

此文件在 2022年 7月 1 9日 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。

Appendix I of RNTPC
Paper No. A/YL-KTN/850

This document is received on 19 JUL 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2201340 26/5 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/YL-KTN/830
	Date Received 收到日期	19 JUL 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	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
LAM Tung Man 林東文	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
R-riches Property Consultants Limited	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 913 RP (Part) and 958 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 286 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 33 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan : S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)[#]
於 (日/月/年)向每一名「現行土地擁有人」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
13/05/2022 (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 13/05/2022 (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	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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
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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	253	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	33	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
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	33	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	33	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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WASHROOM & CHANGING ROOM	8m ² (ABOUT)	8m ² (ABOUT)	3m (ABOUT)(1-STORY)
B2	SITE OFFICE AND RECEPTION	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STORY)
B3	STORAGE OF TOOLS	5m ² (ABOUT)	5m ² (ABOUT)	3m (ABOUT)(1-STORY)
B4	STORAGE OF TOOLS	5m ² (ABOUT)	5m ² (ABOUT)	3m (ABOUT)(1-STORY)
TOTAL		33m ² (ABOUT)	33m ² (ABOUT)	

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 09:00 to 18:00 daily, including public holiday (except for overnight tent camping activities)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Mei Fung Road via a local access	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

Background

The applicant seeks to use Lots 913 RP (Part) and 958 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years (proposed development) (Plan P01)'.

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local tent camping have dramatically increased. The applicant would like to operate a new holiday camp (tent camping site) at the Site to meet the pressing demand for such use in Hong Kong.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9 (Plan P02). According to the Notes of the OZP, privately owned tent camping ground is subsumed under 'holiday camp', which is not column 1 nor 2 use within the "AGR" zone, which requires permission from the Board.

The applied use is passive recreational use which will not cause nuisance to the surrounding area. The application site of the S.16 planning application No. A/YL-KTN/817 for 'Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen' was approved by the Board on 4.3.2022, which is directly located at the north of the Site. As the applied use is similar in nature and in much smaller scale, approval of the current application will not set undesirable precedent within the "AGR" zone.

Development Proposal

The Site occupied an area of 286 sq.m (about) of private land (Plan P03). Four structures are proposed at the Site for storage of tools, site office, reception, washroom and changing room with total GFA of 33 sq.m (about) (Plan P04). In view of the small size of structure, no filling of land is required for the proposed development (Plan P05). The operation hours will be from 09:00 to 18:00 daily, including public holiday (except for overnight tent camping activities). Barbecue activities will be carried out by visitor, however, no fixed barbecue pits will be provided at the Site. The estimated maximum number of visitor per day are 10 (about). The estimated number of staff working at the Site are 4, while 1 no. of staff will stay overnight to support the operation of the Site.

The Site is accessible from Mei Fung Road via a local access (Plan P01). Advanced booking is required for visitor to access the Site and the use of the facilities, this could help to regulate the number of visitor and they will be advised to make good use of public transport services provided at Fung Kat Heung Road, then walk to the Site, as no car parking space is provided at the Site.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years'.

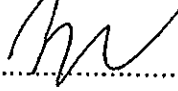
8. Declaration 聲明

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



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

Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ 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

R-Riches Property Consultants Limited



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

Date 日期

13/5/2022

(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 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。)

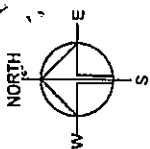
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lots 913 RP (Part) and 958 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories	
Site area 地盤面積	286	sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9	
Zoning 地帶	"Agriculture" Zone	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <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	33 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	11 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan, Plan showing the ground surface of the Site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input 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。



PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

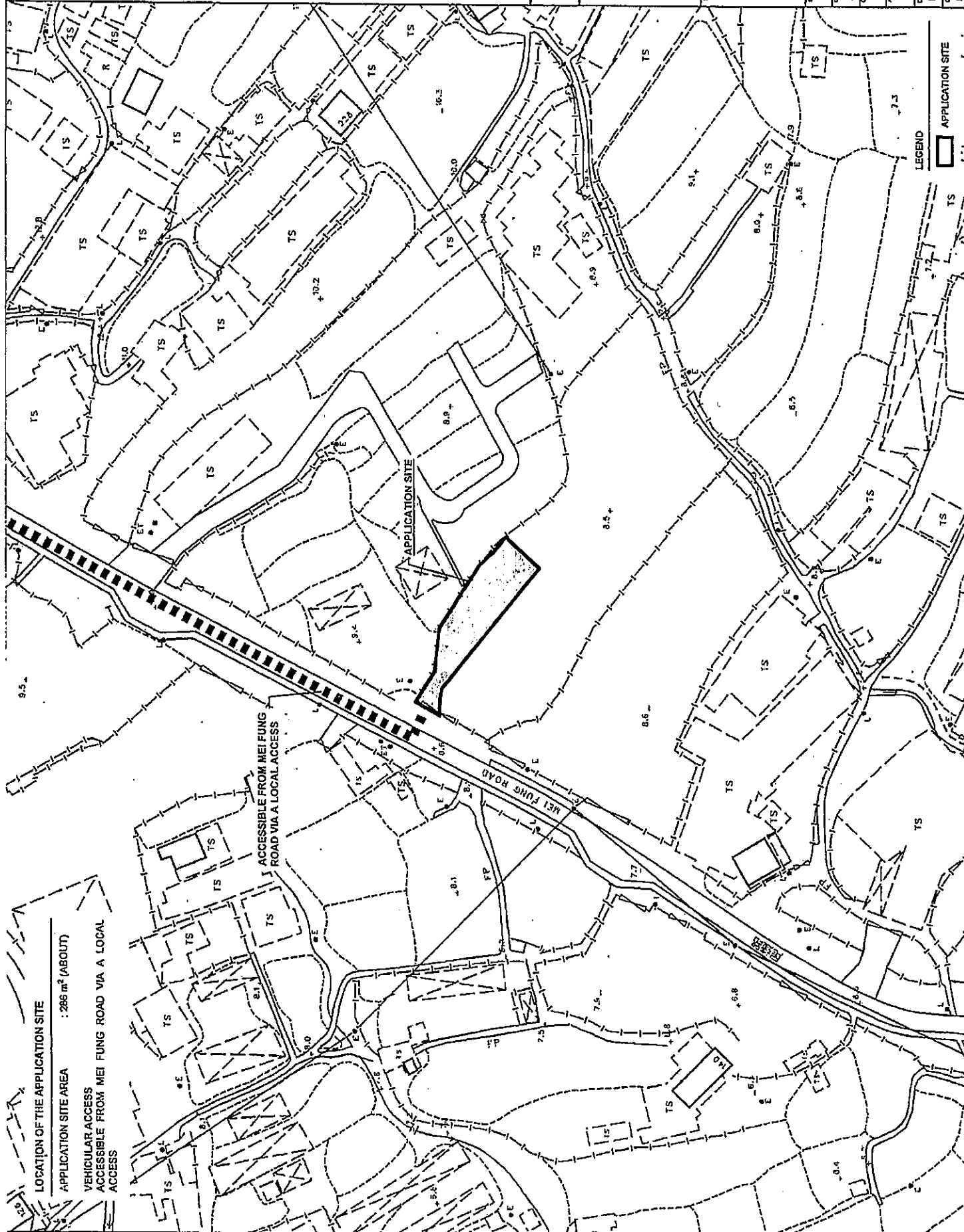
PROJECT
PROPOSED TEMPORARY
HOLIDAY CAMP WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

