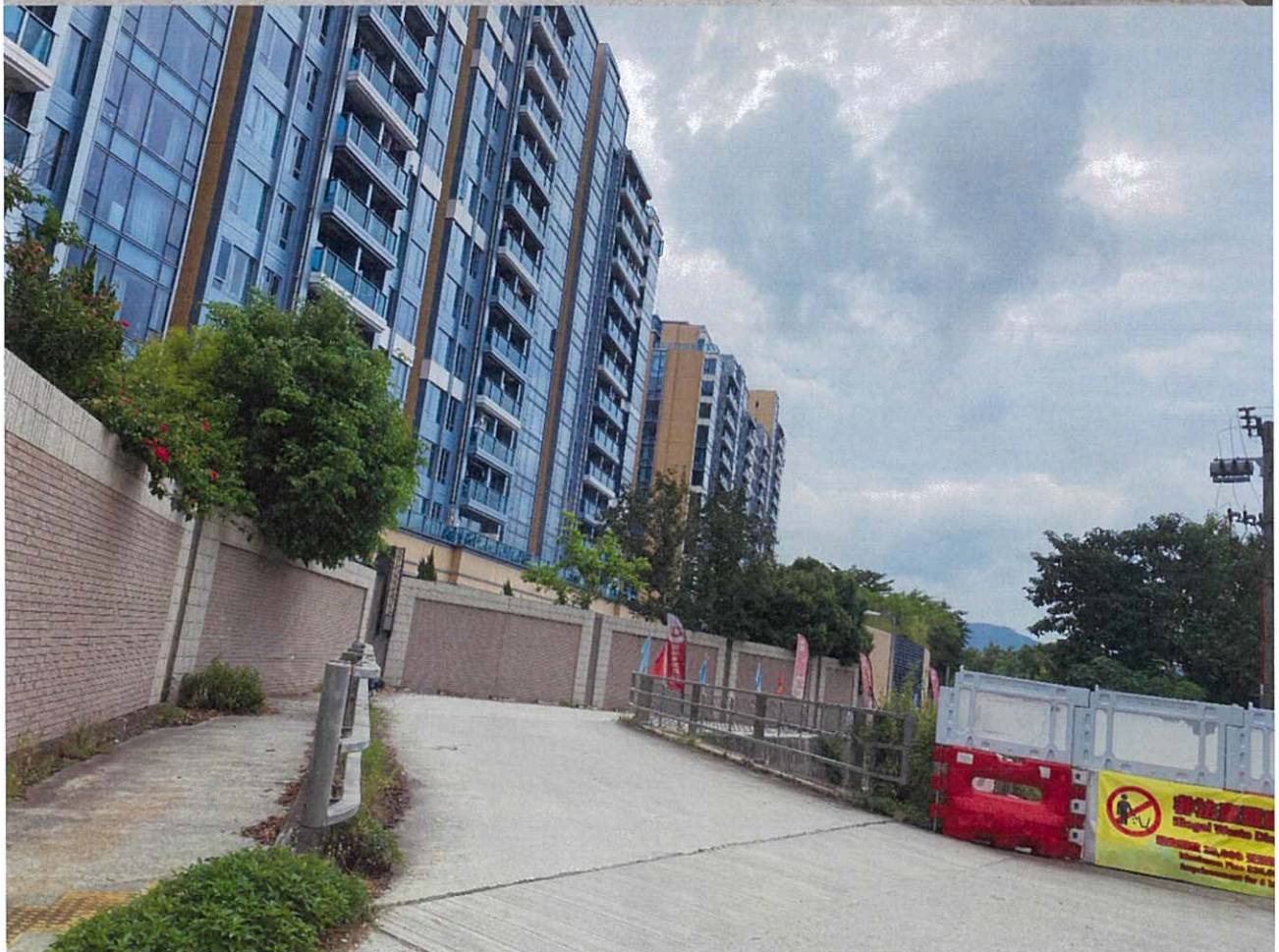
