

on / be 22/4/2022

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE

(CAP.131)

2022年 4月 1 4日

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

14 APR 2022

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

根據《城市規劃條例》(

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

220955 18/4 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-KN/ 830
	Date Received 收到日期	14 APR 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)

Kam Tin Country Club Ltd

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)

Top Bright Consultants Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots No. 680(Part), 681(Part), 682(Part), 684RP(Part), 1615 (Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 8,520 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 642 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)	..... 673 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL- KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR") and "Village Type Development" ("V")
(f) Current use(s) 現時用途	Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities (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"^{2&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{2&} (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"^{2&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{2&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{2&}.
並不是「現行土地擁有人」^{2&}。

- ☐ 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)"^{2&}.
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」^{2&}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{2&}.
已取得 名「現行土地擁有人」^{2&}的同意。

Details of consent of "current land owner(s)" ^{2&} obtained 取得「現行土地擁有人」 ^{2&} 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. 如上述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 (DD/MM/YYYY)[#]
於 (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
22/3/2022 (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 22/3/2022 (DD/MM/YYYY)[#]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/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	(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 type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
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	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
.....	
.....	
.....	
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	.....
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)	.....

Proposed operating hours 擬議營運時間																																	
.....																																	
.....																																	
(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 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))																															
		<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)																															
	No 否	<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, 請另頁註明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 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 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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	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)
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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/ <u>YL-KTN</u> / <u>658</u>
(b) Date of approval 獲批給許可的日期	<u>31/5/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>10/6/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

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。

Please refer to Chapter 6 of the Supplementary Planning Statement


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 this application 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


.....

Adam Chow

Name in Block Letters
姓名（請以正楷填寫）

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

Assistant Town Planner

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited

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

Date 日期

4/4/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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 號北角政府台署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots No 680(Part), 681(Part), 682(Part), 684RP(Part), 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories
Site area 地盤面積	8,520 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 673 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
Zoning 地帶	"Agriculture" ("AGR") and "Village Type Development" ("V")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities

(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	Nil <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	642 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.075 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	<input type="checkbox"/> (Not more than 不多於) m 米
		Nil	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2 - 2.5	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	7.5 % <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		23
	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)		23 Nil Nil Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		Nil
	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)		Nil Nil Nil Nil Nil Nil

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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing the General Area, Extract from Kam Tin North Outline Zoning Plan No. S/YL-KTN/9, Plan Indicating the access to the Application Site and vehicle park		
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 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。



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 22/758/L01

April 8, 2022

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

By Hand

Dear Sir/Madam,

Temporary "Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities for a Period of 3 Years in "Agriculture" and "Village Type Development" zones, Lots 680(Part), 681(Part), 682(Part), 684RP(Part), 1615(Part) in DD109 and Adjoining Government Land, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories


We are instructed by the Applicant, Kam Tin Country Club Ltd, to apply for the captioned use under Section 16 of the Town Planning Ordinance (Cap. 131).

The following documents are submitted for your consideration:

- (a) A signed original copy of the application form;
- (b) 70 copies of the supplementary planning statement;
- (c) An authorization letter signed by the Applicant;
- (d) Copies of notification given to the current land owners; and
- (e) Particulars of applicant and authorized agent.

Should you have any queries or require further information, please feel free to contact the undersigned at :

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Kam Tin Country Club Ltd. (the Applicant)

2022年 4月 14日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

14 APR 2022

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

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary "Place of Recreation (including Barbecue Spot,
Picnic Area, Children Playground and Handicraft Making Area)
with Ancillary Facilities for a Period of 3 Years in "Agriculture"
and "Village Type Development" zones, Lots 680(Part),
681(Part), 682(Part), 684RP(Part), 1615(Part) and Adjoining
Government Land in DD109,
Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Kam Tin Country Club Ltd.

Planning Consultant:



Top Bright Consultants Ltd.

April, 2022

Executive Summary

This application is prepared on behalf of Kam Tin Country Club Ltd. (the "Applicant") to seek planning permission from the Town Planning Board (the "Board") for a temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities (the "Proposed Development") for a period of three years at Lots 680(Part), 681(Part), 682(Part), 684RP(Part) and 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories (the "Application Site").

The Application Site is the subject of five approved applications (Nos. A/YL-KTN/273, 329, 383, 495 and 658). The last application (No. A/YL-KTN/658) was approved on 31.5.2019 for a temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for a period of 3 years from 11.6.2019 until 10.6.2022. As the application will expire on 10.6.2022, the Applicant seeks renewal of the application for a further period of 3 years. All approval conditions of the last approved application (No. A/YL-KTN/658) were complied with and all planning circumstances remains unchanged for this application.

The Application Site falls within "Agriculture" ("AGR") and "Village Type Development" ("V") zones on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9. The Proposed Development (i.e. place of recreation), which is listed under Column 2 of the "AGR" and "V" zones and planning permission may be permitted upon application to the Board.

The Northern Metropolis Development Strategy advocates to expand the Northern Economic Belt into a metropolitan area featured with "Urban-Rural Integration and High-quality Outdoor Eco-recreation/Tourism Outlets". The Proposed Development provides a recreational and tourist attraction spot conjunction with existing tourist and heritage attractions nearby to allow people to appreciate the unique scenic blend of cityscape and countryside. It can also act as a transitional spot along the NTN Urban-Rural Greenway to link up the countryside, mountain ranges, traditional villages, distinctive architectures, and town parks. Both active and passive recreational facilities such as badminton and basketball courts, barbecue, picnic area, children playground, handicraft making area will be provided. Ancillary facilities such as snack bar, shade shelters, site office, store rooms, toilet and parking spaces for visitors could also be found.

The justifications of this application are: the Proposed Development will not jeopardize the planning intention; Northern Metropolis Development Strategy; providing a rural recreation area in Northwest New Territories; limited outdoor recreational venue after the pandemic since January 2020; better utilisation of land resources; improving supply of "Recreation" land in the Yuen Long District; compliance with TPB PG-No. 34D; compatible with surrounding land uses; site with previous planning approvals and compliance with previous approval conditions; meeting local recreation demand; no adverse traffic, drainage and environmental impacts on the surrounding areas; public access improvements; environmental improvements; and community support. The Board is therefore respectfully requested to give favourable consideration to this application.

行政摘要

這宗規劃申請乃代表錦田鄉村俱樂部有限公司向城市規劃委員會(“城規會”)呈交,擬議在新界元朗錦田北水尾村丈量約份 109 地段第 680(部份), 681(部份), 682(部份), 684RP(部份)及 1615(部份)及毗連政府土地 (“申請地點”), 設置臨時康樂用地(包括燒烤及野餐地點、兒童遊樂場、手工藝製作地點)及其附屬設施(“擬議發展”), 為期 3 年。

申請地點涉及五宗曾獲批准的規劃申請(申請編號: A/YL-KTN/273, 329, 383, 495 及 658), 最後一宗申請(申請編號: A/YL-KTN/658)獲批准作臨時康樂用地(包括燒烤及野餐地點、兒童遊樂場、手工藝製作地點)及其附屬設施, 為期三年。鑑於該規劃申請將於 2022 年 6 月 10 日屆滿, 申請人遞交是項申請以續期三年。申請人已履行上次申請的所有規劃許可附帶條件。

申請地點座落於錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 中“農業”及“鄉村式發展”地帶, 擬議發展(即康樂用地)被列入該兩個地帶的第二欄用途, 須向城規會提出申請。

《北部都會區發展策略》建議將北部經濟帶擴展成以「城鄉共融」及「優質戶外生態康樂 / 旅遊空間」為特色的都會區。擬議發展提供一個康樂旅遊點, 與現有鄰近的旅遊景點和文化古蹟相結合, 讓人們欣賞城鄉共融的美景。擬議發展還可以作為新界北城鄉綠道沿線的過渡點, 連接鄉村、山脈、傳統村落、特色建築和市鎮公園。擬議發展提供靜態及動態的康樂設施, 包括羽毛球及籃球場、燒烤、野餐地點、兒童遊樂場及手工藝製作地點。其他附設的設施包括小食亭、避雨處、地盤辦公室、儲物室、洗手間及供訪客使用的停車位。