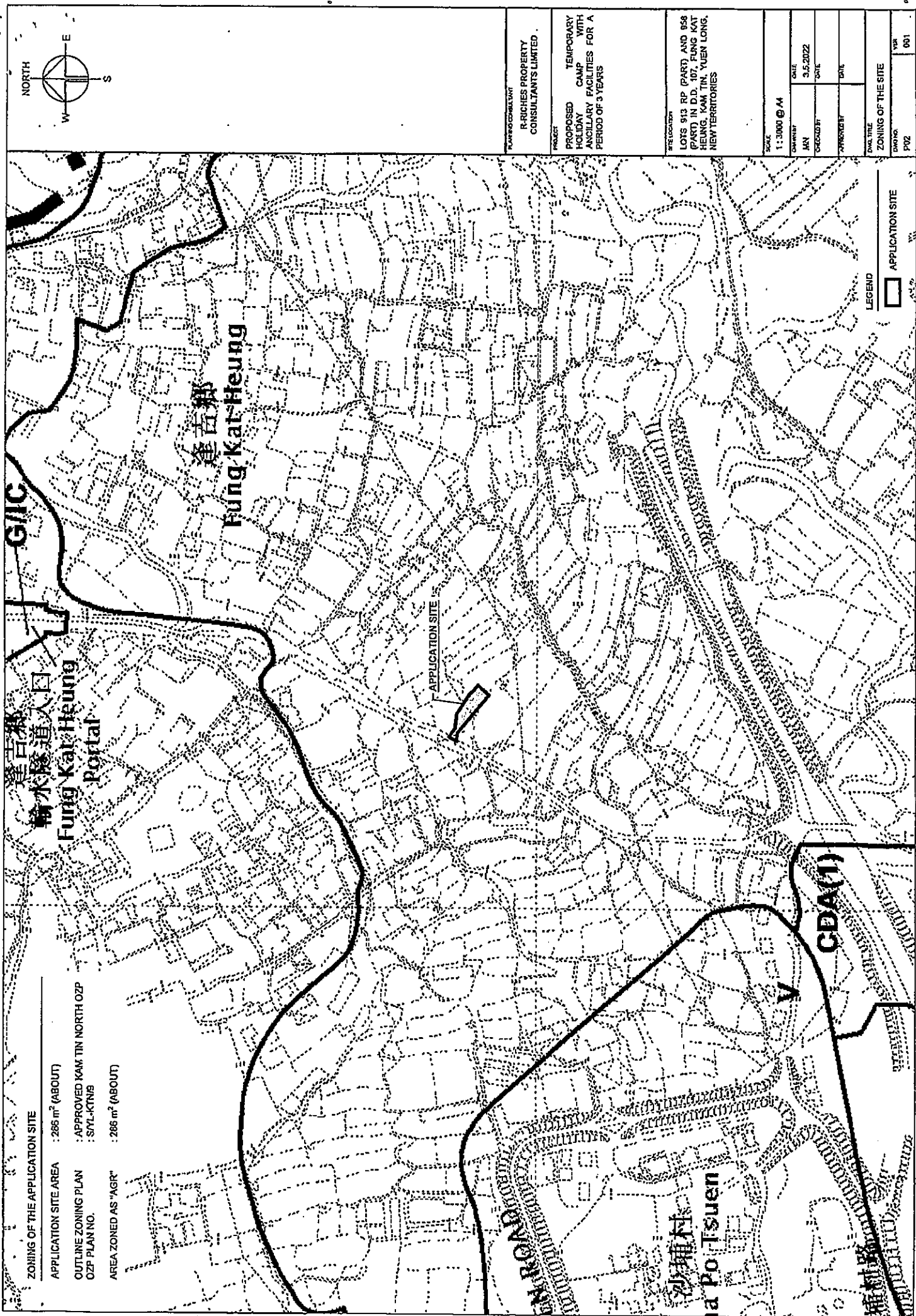
SITE LOCATION
LOTS 913 RP (PART) AND 958
(PART) IN D.D. 107, FUNG KAT
HEUNG, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE
1:1000 @ A4

DATE	3.5.2022
MIN	
CHECKED BY	
DATE	
APPROVED BY	

DWG. TITLE	LOCATION PLAN
DWG. NO.	P01
VER.	001





APPLICATION SITE AREA : 285 m² (ABOUT)