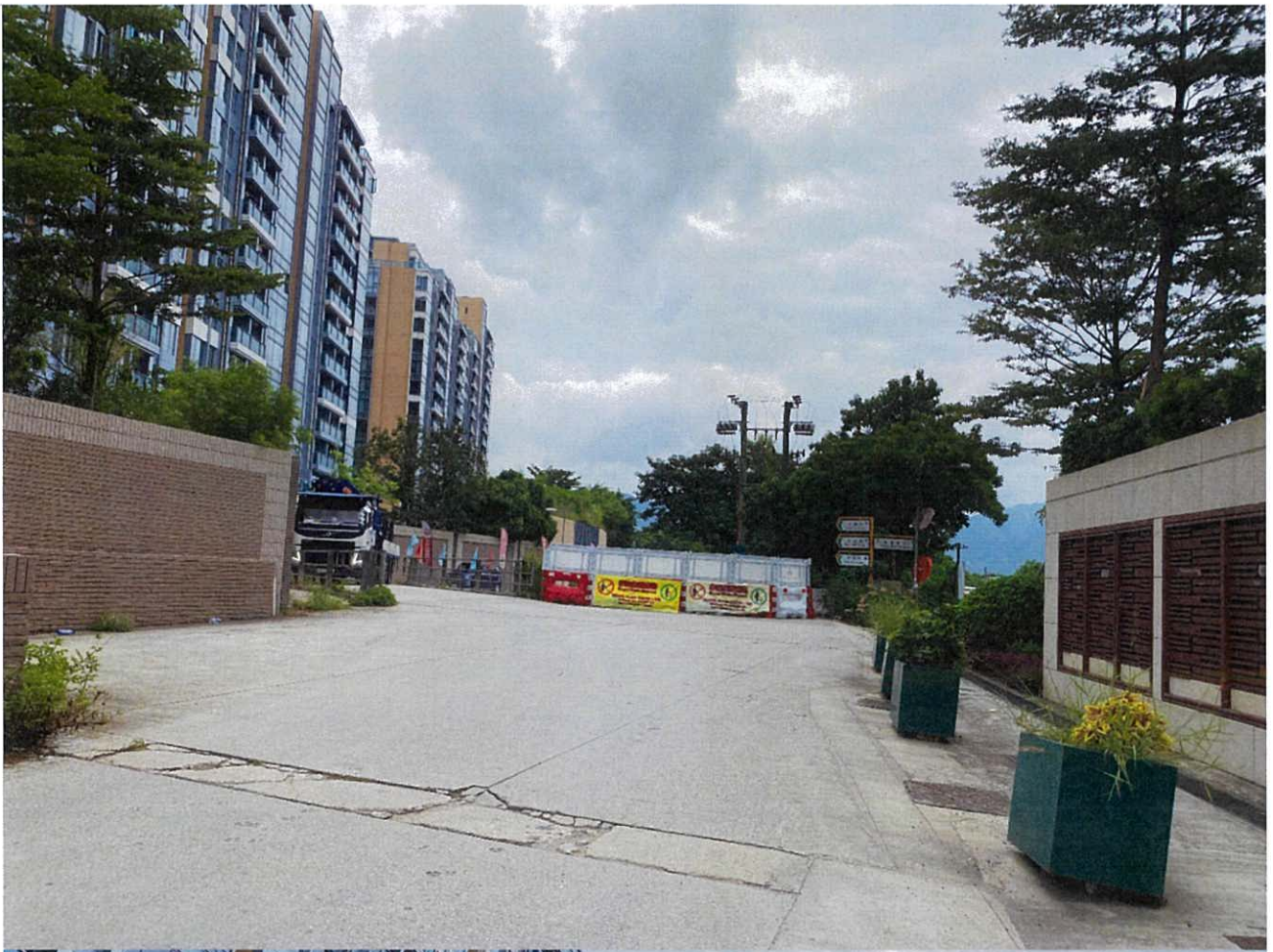