這宗申請的理由為擬議發展符合規劃意向; 符合北部都會區發展策略; 在新界西北區提供一個鄉郊康樂地點; 疫情下戶外康樂設施有限; 更好地利用土地資源; 改善元朗區康樂用地的供應; 符合城市規劃指引編號第 34D; 與附近土地用途配合; 申請地點曾獲規劃許可及申請人已履行所有規劃許可附帶條件; 滿足本地康樂的需求; 對附近環境不構成任何不良的交通、排水及環境影響; 可改善公共通道; 提昇環境質素及社區支持。因此, 申請人懇請城規會給予從優的考慮。

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SUMMARY OF APPLICATION

- Applicant** : Kam Tin Country Club Ltd.
- Applied Use** : Proposed Temporary Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities for a Period of 3 Years
- Existing Use** : Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities
- Location** : Lots 680(Part), 681(Part), 682(Part), 684RP(Part) and 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories
- Site Area** : Private Land: 7,847 square metres (about)
Government Land: 673 square metres
Total: 8,520 square metres (about)
- Lease** : Block Government Lease demised as agricultural land
- Statutory Plan** : Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 gazetted on 12.12.2014
- Zoning** : "Agriculture" ("AGR") and "Village Type Development" ("V")
- Town Planning Board Guidelines:** : TPB Guidelines for "Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development" – (TPB – PG No. 34D)
- Previous Applications** : A/YL-KTN/658 approved on 31.5.2019 for a period of 3 years
A/YL-KTN/495 approved on 10.6.2016 for a period of 3 years
A/YL-KTN/383 approved on 1.6.2012 for a period of 3 years
A/YL-KTN/329 approved on 19.6.2009 for a period of 3 years
A/YL-KTN/273 approved on 22.6.2007 for a period of 3 years
A/YL-KTN/153 rejected on review on 14.2.2003

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Limited on behalf of Kam Tin Country Club Ltd. (the "Applicant") to seek renewal of planning permission for a temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities (the "Proposed Development") for a period of three years at Lots 680(Part), 681(Part), 682(Part), 684RP(Part) and 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is the subject of five approved applications (Nos. A/YL-KTN/273, 329, 383, 495 and 658). The last application (No. A/YL-KTN/658) was approved on 31.5.2019 for a temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for a period of 3 years from 11.6.2019 until 10.6.2022. As the application will expire on 10.6.2022, the Applicant seeks renewal of the application for a further period of 3 years. All approval conditions of the last approved application (No. A/YL-KTN/658) were complied with and all planning circumstances remains unchanged for this application.
- 1.03 The Application Site falls within "Agriculture" ("AGR") and "Village Type Development" ("V") zones on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9. The Proposed Development (i.e. Place of Recreation), which is listed under Column 2 of the "AGR" and "V" zones and planning permission, may be permitted upon application to the Town Planning Board (the "Board"). The Proposed Development is considered in harmony with the village environment with a view to upgrading and improving the area and providing both social and economic benefits to the local community.
- 1.04 Given the strike of the Pandemic since January 2020, Hong Kong residents have been facing several rounds of lockdown and many public recreational venues, such as beach, stadium, park, tent camping ground etc. have closed. Lack of leisure and entertainment would bring adverse effect to the quality of life. The Proposed Development can provide a leisure spot conjunction with existing tourist and heritage attractions to allow more people to explore the beauty of nature, and increase educational opportunities and interactions between parents and children. Nevertheless, the Applicant will follow the latest requirement or restriction on group gathering under Cap. 599F.
- 1.05 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is located to the east of Shui Mei Tsuen, Kam Tin North, Yuen Long. Figure 1 shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site, as shown in Figure 2, covers an area of approximately 8,520 square metres and is generally irregular in shape. It is currently being used as a place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for local villagers and visitors.
- 2.03 The Application Site is partly fenced off by wire nettings. A fish pond, located in the western part of the site, occupies about one-third of the site, while the remaining areas are green fields. Pot plantings, clusters of trees and natural vegetation were placed and planted along the site boundary and the local track respectively by the Applicant. A number of converted containers and canopies are found on the premises and are being used as a site office, snack bar, store room, shade shelters and toilet.

Surrounding Land Uses

- 2.04 The Application Site is bounded by extensive fallow agricultural land to the east and northeast, scattered village houses to the north, and a fish pond to the south. To the southwest of the Application Site is Shui Tau Tsuen. To the further northwest across the local access road is Shui Mei Tsuen. In addition, Shui Mei Tsuen and Shui Tau Tsuen are popular heritage tourism destinations in the Kam Tin area, with over 10 famous relics and historic buildings such as Yi Tai Study Hall (二帝書院), Tang Chan Yui Kuen Ancestral Hall (鎮銳銅鄧公祠) and Chou Wong Yi Kung Study Hall (周王二公書院). These popular tourist destinations are within walking distances to the Application Site. A plan showing the Application Site in the context of its local surrounds is at Figure 3A.

Access

- 2.05 Vehicular access to the Application Site is via a local access road leading from Kam Tin Road which is about 500 metres away. The Application Site is well served by public transport such as public light buses. Visitors' parking areas are also located in the western and southern part of the Application Site. The plans showing the access to the Application Site and available parking areas are at Figures 3A and 3B.

3. LAND STATUS

- 3.01 With an area of about 8,520 square metres, the Application Site comprise of private lots 680(Part), 681(Part), 682(Part), 684RP(Part) and 1615(Part) and Adjoining Government Land in DD109, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories. A plan showing the configuration of the lots is at Figure 2.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land. The lease is virtually unrestricted, apart from the standard non-offensive trade clause, and will expire on 30.6.2047.

4. PLANNING CONTEXT

Northern Metropolis Development Strategy

- 4.01 The Northern Metropolis Development Strategy (the Development Strategy) proposes to expand the Northern Economic Belt under the Hong Kong 2030+ to cover new towns in Yuen Long, Tin Shui Wai and Fanling/Sheung Shui, various NDAs and development nodes in different planning and construction stages as well as their neighboring rural areas, and to consolidate the above into a holistic metropolis with a total area of 30,000 hectares. The entire Northern Metropolis can eventually accommodate a residential population of about 2.5 million and provide about 650,000 jobs. Northern Metropolis will be developed into a metropolitan area good for people to live in, work and travel featured with "Urban-Rural Integration and Co-existence of Development and Conservation".
- 4.02 To meet the medium to long term land requirements and to cater for sustainable development, the Development Strategy advocates the expansion of development and environment capacity and recommends ten key action directions with 45 action items, including, among others, increasing housing supply and land for I&T use, improving cross-boundary transport infrastructure, promoting proactive ecological conservation, enhancing industrial structure, creating employment opportunities, introducing government-led community-making approach and formulating innovative land grant policies.
- 4.03 Promoting urban-rural integration and providing high-quality outdoor eco-recreation/tourism outlets are two of six planning principles adopted under the Development Strategy. The Northern New Territories has a wide variety of natural environment and ecological habitats, especially large areas of freshwater/ brackish wetlands, fishponds, marshes, reedbeds and mangroves. The huge increase in residential and working population in the Northern Metropolis would generate substantial demand for outdoor leisure and recreational facilities. It is necessary to provide eco-recreation/ tourism space in advance and in a timely manner to enrich people's lives and encourage a healthy lifestyle. This can also avoid damage to the cultural and natural resources in the Northern New Territories caused by unregulated recreational and tourism activities.
- 4.04 The Proposed Development can provide an outdoor leisure spot conjunction with existing tourist and heritage attractions, Nam Sang Wai wetland, and Lam Tsuen Country Park to allow people to explore the beauty of nature and increase educational opportunities and interactions between parents and children. It can also act as a transitional spot along the NTN Urban-Rural Greenway to link up the countryside, mountain ranges, traditional villages, distinctive architectures, and town parks. The Application Site has been used for place of recreation approved by the Board since 2007. With the close monitoring of the Board, the Proposed Development is regulated and complied with all the planning approval conditions.

Statutory Plan

- 4.05 According to the Approved Kam Tin North Outline Zoning Plan (the Approved OZP) No. S/YL-KTN/9 gazetted on 12.12.2014, the Application Site falls within "Agriculture" ("AGR") and "Village Type Development" ("V") zones. An extract of the OZP is at Figure 4.
- 4.06 As stated in the Notes accompanying the plan, the planning intention of the "AGR" zone is "to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It

is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.” On the other hand, the planning intention of “V” zone is “to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects.”

- 4.07 As the Application Site falls within “AGR” and “V” zones, according to the Notes attached to the Approved OZP, the Proposed Development contains various uses under Column 2 of both “AGR” and “V” zones, namely, “Place of Recreation, Sports or Culture”, “Barbecue Spot” and “Picnic Area” as listed under Column 2 of “AGR” zone; and “Place of Recreation, Sports, Culture” as listed under Column 2 use of “V” zone, which require planning permission from the Board.