OUTLINE ZONING PLAN
OZP PLAN NO. : APPROVED KAM TIN NORTH OZP
: SYL-KTN/9

AREA ZONED AS "AGR" : 286 m² (ABOUT)

CLC

五五五

輸入品目

Fung Kat Heung
portal

每担

Fung Kat Heung

APPLICATION SITE 15

**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT PROPOSED TEMPORARY
HOLIDAY CAMP WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

DATE LOCATION

LOYS 913 RP (PART) AND 958
(PART) IN D.D. 107, FUNG KAT
HEUNG, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 3000 @ A4

DATE	NAME	ADDRESS	CITY	STATE	ZIP
10/10/10	JOHN DOE	123 MAIN ST	ANYTOWN	CA	90210
10/11/10	JANE SMITH	456 ELM ST	ANYTOWN	CA	90210
10/12/10	BOB JONES	789 PINE ST	ANYTOWN	CA	90210
10/13/10	ALICE BROWN	101 OAK ST	ANYTOWN	CA	90210
10/14/10	CHARLIE WHITE	202 BIRCH ST	ANYTOWN	CA	90210
10/15/10	DANIEL GREEN	303 SAGE ST	ANYTOWN	CA	90210
10/16/10	EVELYN BLACK	404 MAPLE ST	ANYTOWN	CA	90210
10/17/10	FRED HARRIS	505 CYPRESS ST	ANYTOWN	CA	90210
10/18/10	GRACE KING	606 REDWOOD ST	ANYTOWN	CA	90210
10/19/10	HERBERT LEE	707 CEDAR ST	ANYTOWN	CA	90210
10/20/10	IRIS NEWMAN	808 SPRUCE ST	ANYTOWN	CA	90210
10/21/10	JACK OLSON	909 ASH ST	ANYTOWN	CA	90210
10/22/10	JILL PERKINS	1010 HICKORY ST	ANYTOWN	CA	90210
10/23/10	JOHN QUINN	1111 WALNUT ST	ANYTOWN	CA	90210
10/24/10	JANE ROSS	1212 CHERRY ST	ANYTOWN	CA	90210
10/25/10	JOHN TAYLOR	1313 PINE ST	ANYTOWN	CA	90210
10/26/10	JANE WALKER	1414 OAK ST	ANYTOWN	CA	90210
10/27/10	JOHN YOUNG	1515 BIRCH ST	ANYTOWN	CA	90210
10/28/10	JANE ZIMMERMAN	1616 SAGE ST	ANYTOWN	CA	90210
10/29/10	JOHN ADAMS	1717 MAPLE ST	ANYTOWN	CA	90210
10/30/10	JANE BAKER	1818 CYPRESS ST	ANYTOWN	CA	90210
10/31/10	JOHN CLARK	1919 REDWOOD ST	ANYTOWN	CA	90210
11/01/10	JANE DAVIS	2020 CEDAR ST	ANYTOWN	CA	90210
11/02/10	JOHN EVANS	2121 SPRUCE ST	ANYTOWN	CA	90210
11/03/10	JANE FOSTER	2222 ASH ST	ANYTOWN	CA	90210
11/04/10	JOHN GARCIA	2323 HICKORY ST	ANYTOWN	CA	90210
11/05/10	JANE HILL	2424 WALNUT ST	ANYTOWN	CA	90210
11/06/10	JOHN JONES	2525 CHERRY ST	ANYTOWN	CA	90210
11/07/10	JANE KELLY	2626 PINE ST	ANYTOWN	CA	90210
11/08/10	JOHN LEE	2727 OAK ST	ANYTOWN	CA	90210
11/09/10	JANE MORGAN	2828 BIRCH ST	ANYTOWN	CA	90210
11/10/10	JOHN NICHOLS	2929 SAGE ST	ANYTOWN	CA	90210
11/11/10	JANE OLSON	3030 MAPLE ST	ANYTOWN	CA	90210
11/12/10	JOHN PERKINS	3131 CYPRESS ST	ANYTOWN	CA	90210
11/13/10	JANE ROSS	3232 REDWOOD ST	ANYTOWN	CA	90210
11/14/10	JOHN TAYLOR	3333 CEDAR ST	ANYTOWN	CA	90210
11/15/10	JANE WALKER	3434 SPRUCE ST	ANYTOWN	CA	90210
11/16/10	JOHN YOUNG	3535 ASH ST	ANYTOWN	CA	90210
11/17/10	JANE ZIMMERMAN	3636 HICKORY ST	ANYTOWN	CA	90210
11/18/10	JOHN ADAMS	3737 WALNUT ST	ANYTOWN	CA	90210
11/19/10	JANE BAKER	3838 CHERRY ST	ANYTOWN	CA	90210
11/20/10	JOHN CLARK	3939 PINE ST	ANYTOWN	CA	90210
11/21/10	JANE DAVIS	4040 OAK ST	ANYTOWN	CA	90210
11/22/10	JOHN EVANS	4141 BIRCH ST	ANYTOWN	CA	90210
11/23/10	JANE FOSTER	4242 SAGE ST	ANYTOWN	CA	90210
11/24/10	JOHN GARCIA	4343 MAPLE ST	ANYTOWN	CA	90210
11/25/10	JANE HILL	4444 CYPRESS ST	ANYTOWN	CA	90210
11/26/10	JOHN JONES	4545 REDWOOD ST	ANYTOWN	CA	90210
11/27/10	JANE KELLY	4646 CEDAR ST	ANYTOWN	CA	90210
11/28/10	JOHN LEE	4747 SPRUCE ST	ANYTOWN	CA	90210
11/29/10	JANE MORGAN	4848 ASH ST	ANYTOWN	CA	90210
11/30/10	JOHN NICHOLS	4949 HICKORY ST	ANYTOWN	CA	90210
12/01/10	JANE OLSON	5050 WALNUT ST	ANYTOWN	CA	90210
12/02/10	JOHN PERKINS	5151 CHERRY ST	ANYTOWN	CA	90210
12/03/10	JANE ROSS	5252 PINE ST	ANYTOWN	CA	90210
12/04/10	JOHN TAYLOR	5353 OAK ST	ANYTOWN	CA	90210
12/05/10	JANE WALKER	5454 BIRCH ST	ANYTOWN	CA</	