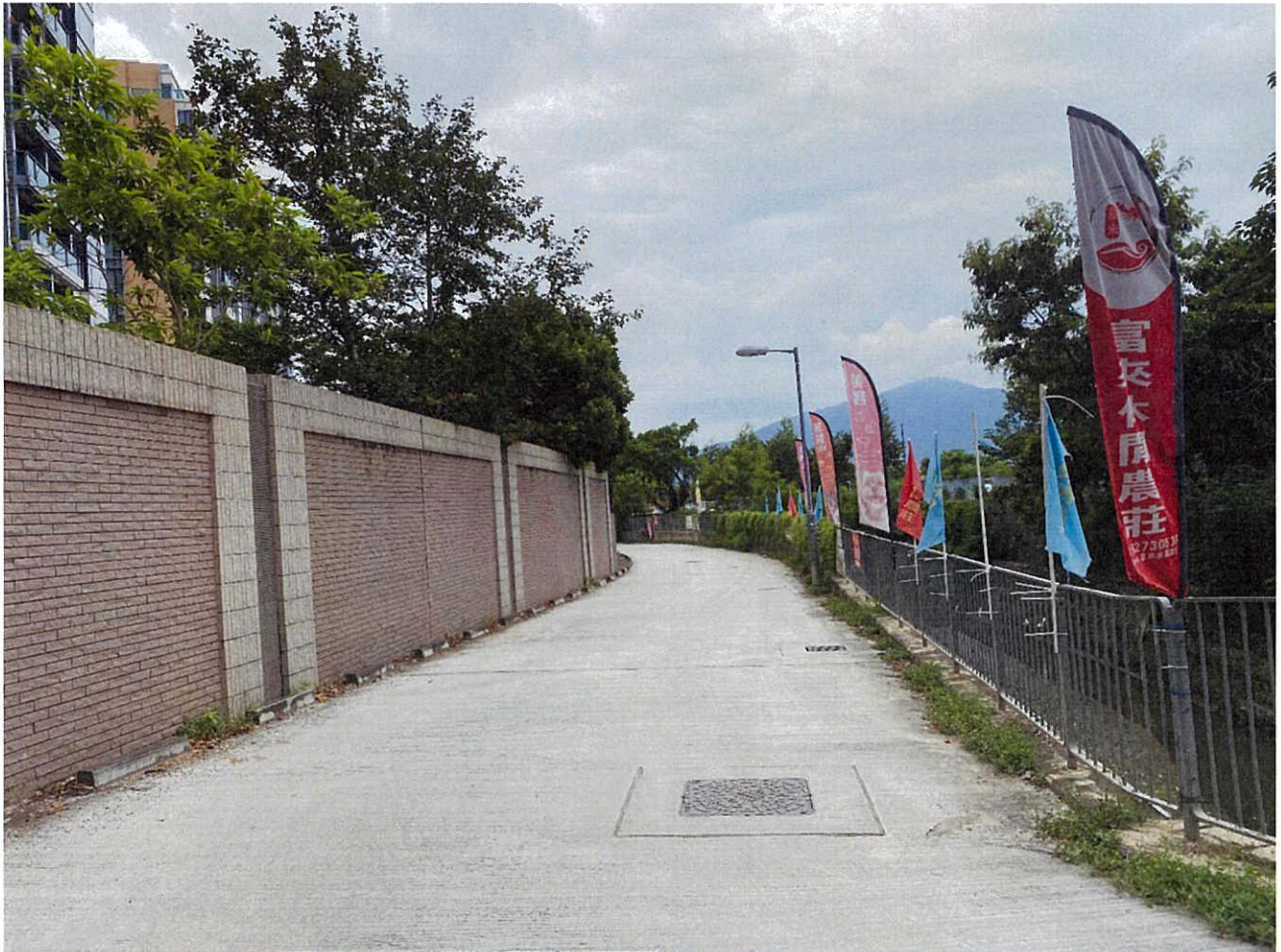


























**Proposed Structures Details:**

Ancillary Restroom (Only 1-storey) (Map Legend: B1)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25m<sup>2</sup> (About)

Ancillary Restroom (Only 1-storey) (Map Legend: B2)

Dimension: 3m x 5m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15m<sup>2</sup> (About)

Reception (Only 1-storey)

Dimension: 3.1m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 18.91m<sup>2</sup> (About)

Ancillary Storage (On Tent Camping Ground, Only 1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25m<sup>2</sup> (About)

Ancillary Storage (On Paved Area, Only 1-storey)

Dimension: 1.3m x 1.3m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 1.69m<sup>2</sup> (About)

Marquee

Dimension: 2.8m x 4.5m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 12.6m<sup>2</sup> (About)