TPB Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D)

- 4.08 TPB PG-No. 34D is relevant to this Application. According to the guidelines, the Applicant may apply to the Board for a renewal of the temporary approval if the temporary use and development is to be continued. This application complies with the general planning criteria for assessing applications for renewal of planning approval include:

- (i) there has been no material change in planning circumstances since the previous temporary approval was granted or a change in the land uses of the surrounding areas;
- (ii) there are no adverse planning implications arising from the renewal of the planning approval; and
- (iii) the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans.

Previous Applications

- 4.09 The Application Site was the subject of six previous applications (Nos. A/YL-KTN/153, 273, 329, 383, 495 and 658). Application No. A/YL-KTN/153 was rejected by the Board for development of small house on 14.2.2003. Application No. A/YL-KTN/273 was approved for place of recreation (including barbecue spot and picnic area) on 22.6.2007 for a period of 2 years. Application Nos. A/YL-KTN/329 and 383 were approved for place of recreation (including barbecue spot and picnic area) on 19.6.2009 and 1.6.2012, respectively for a period of 3 years. Application Nos. A/YL-KTN/495 and 658 were approved for temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for a period of 3 years. All approval conditions of the application (No. A/YL-KTN/658) were complied with.

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 As the previous approved application (No. A/YL-KTN/658) will expire on 10.6.2022, the Applicant seeks planning permission for continuing using the Application Site for a temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for a period of 3 years. The Proposed Development will continue to provide a recreational and tourist attraction which combines recreation and education in an entertaining and interactive environment for nearby villagers and local visitors.

Site Layout and Design

- 5.02 The design and operation will ensure that adequate measures are in place to ensure public safety within the Application Site and surrounding locations. As indicated on the Layout Plan at Figure 5, the Proposed Development is generally the same as the previous application and includes the following major components:
- (a) Active recreational facilities such as basketball courts as well as passive recreational facilities such as barbecue, picnic area, children playground, and handicraft making area;
 - (b) Ancillary facilities such as shade shelters and sitting out area to the people visiting the Application Site;
 - (c) Other ancillary facilities such as site office, snack bar, store room, shade shelters and toilet; and
 - (d) Parking spaces for visitors near the site entrance.
- 5.03 Compared with the last approved application (No. A/YL-KTN/658), all planning circumstances remains unchanged for this application. The major development parameters of the current application are summarized as follows:

Major Development Parameters	Current Application
Site Area [Government Land] (about)	8,520m ² [673m ²]
Applied Use	Temporary place of recreation (including barbecue spot, picnic area, children playground and handicraft making area) with ancillary facilities for a period of 3 years
No. of Structures	9
Total Floor Area	642m ²
Building Height	2-2.5m
No. of Storey(s)	1
No. of Parking Spaces	23

Site Operations

- 5.04 The hours of operation at the Application Site are restricted from 10:00 to 18:00 on Mondays to Fridays and from 10:00 to 21:00 on Saturdays and Sundays. The proposed hours of operation of the Proposed Development will remain unchanged. No public announcement system, including any form of audio amplification system and portable loudspeakers will be used at the Application Site.
- 5.05 Given the strike of the Pandemic, the Proposed Development was open to a limited extent. There is no plan for expanding the business at this moment. Further development will depend on the future epidemic situation and trend.

Landscape Proposal

- 5.06 All existing trees and landscape plantings are maintained within the Application Site. Should the current application be approved, all the existing trees and vegetation will be continued to be preserved and maintained by the Applicant. A plan showing the existing landscape is shown in Figure 6.

Parking and Access

- 5.07 The ingress/egress is located to the southwest of the Application Site. Alike the last approved application (No. A/YL-KTN/658), a total of 23 private car parking spaces for visitors are provided within the Application Site. To reduce the possible disturbance of coach traffic to the local access road, all visitors of the Proposed Development will alight along Kam Tin Road and access the Application Site through a walking track. Sufficient parking facilities are also provided in the vicinity of the Application Site for visitors. A clearer route for public access is provided through and around the Application Site for easier navigation to adjoining private lots and surroundings of the site (see Figure 3B). The Applicant will operate the site with booking system and the traffic and parking arrangements are same as the last approved application.

Drainage and Sewage

- 5.08 No pond filling or paving will be involved within the Application Site. The existing pond will act as a natural drainage collection system.
- 5.09 A toilet will be provided within the Application Site and underground septic tank is provided to treat the sewage. Two public toilets are also located 400m to the northwest and southwest of the Application Site (see Figure 3A).

Environmental Considerations

- 5.10 It is anticipated that there will be no adverse environmental impacts of the Proposed Development to the surrounding areas. The only possible impact brought the Proposed Development to the surrounding areas is human noise (chatting and laughing). To minimize the potential on-site noise problems generated by the Proposed Development, the Applicant has already undertaken to prohibit the use of public announcement system, portable loudspeakers or any form of audio amplification system within the Application Site. In addition, with the proposed restricted hours of operation, the Proposed Development would unlikely to cause unreasonable noise nuisance to the nearby sensitive receivers.

6. JUSTIFICATIONS

Will Not Jeopardize the Planning Intention

- 6.01 The Proposed Development falls within the broad definitions of 'Place of Recreation' and is a use listed under Column 2 of the "AGR" and "V" zones on the Approved Kam Tin North OZP. It is widely recognized that agricultural activities are gradually declining in view of the low economic return from farming activities and many farmers have turned to more lucrative pursuits. Much agricultural land in the Application Site and its surrounding area is left fallow or has been converted to other uses.
- 6.02 According to the minutes of the 627th Rural and New Town Planning Committee meeting held on 31.5.2019, the Planning Department considered the temporary nature of the development can be tolerated for 3 years, therefore the Proposed Development would not jeopardize the long-term planning intention of the "AGR" and "V" zones.

Northern Metropolis Development Strategy

- 6.03 The Development Strategy advocates to expand the Northern Economic Belt into a metropolitan area with residential population of about 2.5 million, which will be good for people to live in, work and travel featured with "Urban-Rural Integration and Co-existence of Development and Conservation". Promoting urban-rural integration and providing high-quality outdoor eco-recreation/tourism outlets are two of six planning principles adopted under the Development Strategy. With a wide variety of natural environment and ecological habitats in Yuen Long District, the Proposed Development can provide an outdoor leisure spot conjunction with existing tourist and heritage attractions to allow people to appreciate the unique scenic blend of cityscape and countryside. It can also act as a transitional spot along the NTN Urban-Rural Greenway to link up the countryside, mountain ranges, traditional villages, distinctive architectures, and town parks.

Providing a Rural Recreation Area in Northwest New Territories

- 6.04 The Territorial Development Strategy recommends creating a rural recreation centre in the North West New Territories (NWNT) as there is increasing population. It reveals that the demand for recreational facilities would far exceed the planned and committed supply. The addition of the Proposed Development (i.e. rural recreation area) in this part of Yuen Long in conjunction with existing tourist and heritage attractions can complement each other. The Proposed Development provides a win-win situation to all parties concerned on one hand and benefits the community at large on the other. The Proposed Development therefore conforms to the strategic planning intention and serves as a rural recreation area in the NWNT.

Limited Outdoor Recreational Venue After the Pandemic Since January 2020

- 6.05 Given the strike of the Pandemic since January 2020, Hong Kong residents have been facing several rounds of lockdown and many public recreational venues, such as beach, stadium, park, tent camping ground etc. have closed. On 8.2.2022, the Chief Executive announced that the maximum number of people permitted for group gatherings in public places will be lowered from four to two and group gatherings in private premises will be limited to two families. Even private recreational venues like tent camping grounds also need to stop their business. Lack of

leisure and entertainment would affect physical and mental health of the individuals, and the society will suffer costs such as decreased productivity and increased medical expenses. The Proposed Development can provide a leisure spot to allow people to get away from the hustle and bustle of the daily lives and explore the beauty of nature. Nevertheless, the Applicant will follow the latest requirement or restriction on group gathering under Cap. 599F.

Better Utilisation of Land Resources

- 6.06 The agricultural activities are gradually declining in view of the low economic return from farming activities and many farmers have turned to more lucrative pursuits. Much agricultural land in the Application Site and its surrounding area is left fallow or has been converted to other uses. The use of the land to meet the recreational need is considered a better utilization of the scarce land resources. It is no doubt that the Proposed Development is compatible with and can enhance the environment to the adjoining residential settlements.