3.5.2022

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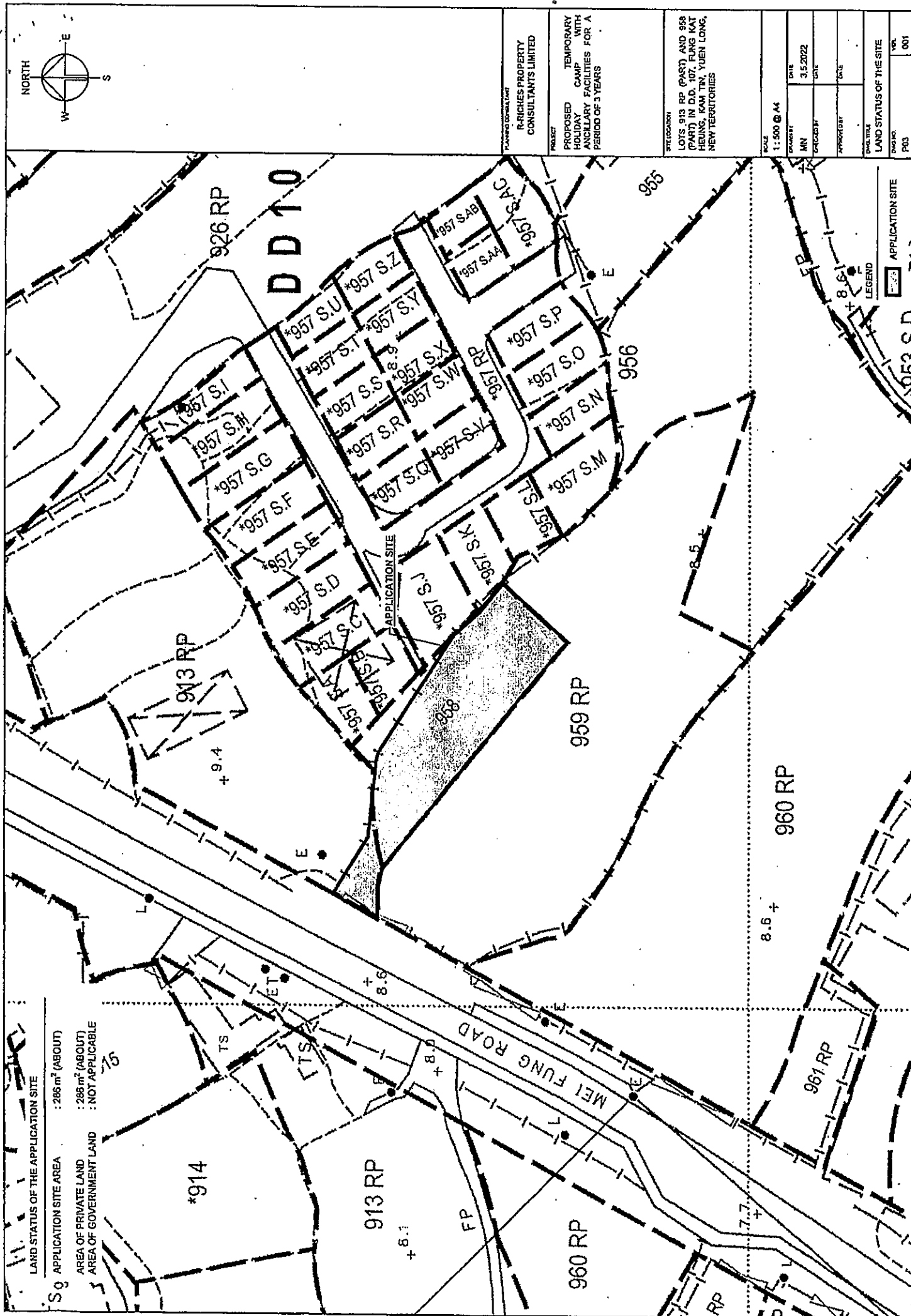
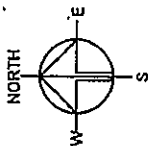
LEGEND

APPLICATION SITE

NO.	TITLE
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ZONING OF THE SITE

Q40 NO.	YLR
P02	001



PLANNED CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
INTERPRETER	LOTS 913 RP (PART) AND 953 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1:500 @ A4
DRAWN BY	MN
DATE	3.5.2022
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAND STATUS OF THE SITE
DWG. NO.	P03
VER.	001