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 8

LGV L/UL Space

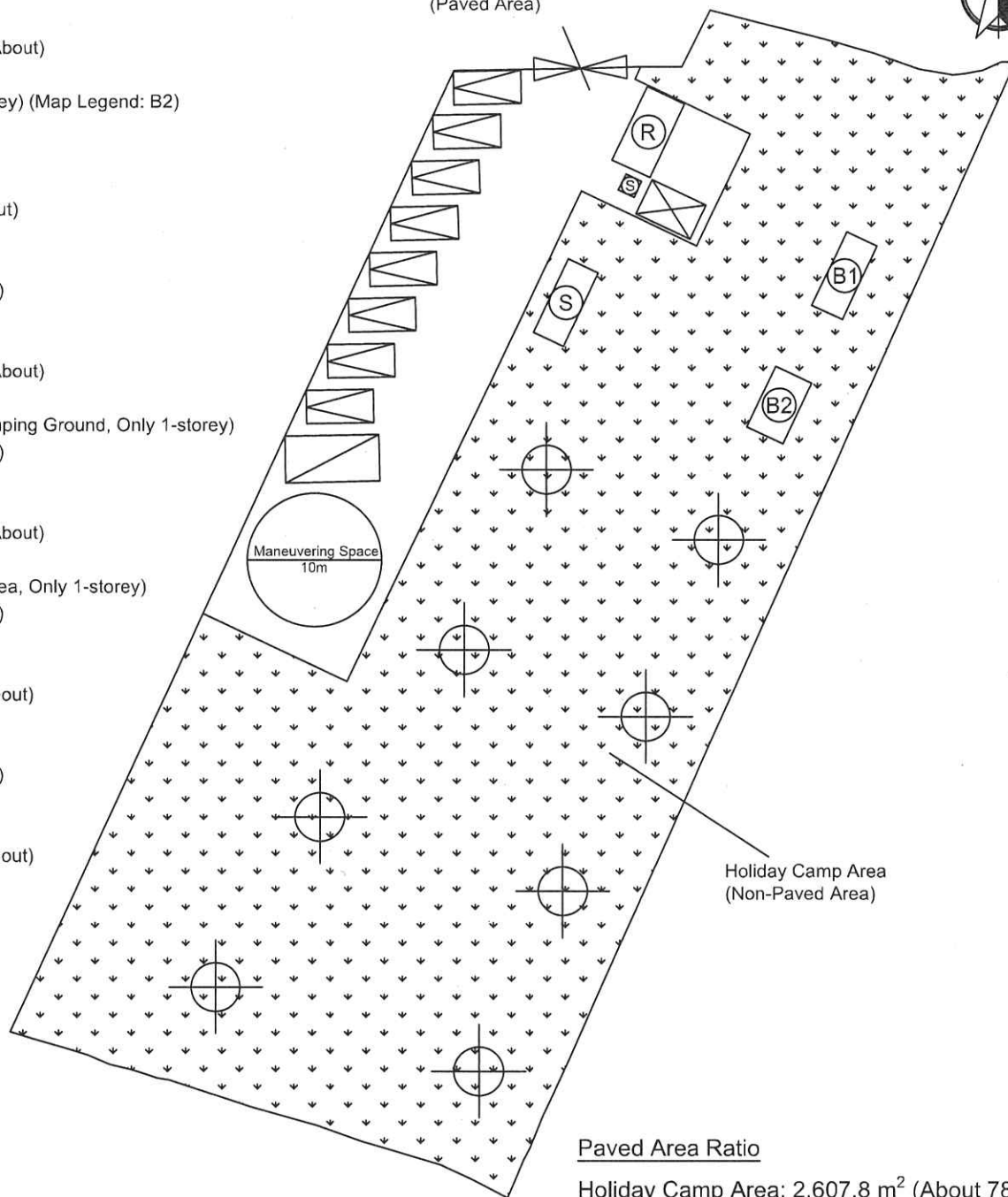
Dimension: 7m x 3.5m

Unit(s): 1

Holiday Camp

Unit(s): 8

Car Parking and Maneuvering Area  
(Paved Area)



Paved Area Ratio

Holiday Camp Area: 2,607.8 m<sup>2</sup> (About 78.7%)

Paved Area: 704.7 m<sup>2</sup> (About 21.3%)