✓ Improving Supply of "Recreation" Land in Yuen Long District

- 6.07 It is noted that there is an unbalanced supply of recreational land in the Yuen Long District. In certain sizeable planning areas such as Kam Tin North, Kam Tin South, San Tin, Shek Kong, Nam Sang Wai, Tong Yan San Tsuen and Pat Heung, there is a lack of "Recreation" zones which deprive the opportunity for a rational recreation development in these planning areas. However, the recreational potential for some existing 'Recreation' zones may be constrained by their juxtaposition with incompatible land uses, such as open storage and rural industries. In this connection, approval of this application will definitely help achieve a more balanced mix of recreational land in Yuen Long and establish recreational areas for the public in the years to come.

Compliance with TPB PG-No. 34D

- 6.08 The TPB PG-No. 34D section 4.2 indicates that "Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans." The current planning application for a period of three years fulfils all the requirements for renewal of planning approval and does not exceed the original validity period of the temporary approval, which deserves a favourable consideration under TPB PG-No. 34D.

Compatible with Surrounding Land Uses

- 6.09 The surrounding areas mainly comprise villages, relics and historic buildings and fallow agricultural land. The existing landscape in the Application Site is predominately rural and the Proposed Development, which consists of ponds, open greens and some single-storey structures for recreation purposes, is considered compatible with the existing rural landscape character. Also, the Application Site is landscaped and well maintained by the Applicant, which helps maintaining a harmonious rural environment by preserving and reinforcing the rural, agricultural and recreational character of the area.

Site with Previous Planning Approvals and Compliance with Previous Approval Conditions

- 6.10 The Application Site has been approved for the same use for 5 occasions by the Board from 2007-2019. All approval conditions of the last approved planning application (No. A/YL-KTN/658) had been complied with, indicating the Applicant's determination in operating the Proposed Development in a lawful manner, favourable consideration may be given by the Board to this application.

Meeting Local Recreation Demand

- 6.11 Owing to the growing population in Yuen Long District, reinforced by the housing policy promulgated by the Government, the demand for active and passive recreational facilities rises rapidly. To cater for population increase in Yuen Long from 650,100 in 2019 to a higher limit of 708,200 in 2029 as forecasted in the Projections of Population Distribution, 2019-2029 (Planning Statistics, Planning Department), the shortfall will be particularly acute compared to the existing provision. According to the information of the Planning Department, there will be 6 large housing projects completed in phases from 2024 to 2038 in Yuen Long District, providing a total of 139,000 housing units for an increase population of 382,000. It can foresee that the shortfall will be getting much more acute. Unlike the Tuen Mun area with a public golf driving range and public horse-riding centre, the people in Yuen Long are neglected in comparison as there are inadequate public recreational facilities which are limited by choice and type. The present provision of recreational facilities in Yuen Long is generally limited to holiday camps and picnic areas.

No Adverse Traffic, Drainage and Environmental Impacts on the Surrounding Areas

Traffic Impact

- 6.12 The Proposed Development is not considered as a high traffic generating use. Local villagers and visitors can make use of the public transportation network serving the area, walk, or drive to the Application Site. As the Application Site falls within the heritage tourism catchment area, adequate parking spaces for private vehicles and coaches are provided in the vicinity to accommodate the tourist parking requirements. The car park within the Application Site will be available for public use. As the Application Site is operated with a booking system, the Transport Department did not have any adverse comments on the Proposed Development under the last application (No. A/YL-KTN/658). It is not anticipated that the Proposed Development under the current application, which is of the same use as the last application, will generate adverse traffic impact on the surrounding areas.

Drainage and Sewage Impacts

- 6.13 The Proposed Development would not involve any pond filling or paving of the site, which will remain the same as the current situation. Surface runoff will flow into the existing pond, which acts as a natural drainage collection system. In this regard, no adverse drainage and sewage impacts are anticipated.

Environmental Impacts

- 6.14 It is anticipated that there will be no adverse environmental impacts of the Proposed Development to the surrounding areas. The only possible impact brought the Proposed Development to the surrounding areas is human noise (chatting and laughing). To minimize the potential on-site noise problems generated by the Proposed Development, the Applicant has already undertaken to prohibit the use of public announcement system, portable loudspeakers or any form of audio amplification system within the Application Site. In addition, with the proposed restricted hours of operation, the Proposed Development would unlikely to cause unreasonable noise nuisance to the nearby sensitive receivers.

Public Access Improvements

- 6.15 The Applicant provides a local track that allows public access from the western side to the eastern side of the site more efficiently. In addition, the small house application site is foreseen to commence preliminary construction in the upcoming three years. The current application boundary allows a clearer indication of public access for the residents of the adjoining private lots and also for future residents of the small house.

Environmental Improvements

- 6.16 The majority of the Application Site was occupied by abandoned green fields in the past. The Applicant has been providing a comprehensive landscape treatment, including placing pot plantings, clusters of trees, and natural vegetation along the site boundary and the local track, and implementation of buffer shade and shelter, which created a sense of identify while enhancing the rural character and amenity of the surrounding areas.

Community Support

- 6.17 The Proposed Development is most welcome by the local population and community organizations since its operation in 2007. As the Proposed Development provides a variety of passive and active facilities (such as picnic, barbeque, badminton, volleyball, children playground, handicraft making area, etc.), it is considered as a place for weekend family fun or place for people to enjoy the rural life and natural environment. Moreover, the Proposed Development is a community use which supports the social and economic development of the nearby villages by complementing the local tourist industry.