LEGEND



APPLICATION SITE

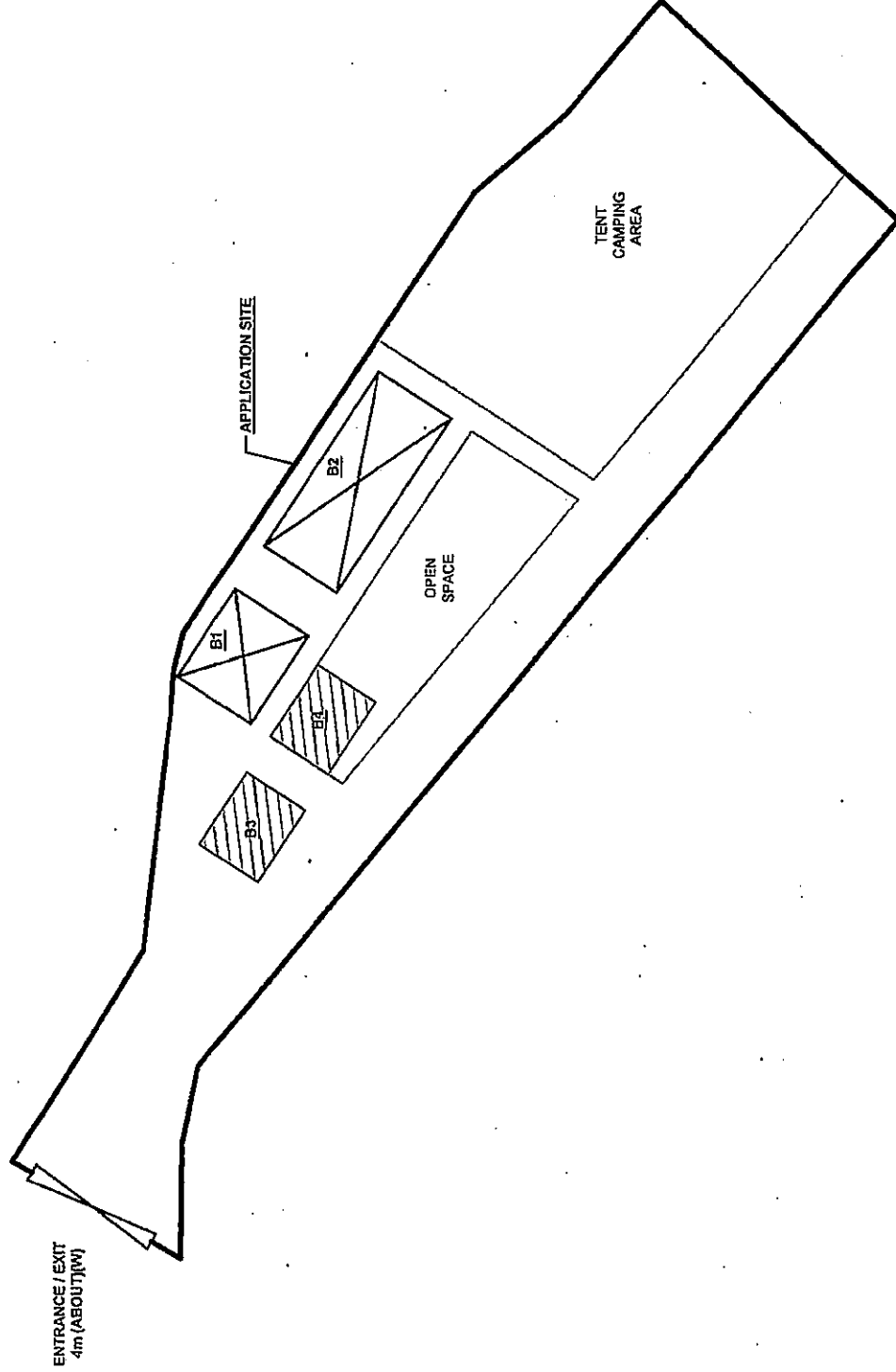
LAND STATUS OF THE APPLICATION SITE

- APPLICATION SITE AREA : 286 m² (ABOUT)
- AREA OF PRIVATE LAND : 286 m² (ABOUT)
- AREA OF GOVERNMENT LAND : NOT APPLICABLE

DEVELOPMENT PARAMETERS

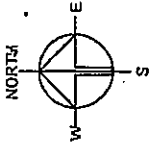
APPLICATION SITE AREA	: 286 m ²	(ABOUT)
COVERED AREA	: 33 m ²	(ABOUT)
UNCOVERED AREA	: 253 m ²	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 11 %	(ABOUT)
NO. OF STRUCTURE	: 4	NOT APPLICABLE
DOMESTIC GFA	: 33 m ²	(ABOUT)
NON-DOMESTIC GFA	: 33 m ²	(ABOUT)
TOTAL GFA	: 33 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WASHROOM & CHANGING ROOM	8m ² (ABOUT)	8m ² (ABOUT)	3m (ABOUT) (1-STORY)
B2	SITE OFFICE AND RECEPTION	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT) (1-STORY)
B3	STORAGE OF TOOLS	5m ² (ABOUT)	5m ² (ABOUT)	3m (ABOUT) (1-STORY)
B4	STORAGE OF TOOLS	5m ² (ABOUT)	5m ² (ABOUT)	3m (ABOUT) (1-STORY)
TOTAL		33m ² (ABOUT)	33m ² (ABOUT)	



LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	ENTRANCE / EXIT

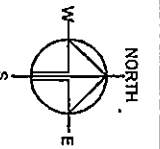
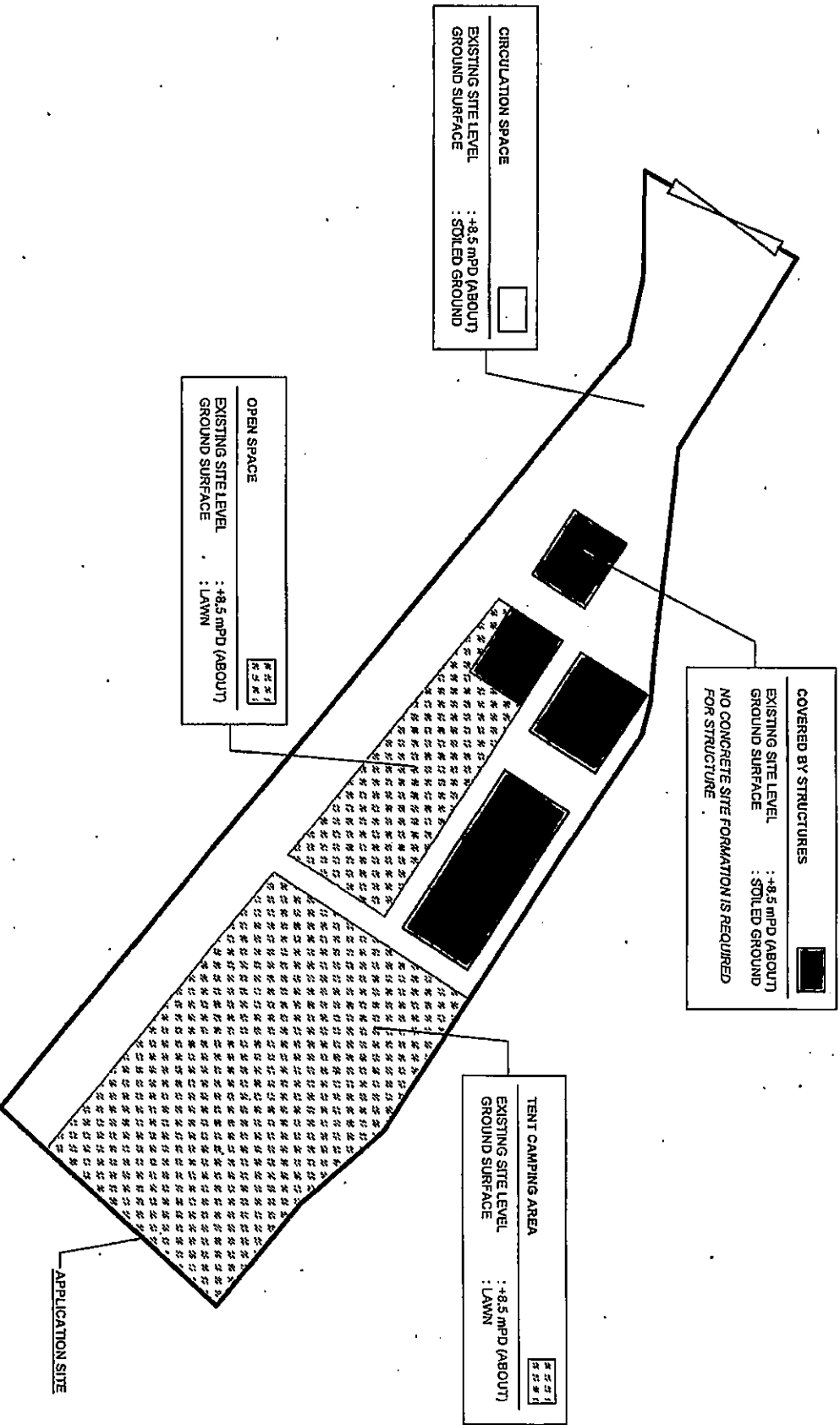
NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE



PLANNING DEPARTMENT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
SITE LOCATION	LOTS 913 RP (PART) AND 959 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1:200 @ A4
DRAWN BY	MAN
CHECKED BY	CL
DATE	3.5.2022
DATE	30.6.2022
DATE	
DWG TITLE	LAYOUT PLAN
PROJECT	P04
NO.	001

SURFACE RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 286 m ² (ABOUT)
SOILED GROUND AREA USE	: 33 m ² (ABOUT)
	: 184 m ² (ABOUT)
	: CIRCULATION SPACE AND COVERED BY STRUCTURES
LAWN AREA USE	: 122 m ² (ABOUT)
	: TENT CAMPING AREA AND OPEN SPACE



LEGEND
APPLICATION SITE
INGRESS / EGRESS

PLANNED CONSULTANT RACHES PROPERTY CONSULTANTS LIMITED	
PROJECT PROPOSED HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	
SITELAND LOTS 913 RP (PART) AND 938 (PART) IN DD, 107, FUNG KAT HEUNG, KHAM TIN, VIEN CONG, NEW TERRITORIES	
SCALE 1:200 @ A4	DATE 4.5.2022
DESIGNED BY MAN	CHECKED BY DATE 4.7.2022
APPROVED BY DATE	
DRAW TITLE SITE SURFACE RATIO	
DWG NO P05	VER 001

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



[SI] S.16 Application No. A/YL-KTN/850 - SI to provide clarifications

21/07/2022 04:43 PM

From: Matthew Ng <
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: Loree DUEN <llyduen@pland.gov.hk>, "llkwong@pland.gov.hk" <llkwong@pland.gov.hk>, Bon Tang <bontang@

File Ref:

Dear Sir,

Attached herewith the SI to provide clarifications for the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG | Planning and Development Manager

R-riches Group (HK) Limited

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

T: (852)



SI1 for A_YL-KTN_850 (20220721).pdf

Our Ref. : DD107 Lots 913 RP & 958
Your Ref. : TPB/A/YL-KTN/850

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

By Email

21 July 2022

Dear Sir,

Supplementary Information

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years
in "Agriculture" Zone, Lots 913 RP (Part) and 958 (Part) in D.D. 107,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/850)

We are writing to submit supplementary information to provide clarifications for the subject application (Appendix I). Your kind attention to the matter is much appreciated.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

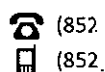
 

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, Pland

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

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



Appendix I – Clarifications for the Subject Application

No. of Camps and Visitors

- (i) The estimated maximum number of visitors per day are 10. It is predicted that the Site would be able to accommodate a maximum of 5 camps per day based on the number of visitors and the assumption of 2 visitors per camp.

Waste Treatment

- (ii) The Applicant will implement good practices under Professional Persons Environmental Consultative Committee Practice Notes Number 5/93 when designing on-site drainage system within the Site, i.e. the use septic tank for sewage treatment.
- (iii) All visitors are required to take away all wastes produced at the Site. Garbage or other form of waste will be taken away by staff to the nearest refuse collection point regularly by trolley.





S.16 Application no, A/YL-KTN/850 - Replcement page25/07/2022 04:42 PM
From: Orpheus Lee <
To: "Town Planning Board (tpbpd@pland.gov.hk)" <tpbpd@pland.gov.hk>
Cc: Larissa WONG <llkwong@pland.gov.hk>, Matthew Ng
>, Grace Wong <

File Ref:

1 Attachment



DD107 Lot 958 - Replacement page (20220725).pdf

Dear Sir,

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

Kind Regards,

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

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

T: (852)

A:

7. Justifications 理由

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

Background

The applicant seeks to use Lots 913 RP (Part) and 958 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years(proposed development) (Plan P01).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local tent camping have dramatically increased. The applicant would like to operate a new holiday camp (tent camping site) at the Site to meet the pressing demand for such use in Hong Kong.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9 (Plan P02). According to the Notes of the OZP, privately owned tent camping ground is subsumed under 'holiday camp', which is not column 1 nor 2 use within the "AGR" zone, which requires permission from the Board.