**Legend:**

- Ingress/egress (Width: 7m)
- Proposed Structures
- Private Car Parking Space
- LGV U/UL Space
- Marquee

- Ancillary Restroom
- Reception
- Ancillary Storage
- Holiday Camp

Total Area: 3,312.5 m<sup>2</sup> (About)

Covered Area: 78.7 m<sup>2</sup> (About)

Uncovered Area: 3,233.8 m<sup>2</sup> (About)

Non-Domestic GFA: 78.7 m<sup>2</sup> (About)

Nos. of Proposed Structures: 6

**Appendix 2**

Location: DD 107 Lot 1750A2 RP  
Adjoining Government Land  
App. No.: A/YL-KTN/

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 15 February 2022

**Proposed Layout Plan**

擬議布局平面圖

擬議臨時渡假營連附屬設施  
(為期3年)及填土工程

Proposed Temporary Holiday Camp  
with Ancillary Facilities  
For a Period of 3 Years and Filling of Land

**SCALE**

1:500

@A4

For Identification Only

Drawing No.:

2-03









**Previous s.16 Applications covering the Application Site on the Kam Tin North OZP**

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
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/766	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021

**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**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-KTN/665	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	5.7.2019 [revoked on 5.12.2021]
A/YL-KTN/693	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020 [revoked on 15.6.2022]
A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	9.7.2021 [revoked on 9.7.2022]
A/YL-KTN/817	Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of 3 Years and Filling of Land	4.3.2022
A/YL-KTN/833	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	10.6.2022
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):

- based on the FI submitted (**Appendix Ia**), he has no further comment on the application from traffic engineering perspective.

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 were two substantiated complaints suspected illegal discharge environmental matters received against the Site in the past three years. Several inspections were conducted but no non-compliance was spotted; 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):

- she has no objection to the application from 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):

- no objection in-principle to the application from public drainage point of view; and

- should the application be approved, approval conditions requiring (i) submission of a drainage proposal; and (ii) implementation and maintenance of the drainage proposal for the development to the satisfaction 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. 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 upon close of consultation and has no particular comment on the application.

#### **10. Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department; Director of Electrical and Mechanical Services; 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 which are 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 Government Land (GL) and an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - no permission is given for occupation of GL (about 972 m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
  - the lot owner will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on Site. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to exclude the GL portion from the Site or apply for a direct grant short-term tenancy for use of the Site. 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:
  - Shui Mei Road is not maintained by HyD;
  - his department does not and will not maintain any access connecting the Site and Castle Peak Road – Tam Mi; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

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

- to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses" issued by the DEP;
- no public announcement system, portable loudspeaker 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 applied use if wastewater will be discharged from the applied 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; and
- it is the obligation of the applicant 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 application, 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 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 approved use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an



acceptance of any existing building works or UBW on the Site under the BO;

- before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - 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)R at the building plan submission stage;
  - any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VIII of the (B(P)R);
  - if the applied 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 comments under the BO will be provided at the 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 is reminded that approval of planning application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (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 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;

- 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.



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

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

26th April 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years  
and Filling of Land  
(A/YL-KTN/829)**

1. We refer to the captioned.
2. According to information retrieved from the Planning Department in April 2022, there is an Enforcement Case involving 'use for tent camping ground' (E/YL-KTN/0590) covering the current application site but we could not observe that any Compliance/ Cancellation Notice has been issued. We urge the Board to investigate whether this case has been settled.
3. We urge the Board to reject this application as the proposed use is not in line with the planning intention of Agriculture zone.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden







# 長春社

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## The Conservancy Association

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 電子郵件 E-mail: cahk@cahk.org.hk

21<sup>st</sup> April 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/829

The Conservancy Association OBJECTS to the captioned application.