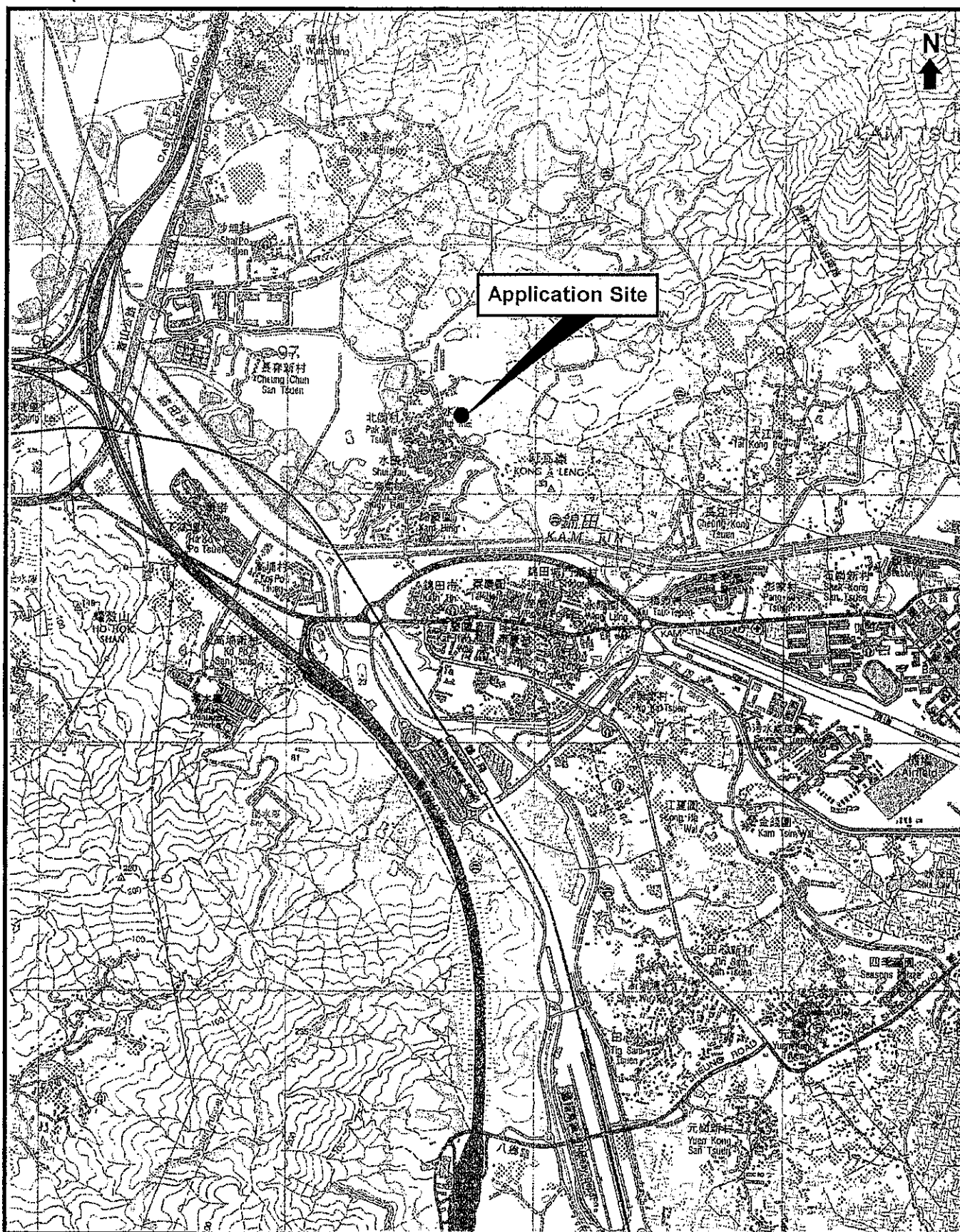
7. Conclusion

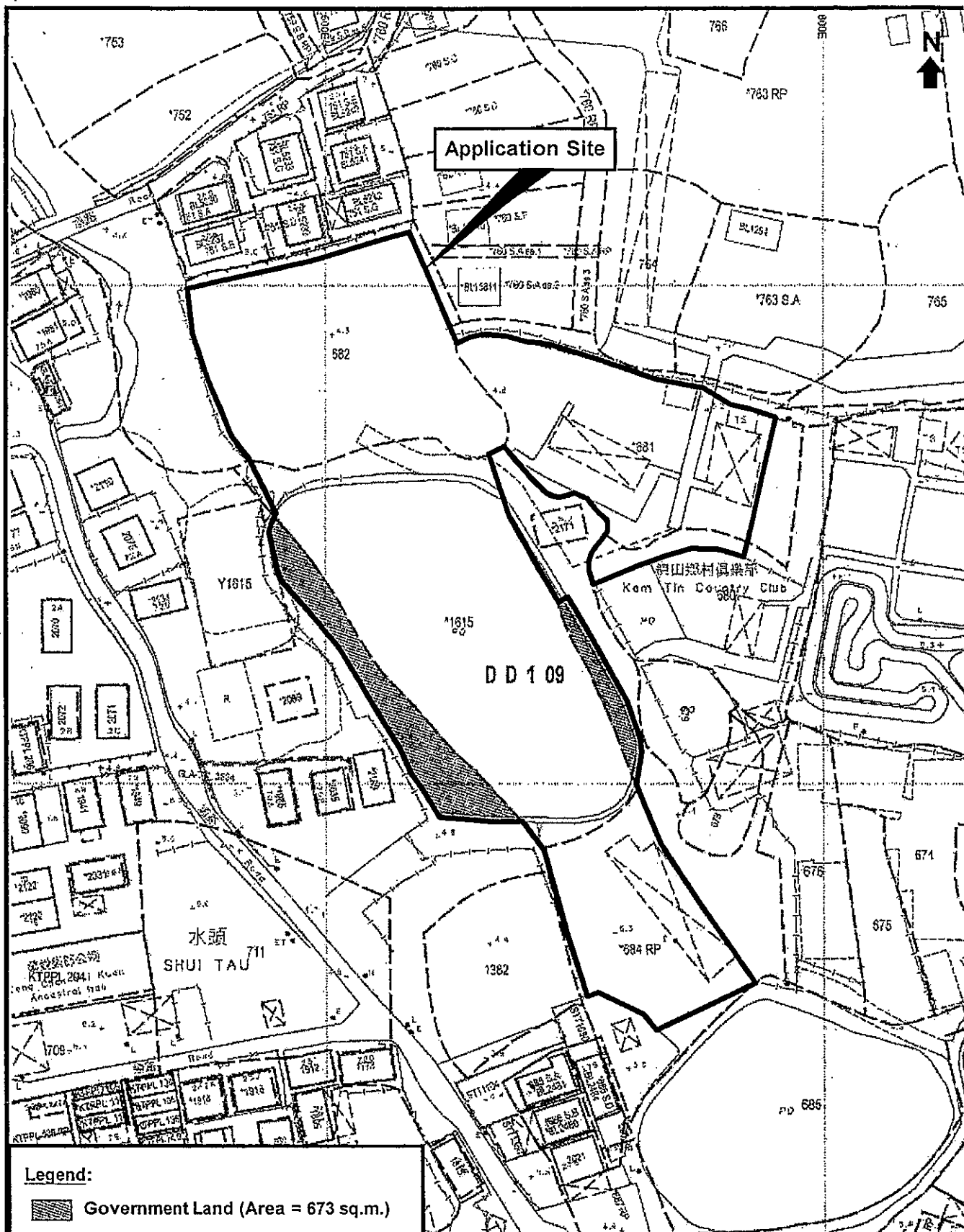
- 7.01 The Proposed Development is a local recreational facility which is open to the general public without any admission charge. In view of the rising public demand for better recreational facilities, the Proposed Development will enable the provision of rural recreational facilities in the Yuen Long area. As such, the Proposed Development should be supported from the planning and land use points of view and result in more economic and efficient use of land.
- 7.02 It is considered that the Proposed Development is compatible in land use terms and no adverse environmental, traffic, drainage and sewage impacts would be created by the Proposed Development. The Proposed Development will ensure a quality environment for the site by

means of extensive provision of greenery and provision of environmentally friendly/protection measures.

- 7.03 As there has not been any change in planning circumstances since the previous temporary approval and the Applicant had made genuine effort to comply with all the approval conditions, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

Top Bright Consultants Limited
April 2022





Top Bright Consultants Ltd.

Extracted from Lot Index Plan
Nos. 6-NE-7A & 7C

Site Plan





Scale 1 : 1 000

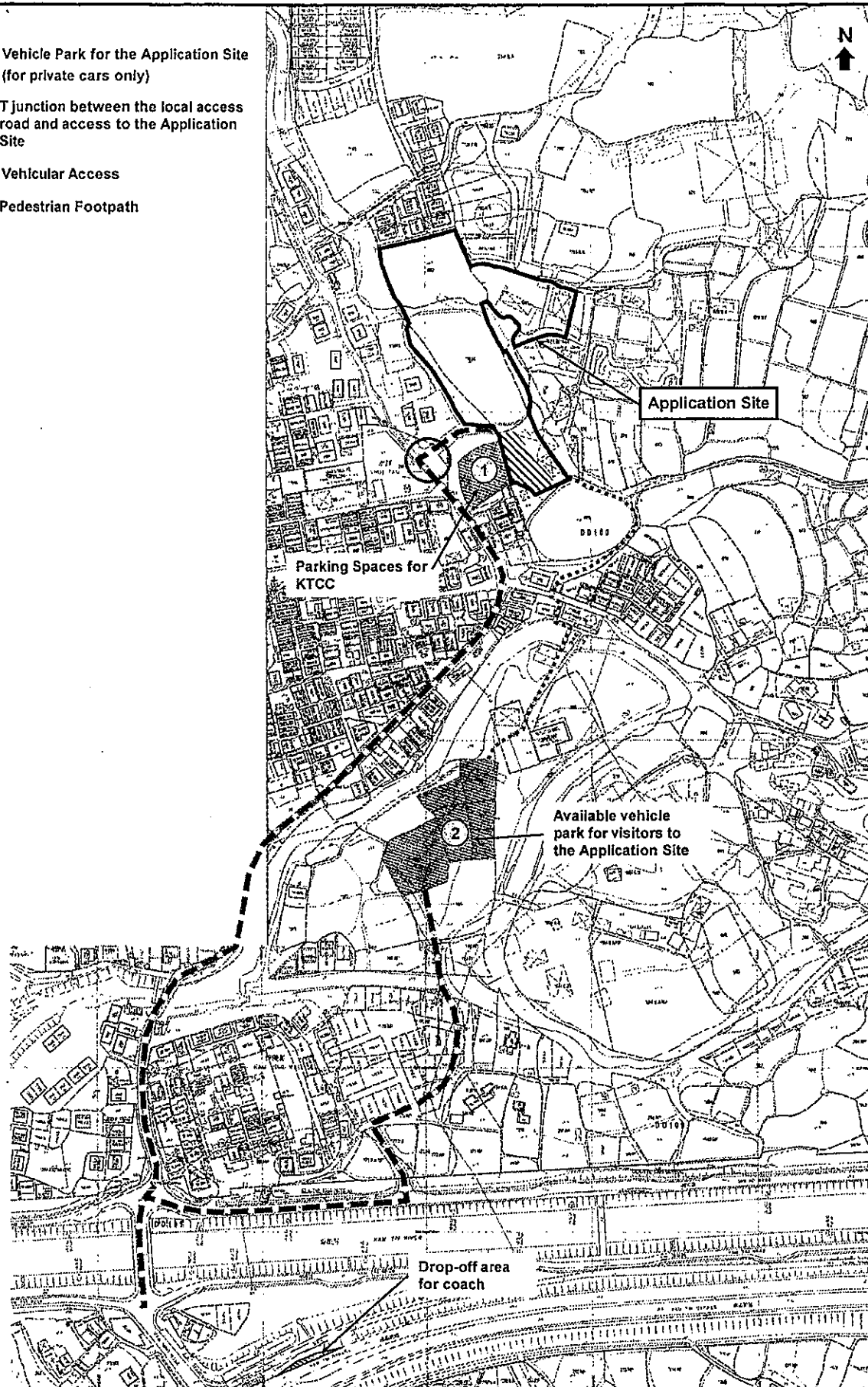
FIGURE 2

For Identification Purpose

Date: 14.3.2022

Legend:

-  Vehicle Park for the Application Site (for private cars only)
-  T junction between the local access road and access to the Application Site
-  Vehicular Access
-  Pedestrian Footpath



Top Bright Consultants Ltd.

Extracted from Lot Index Plan Nos. 6-NE-7A
& 7C

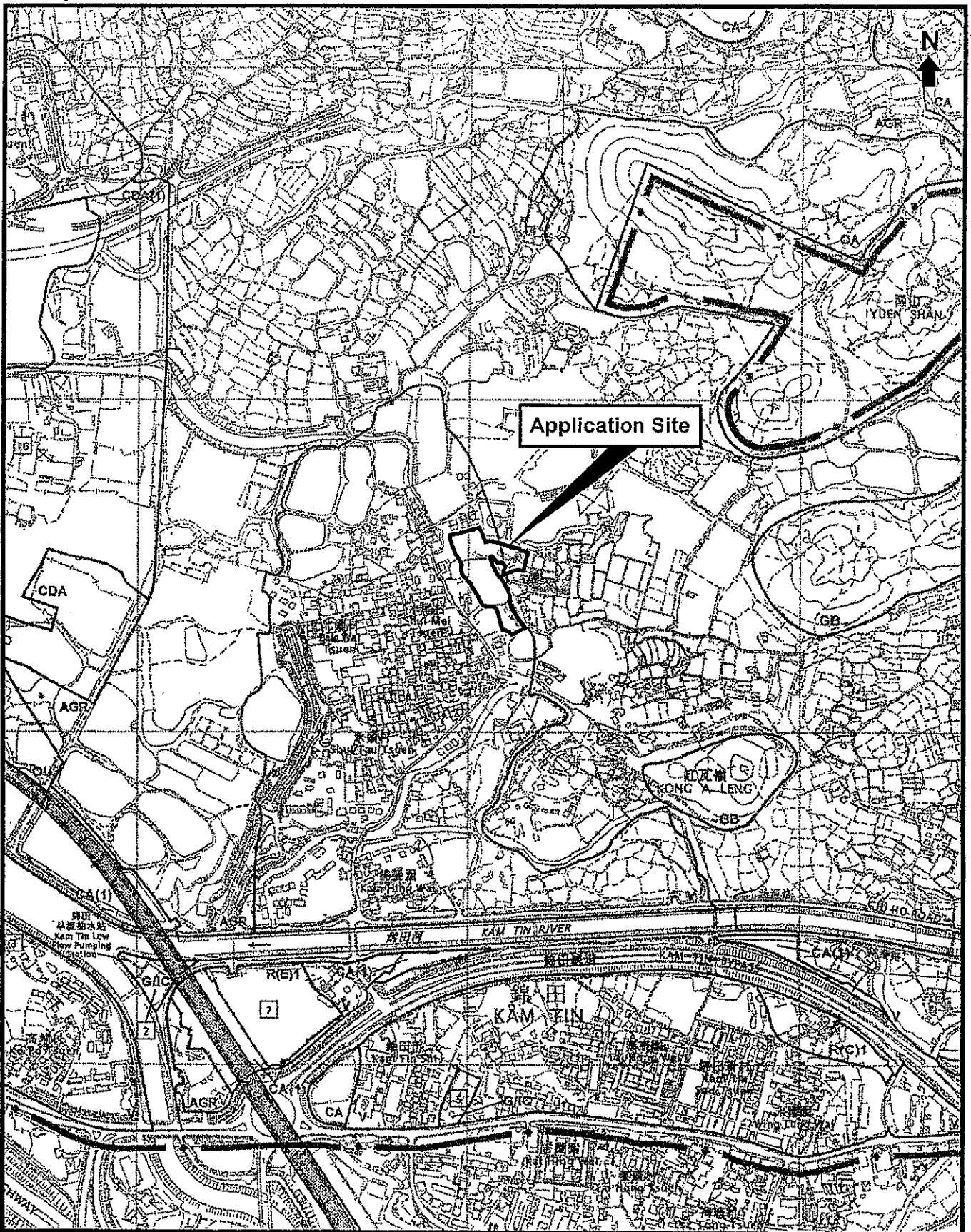
**Plan indicating the access to the
Application Site and vehicle park**

Not to Scale

Figure 3B

For Identification Purpose

Date: 14.3.2022



Extract from Kam Tin North Outline Zoning
Plan No. S/YL-KTN/9 gazetted on 12.12.2014

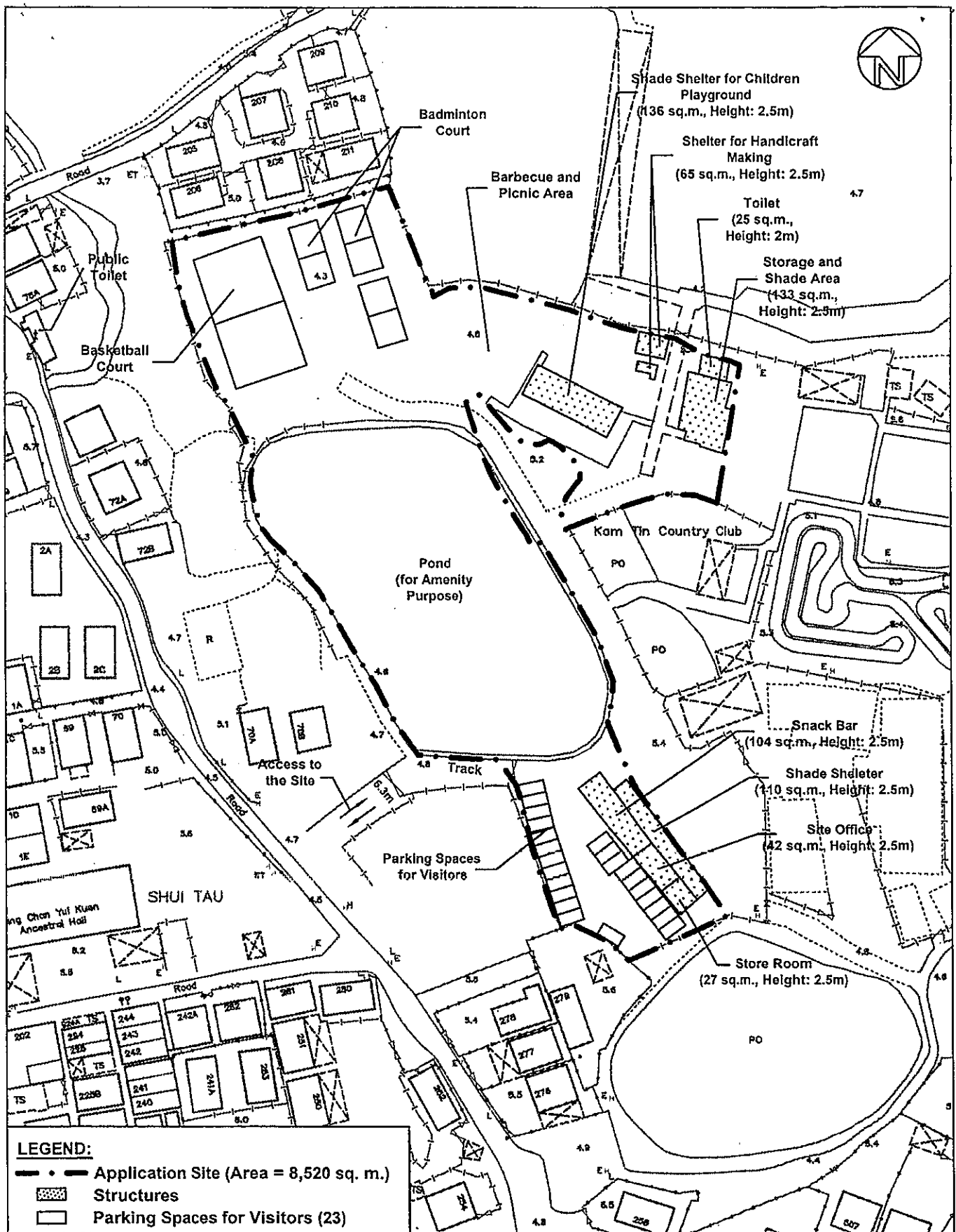
 Top Bright Consultants Ltd.