The applied use is passive recreational use which will not cause nuisance to the surrounding area. The application site of the S.16 planning application No. A/YL-KTN/817 for 'Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen' was approved by the Board on 4.3.2022, which is directly located at the north of the Site. As the applied use is similar in nature and in much smaller scale, approval of the current application will not set undesirable precedent within the "AGR" zone.

Development Proposal

The Site occupied an area of 286 sq.m (about) of private land (Plan P03). Four structures are proposed at the Site for storage of tools, site office, reception, washroom and changing room with total GFA of 33 sq.m (about) (Plan P04). In view of the small size of structure, no filling of land is required for the proposed development (Plan P05). The operation hours will be from 09:00 to 18:00 daily, including public holiday (except for overnight tent camping activities). Barbecue activities will be carried out by visitor within tent camping area, however, no fixed barbecue pits will be provided at the Site. The estimated maximum number of visitor per day are 10 (about). The estimated number of staff working at the Site are 4, while 1 no. of staff will stay overnight to support the operation of the Site.

The Site is accessible from Mei Fung Road via a local access (Plan P01). Advanced booking is required for visitor to access the Site and the use of the facilities, this could help to regulate the number of visitor and they will be advised to make good use of public transport services provided at Fung Kat Heung Road, then walk to the Site, as no car parking space is provided at the Site.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years'.

Our Ref. : DD107 Lots 913 RP and 958
Your Ref. : TPB/A/YL-KTN/850

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

By Email

6 September 2022

Dear Sir,

1st Further Information

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years in Agriculture”
Zone, Lots 913 RP (Part) and 958 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/850)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

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

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

Responses-to-Comments

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years in Agriculture”
Zone, Lots 913 RP (Part) and 958 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(Application No. A/YL-KTN/850)

(i) A RtoC Table:

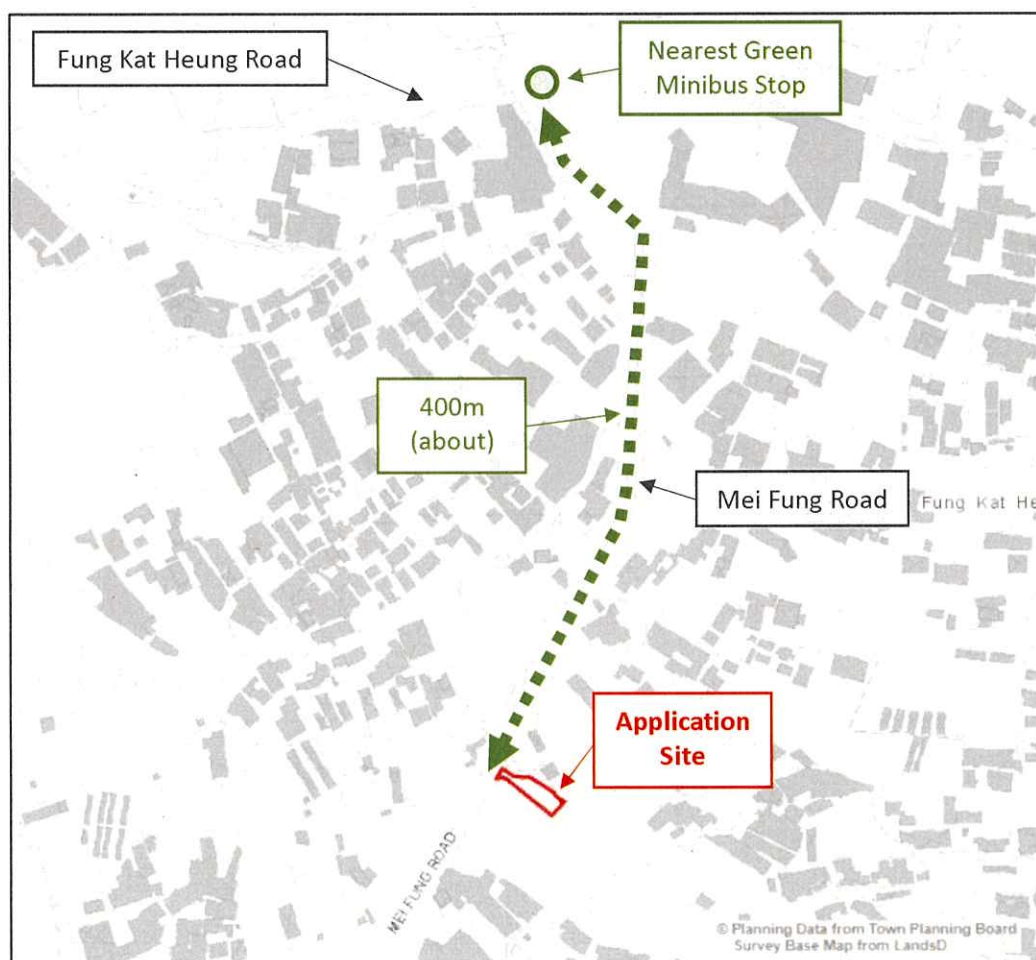
Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)	
<p>(a) The applicant should justify the no. of parking and loading / unloading considering the commute of staff / visitors and logistics. The applicant should provide the routing between Sha Po Tsuen Road / San Tam Road and the site;</p>	<p>The applicant seeks planning permission from the Town Planning Board (the Board) to operate a 'holiday camp' at the application site (the Site). The Site would be able to accommodate not more than 10 nos. of visitor per day. Advanced booking is required for visitors to access the Site, which could help to prevent excessive number of visitors and affect the public. Please note that no parking space is provided at the Site, hence, visitors are required to make use of public transport services at Fung Kat Heung Road then walk to the Site via Mei Fung Road (Annex I). Regarding the logistics arrangement, transportation of goods to support the daily operation of the Site will be carried out by staff using trolleys, hence, no loading/unloading (L/UL) space is required. Similar traffic arrangements have been adopted by the applicants of similar approved development with no parking and L/UL space (under S.16 planning applications Nos. A/YL-KTN/636 and 806) and are workable.</p>
<p>The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Sha Po Tsuen Road / San Tam Road and the local access;</p>	<p>Please note that visitor and staff are required to commute to the Site by public transport services. No additional trips will be generated and attracted by the proposed development, hence, adverse traffic impact to Sha Po Road / San Tam Road and the local access should not be anticipated.</p>