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

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9, the planning intention of AGR zone *"to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes."*

However, 704.7m<sup>2</sup> (i.e. about 21.3% of the application site) will be paved while 2,607.8m<sup>2</sup> (i.e. about 78.7% of the application site) will be designated for holiday camp area. As **NO** areas would proposed for agricultural purpose, we think that is not 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:

- No plans on land recovery: Various structures/uses, including ancillary restroom, reception, ancillary storage, marquee, 8 holiday camps, and so on, would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



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- Adverse sewage impact: The applicant did not provide any details of the portable toilets, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. If the portable toilets cannot be operated accordingly, it may lead to water pollution in the adjacent natural stream and drainage channel in the east and north of the application site respectively.
- Light and noise pollution: The application mentioned that the proposed site will be opened 24 hours daily including public holiday. Therefore, light and noise pollution generated from various activities would be highly inevitable. Unfortunately, no attempts have been proposed to tackle such disturbance.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, additional provision of ancillary utilities, and so on. 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 (Figure 1-7). Meanwhile, some posts in social media revealed that a camping site has been operated since February 2021 (Figure 8-10). Some tents and structures can still be spotted during our site observation in April 2022 (Figure 11). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that *“the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”*<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

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



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Yours faithfully,  
Chow Oi Chuen  
Campaign Officer  
The Conservancy Association





長春社 Since 1968

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Figure 1-7 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance since 2014. It is suspected that this is a case of “destroy first, build later”





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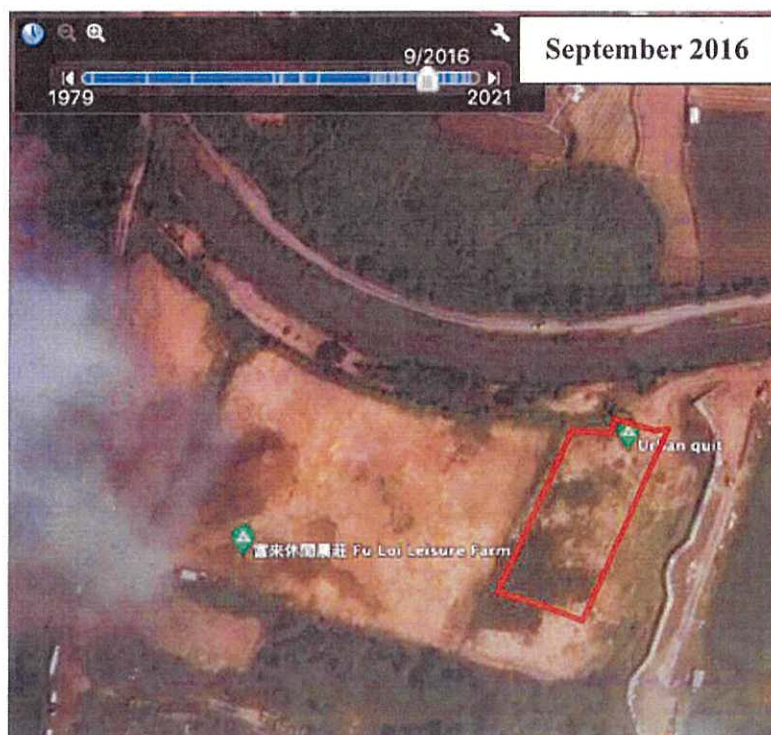
會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室

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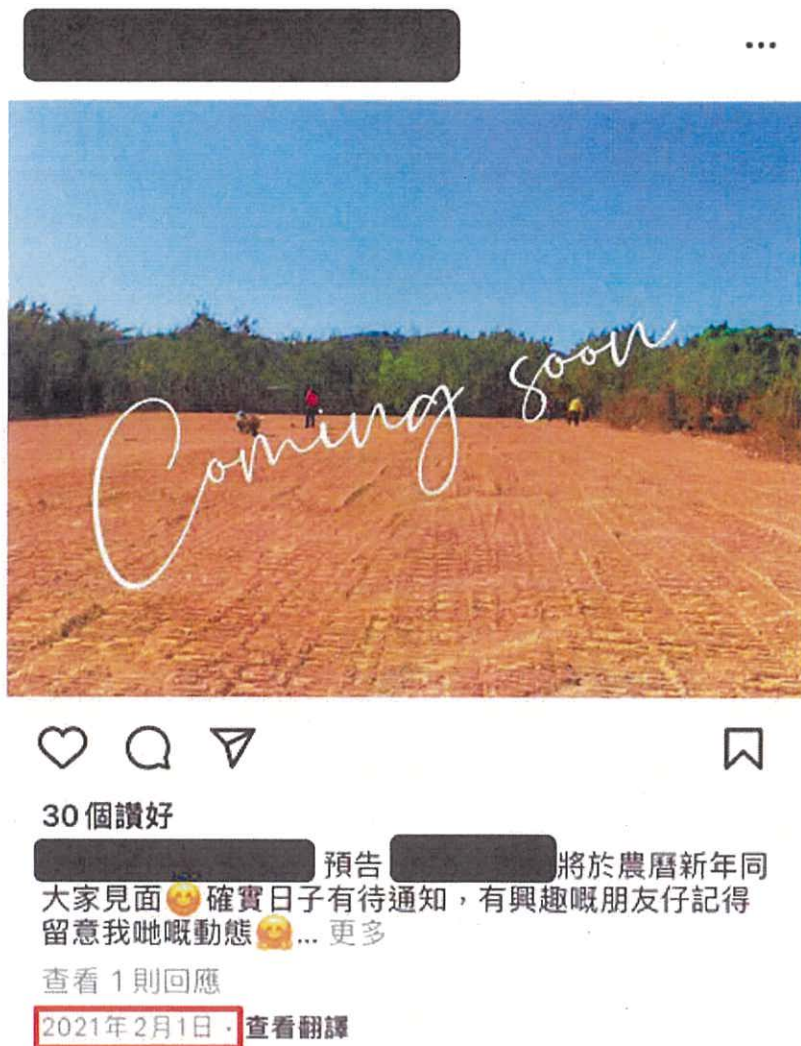
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Figure 8-10 Some posts in social media revealed that a camping site has been operated since February 2021