Scale 1 : 7 500

FIGURE 4

For Identification Purpose

Date: 14.3.2022



Top Bright Consultants Ltd.

Drawing No. :TB/22/758/05

Layout Plan

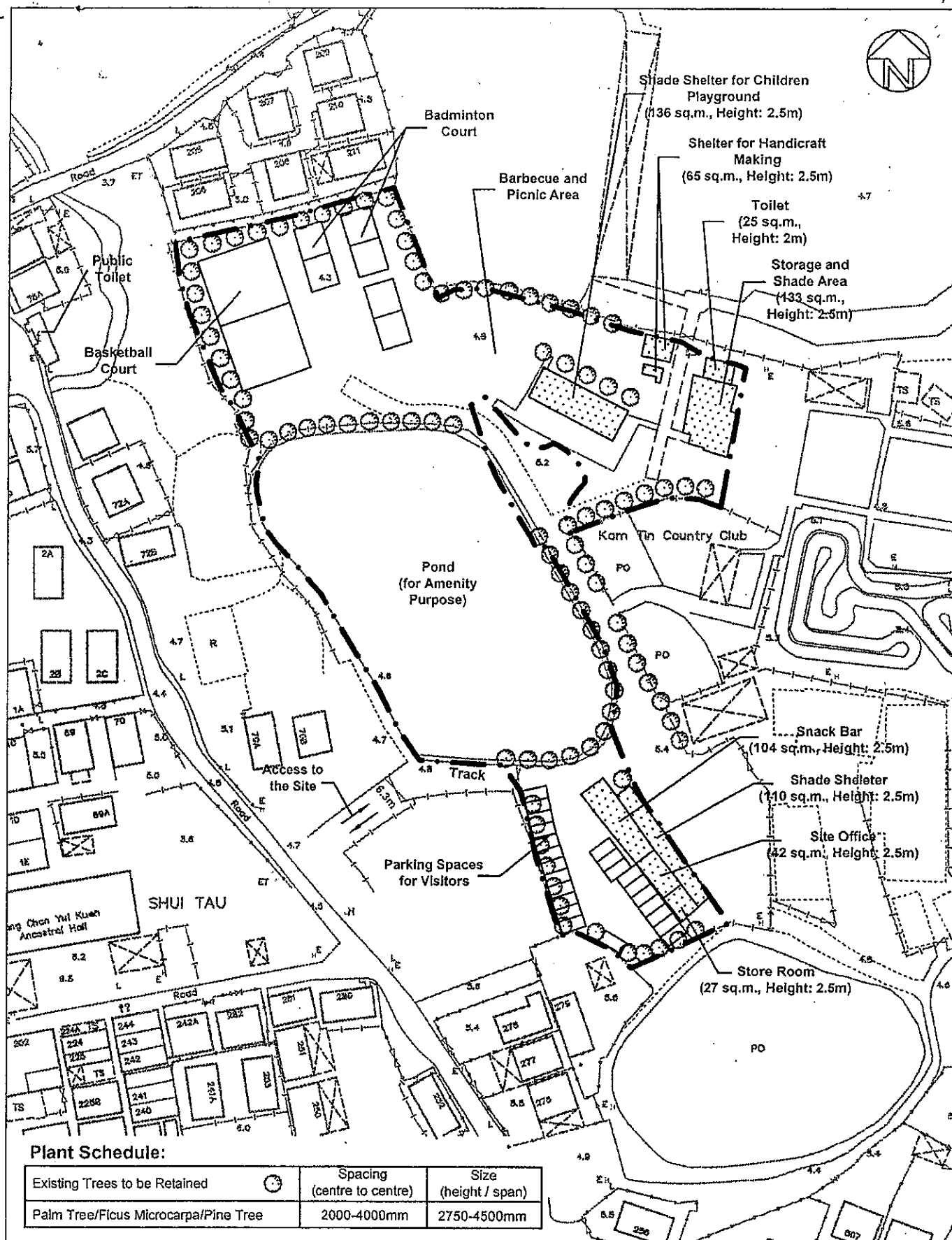
Various Lots in DD109 and
Adjoining Government Land,
Kam Tin North, Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 14.3.2022

Scale: 1 : 1 000



Top Bright Consultants Ltd.

Drawing No. :TB/22/758/06

Landscape and Tree Preservation Proposal

Various Lots in DD109 and
Adjoining Government Land,
Kam Tin North, Yuen Long, N.T.

FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 14.3.2022

Scale: 1 : 1 000



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTN/830

Our Ref.: 22/758/L03

May 31, 2022

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

By Email

Dear Sir/Madam,

Temporary Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities for a Period of 3 Years in "Agriculture" and "Village Type Development" zones, Lots 680(Part), 681(Part), 682(Part), 684RP(Part), 1615(Part) in DD109 and Adjoining Government Land, Shui Mei Tsuen, Kam Tin North, Yuen Long, New Territories

(Application No. A/YL-KTN/830)

In response to Transport Department's comments received dated 25.5.2022, we would like to submit herewith our response to comments for your consideration.


Item	Comments	Responses
1	(i) <i>The applicant should specify the number of trips generated and attracted due to the development and assess the traffic impact to Kam Hing Road and the local access</i>	<p>The number of trips generated and attracted by the Kam Tin Country Club is relatively low, only 7 pcu ("Passenger Car Unit") and 6 pcu during the AM and PM peak respectively.</p> <p>Please note that the Application Site is operated with a booking system. And most visitors come to the Application Site by public transport.</p> <p>This is a renewal planning application. The Application Site has been approved for the same use for 5 occasions by the Board from 2007-2019. The site operation remains unchanged since the last application approval.¹ There will be no additional traffic generated from the development compared to last application.</p>

¹ The Transport Department did not have any adverse comments on the Proposed Development under the last application (No. A/YL-KTN/658).

Item	Comments	Responses
2	(ii) <i>The applicant should demonstrate the smooth manoeuvring of vehicles to/ from Kam Hing Road, along the local access and within the site;</i>	Since the application is for renewal of the last approved application in which the nature and operation of the development remain unchanged, the Applicant reiterates that there are no major changes for vehicular flow along the access road. The Applicant has not received any complaints about the traffic flow and manoeuvring of vehicles along the access road in the past 3 years.
3	(iii) <i>It is understood that Kam Tin Road is mentioned as the nearest public road for the site throughout the planning statement. Please clarify if the statement is true, and update as appropriate.</i>	Referring to para 2.05 of the planning statement, we mentioned 'Vehicular access to the Application Site is via a local access road leading from Kam Tin Road which is about 500 metres away.' instead of Kam Tin Road is the nearest public road for the site. Please note that Kam Hing Road is the nearest public road to the Application Site.
4	(iv) <i>The applicant should provide nearest public transport services and indicate on the layout plan; and</i>	There are two minibus routes (601 and 601B) serving Shui Tau Tsuen and Shui Mei Tsuen where the Application Site is located. Both 601 and 601B minibus stops are about 30 metres from the main entrance of the Proposed Development. At present, there are 6 franchised bus routes serving Kam Tin Road, which are 54, 64k, 77K, 251B, 251M and E36P. Please refer to Figure 7 attached.
5	(v) <i>The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.</i>	Noted.