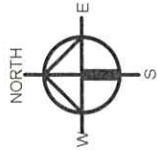
	The applicant would demonstrate the smooth manoeuvring of vehicles to / from nearest public road, along the local access and within the site;	Please note that no parking and L/UL space is provided at the Site, hence, no vehicle will enter the Site at any time during the planning approval period.
(a)	The applicant should provide the routing between Sha Po Tsuen Road / San Tam Road and the site;	Plan showing the routing between Sha Po Tsuen Road / San Tam Road and the Site is provided for your consideration (Plan 1).
(b)	The applicant should note the local access between Sha Po Tsuen Road / San Tam Road and the site is not managed by this Department.	Noted.
2. Comments of District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Loree DUEN; Tel: 3168 4037)		
(a)	Upon our recent site visit, it is noted that the fencing on the Site does not tally with the site boundary shown on the layout plan. Please clarify.	The applicant will erect boundary fencing in accordance to the site boundary proposed under the application after planning permission has been granted from the Board.

Annex I - Public Transport Services Serving the Application Site

- (i) Fung Kat Heung Road is located approximately 400m north of the Site, which is served with public transport services. Visitor and staff are required to commute to the Site by using public transport services provided at Fung Kat Heung Road, then walk to the Site via Mei Fung Road.
- (ii) The nearest minibus stop is located at Fung Kat Heung Road with frequent minibus services, including the following:

Route No.	Termination Points	
Franchised Bus		
603	Yuen Long (Fung Cheung Rd)	Fung Kat Heung Road





LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA 286 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA MEI FUNG ROAD

ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA MEI FUNG ROAD

APPLICATION SITE

LEGEND

APPLICATION SITE

PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT
PROPOSED
HOLIDAY CAMP WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOTS 913 RP (PART) AND 958
(PART) IN DD 107 FUNG KAT
HEUNG KAM TIN, YUEN LONG,
NEW TERRORIES

SCALE
1 : 4000 @ A4

DRAWN BY	DATE
MIN	2.9.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG TITLE	LOCATION PLAN
DWG NO	PLAN 1
VER	002

Previous S.16 Application Covering the Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020 [Revoked on 17.7.2021]

Similar s.16 Applications involved in the “AGR” Zone in the vicinity of the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/665	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 5 Years	5.7.2019 [Revoked on 5.12.2021]
A/YL-KTN/693	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020 [Revoked on 15.6.2022]
A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Filling of Land	9.7.2021 [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 Place of Recreation, Sports or Culture (Hobby Farm, Pawning Ground, Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	12.8.2022

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- no 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 Department (DEP):

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

4. Landscape

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

- the site is situated in an area of rural inland plains landscape character comprising of vacant lands, farmlands, temporary structures, village houses and scattered tree groups. The proposed use is not incompatible with the surrounding landscape setting; and
- no objection to the application from the landscape planning perspective as significant adverse impact on landscape resources arising from the proposed use is not anticipated.

5. Drainage

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

- no objection in-principle to the application; and

- approval conditions requiring the submission of a drainage proposal, the implementation and maintenance of the drainage proposal for the development to his satisfaction or of the Board should be included.

6. **Fire Safety**

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

- no objection in-principle to the application subject to FSIs being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

7. **Building Matters**

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

- no objection to the application.

8. **Electrical Aspect**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no comment on the application from electricity safety supply aspect.

9. **Environmental Hygiene**

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

- no objection to the application.

10. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no comment on the application.

11. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government; and
 - the lots owners will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on Site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) 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 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.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the access roads connecting the Site with San Tam Road are not and will not be maintained by his department. His department should not be responsible for maintaining any access connecting the Site with San Tam Road; and
 - adequate drainage measures should be provided at the site access to prevent surface water running from the Site to nearby public road or exclusive drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised: (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance; (ii) to avoid the use of public announcement system or any form of audio amplification system on the Site to minimise the potential noise nuisance on the surrounding area; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability

of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and (iv) to meet the statutory requirements under relevant pollution control ordinances;

(f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- proper licence / permit issued by this 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 and the operation of any business should not cause any obstruction; and
- if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses;

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

- for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and

- detailed checking under the BO will be carried out at building plan submission stage; and

(h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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



A/YL-KTN/850 DD 107 Fung Kat Hung TENT CITY
17/08/2022 02:03

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/850

Lots 913 RP (Part) and 958 (Part) in D.D. 107, Fung Kat Heung

Site area: About 286sq.m

Zoning : "Agriculture"

Applied use: Holiday Camp

Dear TPB Members,

Holiday Camp, two words that bring dollar signs to the eyes of all those supposedly patriotic NT farmland owners who should be utilizing their land to provide food in line with President Xi's recommendation that China follow the path of self-determination with regard to the provision of food.

This is adjacent to Application 817 for a large holiday camp.

Is this to be integrated? It would be uneconomical to provide the facilities for such a small site.

Members should question the relationship as the lots were part of a Hobby Farm approval that was revoked.

Mary Mulvihill