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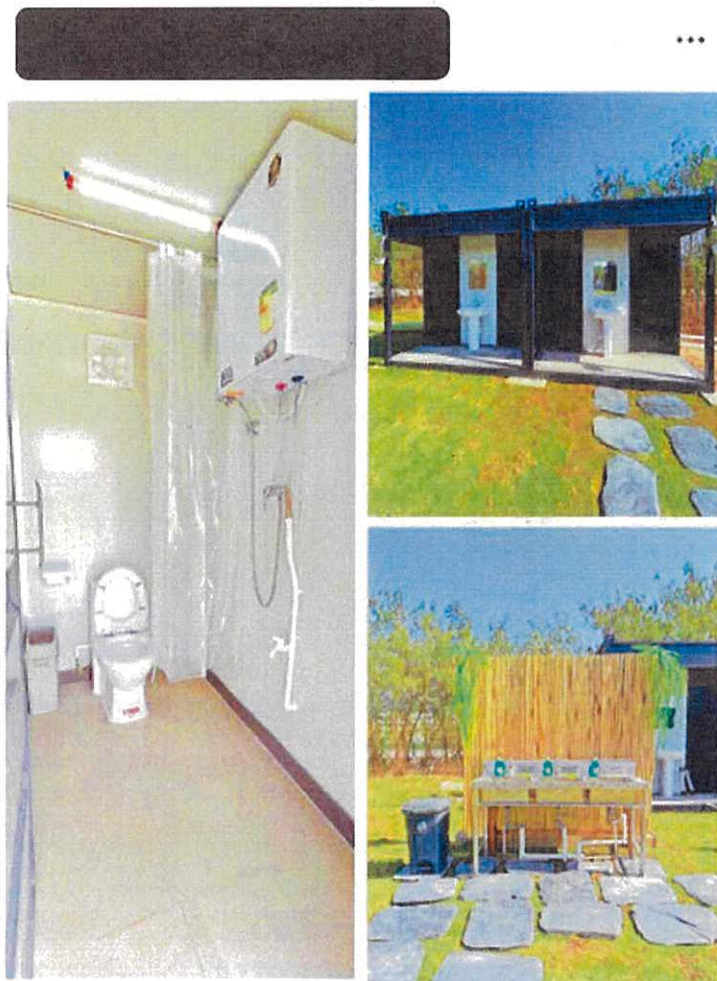
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90個讚好

上個Post提到 徐左好  
努力保養草皮，我地同你一樣都好重視洗手間嘅衛生  
每位同事每日都好勤力清潔洗手間同星盤，一... 更多



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帖子

追蹤



和另外 90 人都讚好

已正式開始接受申請

啦 😊 !