Should you have any queries or require further information, please feel free to contact the undersigned at

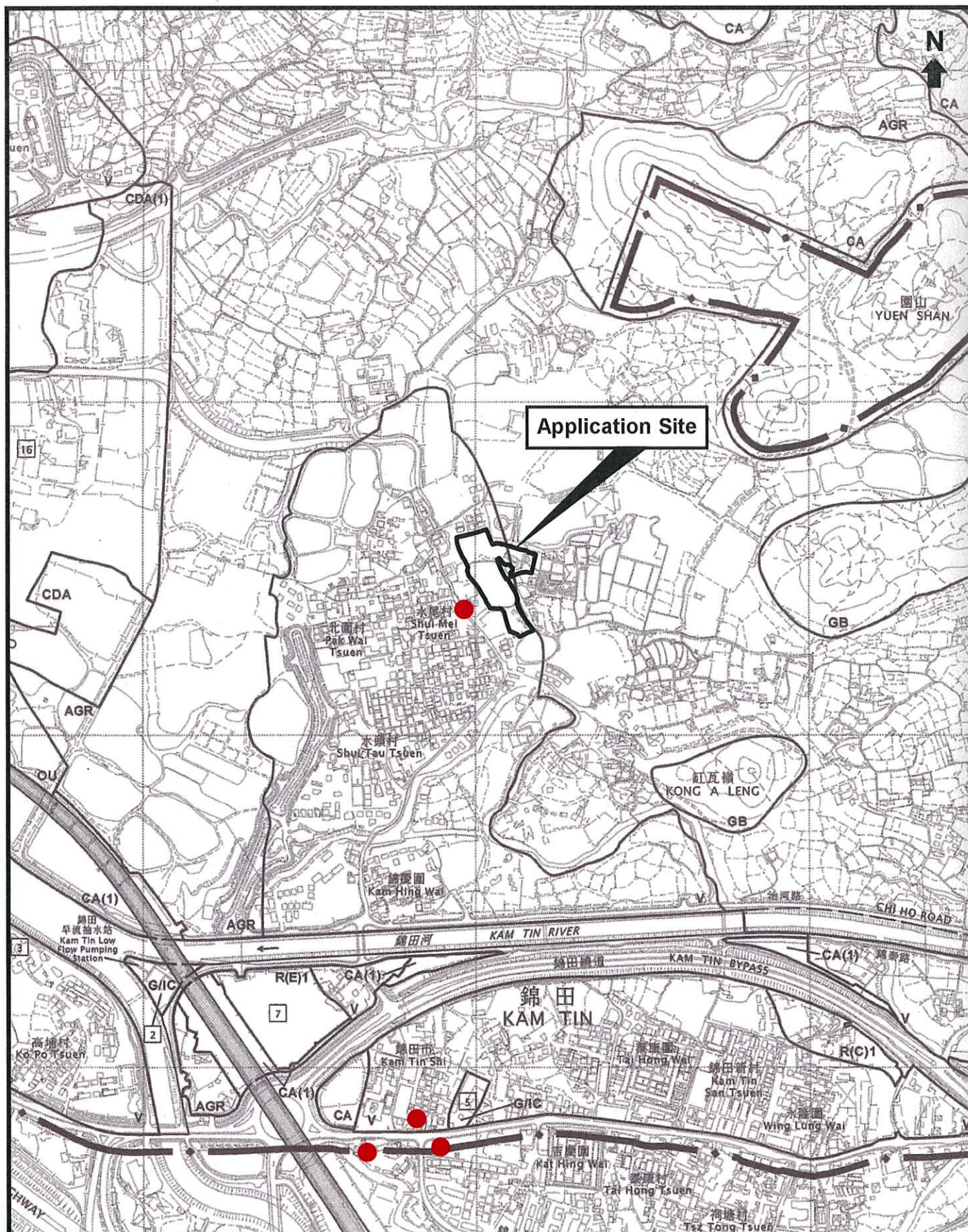
Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

Encl.

c.c.
Kam Tin Country Club Ltd. (the Applicant)



Public Transport Plan

FIGURE 7

For Identification Purpose

Date: 30.5.2022

**Relevant Extract of the Town Planning Board Guidelines No. 34D on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/273	Temporary Place of Recreation Use (including Barbecue Spot and Picnic Area) for a Period of 3 Years	22.6.2007
A/YL-KTN/329	Renewal of Planning Approval for Temporary "Place of Recreation (including Barbecue Spot and Picnic Area)" under Application No. A/YL-KTN/273 for a Period of 3 Years	19.6.2009
A/YL-KTN/383	Renewal of Planning Approval for Temporary "Place of Recreation (including Barbecue Spot and Picnic Area)" for a Period of 3 Years	1.6.2012
A/YL-KTN/495	Temporary Place of Recreation, Sports or Culture (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area with Ancillary Facilities) for a Period of 3 Years	10.6.2016
A/YL-KTN/658	Renewal of Planning Approval for Temporary "Place of Recreation (including Barbecue Spot, Picnic Area, Children Playground and Handicraft Making Area) with Ancillary Facilities" for a Period of 3 Years	31.5.2019

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; and
- no small house application has been received within the Site

2. Traffic

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

- no objection from the traffic engineering point of view.

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):

- no objection to the application on the understanding that the planning parameters of the renewal application are remained unchanged compared to the last previous application (A/YL-KTN/658) as below:
 - (a) the operation hours would be restricted to 10:00a.m. to 6:00p.m. from Monday to Friday and 10:00a.m. to 9:00p.m. on Saturday and Sunday;
 - (b) only private car parking spaces would be allowed for the applied use;
 - (c) no public announcement system including any form of audio amplification system and portable speaker will be allowed at the Site; and
- there was no environmental complaint received in the past three years.

4. Drainage

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

- no objection in-principle to the development from the public drainage point of view; and
- should the application be approved, the applicant is required to maintain the drainage facilities and submit condition records of the existing drainage facilities, including photos and drainage record plan, to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Agriculture and Nature Conservation

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

- no strong view against the application from the agricultural and nature conservation perspectives considering that the previous application for the same use as the current application was approved.

6. Fire Services

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

- no objection in-principle to the captioned renewal application subject to the existing FSIs implemented on the Site being maintained in efficient working order at all times.

7. Building Matters

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

- no objection to the application.

8. District Officer's Comments

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

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

9. Other Departments

- The following government departments have no comment on / no objection to the application:
 - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
 - Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);

- Commissioner of Police (C of P); and
- Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises a New Grant Lot and 4 Old Schedule Agricultural Lots (OSALs). Lot 1615 in D.D. 109 is held under New Grant No. 532 for agricultural purposes. The OSALs were 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 673m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - should the application be approved, the STW owner(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office for a Short Term Waiver to (i) waive the use restriction as stipulated in the lease conditions, if any, and/or (ii) permit the structures to be erected and/or (iii) regularize any irregularities on site, if any. Furthermore, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. 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 of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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;
- (c) 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 Transport Department. The land status of the local access road should be checked with 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of any access connecting the Site and Chi Ho Road; and

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

(e) 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 latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP;
- the applicant is advised to undertake the restriction of operation hours and avoid the use public announcement system including any form of audio amplification system and portable speaker to minimize the potential noise nuisance to nearby sensitive receivers;
- the applicant is advised 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; and
- the applicant is advised to meet the statutory requirements under relevant pollution control ordinances;

(f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Buildings Department (BD), they are unauthorized building works (UBW) under the Buildings Ordinance (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 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, prior approval and consent of the BD should be obtained, otherwise, they are UBW. An Authorized Person (AP) 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; and

- 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.

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



A/YL-KTN/830 DD 109. Shui Mei Tsuen, Kam Tin Country Club
15/05/2022 03:11

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/830 Kam Tin Country Club

Lots 680 (Part), 681 (Part), 682 (Part), 684 RP (Part) and 1615 (Part) in D.D. 109 and Adjoining Government Land, Shui Mei Tsuen, Kam Tin North

Site area : About 8,520sq.m Includes Government Land of about 673sq.m

Zoning : "VTD" and "Agriculture"

Applied use : BBQ / Children Playground /Handicraft Making Area / 23 Vehicle Parking

Dear TPB Members,

Re previous approval A/YL-KTN/658

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

No permission is given for occupation of Government Land (GL) (about 673m² subject to verification) included in the Site. Attention is drawn to the fact that any occupation of GL without Government's prior approval is not allowed.

Should the application be approved, the STW holder(s) will need to apply to LandsD for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to apply to his office to permit structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Excepted Building(s) will be considered or allowed. Furthermore, the applicant has to either exclude the GL portion from the Site or apply for a direct grant STT for use of the Site.

10.1.11 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD): (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the applied use.

HAVE THE REQUISITE PERMITS BEEN APPLIED FOR AND GRANTED?

Mary Mulvihill