原本想新年同大家見面，但係我哋同大家一... 更多

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Figure 11

Condition of the application site (circled in red) in April 2022





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



Re: A/YL-KTN/766 DD 107 Shui Mei Tsuen  
26/04/2022 02:52

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/YL-KTN/829

Lot 1750A2 RP in D.D. 107, Shui Mei Tsuen, Kam Tin

Site area : 3,312.5sq.m Includes Government Land of about 972 sq. m

Zoning : "Agriculture"

Applied Use : 8 x Holiday Camp / 9 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Despite the manipulations, members without asking any questions, approved the hobby farm on 11 June 2021. Plan D "The proposed use was generally not in conflict with the planning intention of the "Agriculture" ("AGR") zone"

The application site (the Site) was the subject of a previously approved application for the same temporary use **submitted by a different applicant. The application was revoked due to non-compliance of approval conditions.**

More than likely the application is the same using different name. Again conditions have not been complied with.

Now with an eye on the latest money spinning activity, he is back with a Holiday Camp. No details provided as to how large these camps are, how many guests would be accommodated and how they would be constructed. They are usually erected on platforms. No indication as to arrangements for drainage, showering, catering, etc.

*78.7m2 for ancillary restroom, reception, ancillary storage, marquee, and 8 holiday camps. **The filling of land is with an area of about 704.7m2***

Members should bear in mind the history of failure to comply with conditions and that almost 1,000sq.mt of government land is included. This in a district with ongoing cultivation. Once the land is built over it is no longer suitable for the production of crops. But President Xi has ordered that the country become self-sufficient with regard to the production of crops. This is comparable to a provision in the Policy Address.

The explosion in the number of applications for holiday camp has been triggered by the frequent closure of the managed public services. It is time they be reopened to stifle the proliferation of facilities that do not meet conditions. In March a similar application for the same district was approved. This should meet any demand for such services.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 21 May 2021 10:12 PM CST  
**Subject:** A/YL-KTN/766 DD 107 Shui Mei Tsuen

A/YL-KTN/766

Lot 1750A2 RP in D.D. 107, Shui Mei Tsuen, Kam Tin

Site area : 3,312.5sq.m Includes Government Land of about 972 sq. m

Zoning : "Agriculture"

Applied Use : Hobby Farm / 9 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So Applicant of 610 failed to fulfill a number of conditions and according to the minutes had cleared vegetation on part of the site.

But never mind, he knows how to play the game, file another application and add almost 1,000sq.m of public land.

Members must bear in mind that the community does not approve of government land being used for illegal operations and members have a duty to protect public assets from exploitation..

Previous objections valid.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, June 13, 2019 2:51:35 AM  
**Subject:** A/YL-KTN/666 DD 107 Shui Mei Tsuen

Dear TPB Members,

What a farce, unapproved use of site, no action taken. Application for Hobby Farm, PlanD positive as usual, approved and then applicant fails to provide drainage and fire services.

But never mind because he can apply again and get approval, fail to fulfill conditions again, apply again .....

Mary Mulvihill

**From:** [REDACTED]

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

**Sent:** Thursday, July 5, 2018 2:20:43 AM

**Subject:** A/YL-KTN/609 and 610 DD 107 Shui Mei Tsuen

A/YL-KTN/609

Lot 1505 RP in D.D. 107, Shui Mei Tsuen, Kam Tin

Site area: 4,111.3m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Hobby Farm / 5 Vehicle Parking

A/YL-KTN/610

Lot 1750A2 RP in D.D. 107, Shui Mei Tsuen, Kam Tin

Site area : 2,340.2m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Hobby Farm / No Parking

Dear TPB Members,

The two applications are opposite to each other and the applicant appears to be the same so they will be considered together. Hobby Farm is the current application favourite to get around unapproved brownfield use and to avoid the term 'open storage'

The proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

The applicant fails to demonstrate that the proposed development would not generate adverse environmental impacts on the surrounding areas via the provision of facilities such as septic toilets, the run off of chemicals and toxic substances, introduction of foreign species, etc

Location is not close to MTR so parking provision is suspect..

Approval of the application, even on a temporary basis, would set an undesirable precedent for other similar uses to proliferate into the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Moreover in light of reports of a number of illegal camping sites operating in Kam Tin area to provide accommodation for low cost mainland tours, the true objective of the plan must be evaluated.

Mary Mulvihill

