

2022年 9月 1日

Appendix I of RNTPC
Paper No. A/YL-KTN/859

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。

This document is received on 1 SEP 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

2202119 15/8 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/859
	Date Received 收到日期	1 SEP 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 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)	
Income Mall Limited 溢懋有限公司	
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), 925 RP (Part), 926 RP (Part), 927, 954 S.A, 954 RP, 955, 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP in D.D. 107, 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 7,056 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,301.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... / ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Holiday Camp with Ancillary Canteen (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
2/8/2022 (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 4/8/2022 (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 and Barbecue Site with Ancillary Canteen and Facilities for a Period of 3 Years and Land Filling (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	5,754.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,301.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	23 structures + 17 caravans
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,301.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,301.2 .....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) Please refer to Plan P04	
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	19
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	1
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 22:00 daily including public holiday (except for tent and caravan 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 No 否	<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 San Tam Road via Fung Kat Heung Road and Fung Mei Road <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的範圍及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,706 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible).</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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。

Please refer to Appendix I.

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) 機構名稱及印章 (如適用)

Date 日期

3/8/2022

(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 <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 913 RP (Part), 925 RP (Part), 926 RP (Part), 927, 954 S.A, 954 RP, 955, 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP in D.D. 107, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	7,056 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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 and Barbecue Site with Ancillary Canteen and Facilities for a Period of 3 Years and Land Filling

(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	985 (structure) <input checked="" type="checkbox"/> About 約 + 316.2 (caravan) <input type="checkbox"/> Not more than 不多於	0.18 <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	23 (structure) + 17 (caravan)	
(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	2.8 - 4	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	18 % <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) _____ _____		19 19 (PC)
	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) _____ _____		1 1 (LGV)

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 type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site, Plan Showing the paved ratio of the application site, Plan showing the swept path analysis of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks to use various lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Canteen and Facilities for a Period of 3 Years and Land Filling (proposed development) (Plan P01).
- 1.2 Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local holiday camping have dramatically increased. The applicant seeks to continue to operate the holiday camp with barbecue sites at the Site to meet the pressing demand for such use in Hong Kong. As no eating place is provided in close vicinity of the Site, ancillary eating places and barbecue area are provided for visitor to support the operation of the proposed development

2) Planning Context

- 2.1 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, 'holiday camp' and 'barbecue site' are not a column one nor two uses within "AGR" zone, which require planning permission from the Town Planning Board (the Board).
- 2.2 The applicant is currently operating the applied use at the Site with valid planning permission under approved S.16 planning application No. A/YL-KTN/817. The current application involves of 2 additional caravan camp sites and new structures for site offices, storage room and activities room. According to the applicant, pets are not allowed to be brought to the existing canteen (structure B2), therefore, a new pet-friendly canteen is provided for visitors who travel to the Site with pets.
- 2.3 The application site of the similar application (No. A/NE-TK/678) for 'place of recreation, sports or culture' was approved by the Board on 20/11/2020 is located at the immediate north of the Site, as the applied use is similar in nature, approval of the current application would not set undesirable precedent within the "AGR" zone. The Site also falls within the "AGR" zone which is dominated by recreational activities, the applied use is considered not incompatible with the surrounding area.

3) Development Proposal

- 3.1 The Site occupied an area of 7,056 sq.m (about)(Plan P03). 23 structures and 17 caravan camps are proposed at the Site with total GFA of 1,301.2 sq.m (including 316.2 sq.m (about) of caravan camp)(Plan P04). Additional of 1,706 sq.m will be filled with concrete (not more than 0.2m (about) in depth) for site formation of structures, circulation space and parking and L/UL spaces (Plan P05). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.
- 3.2 The Site is accessible from San Tam Road via Fung Kat Heung Road and Fung Mei Road (Plan P01). 19 nos. of private car parking spaces and 1 no. of loading/unloading (L/UL) space for light goods vehicles are provided at the Site. No medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P06). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Annex I).
- 3.3 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), i.e. the use of septic tank for sewage treatment at the Site. Licensed collectors will be employed by the Applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage 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

4) Operation Mode

- 4.1 The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). 10 nos. of staff will work at the Site. It is estimated to attract maximum of 68 nos. of visitors per day. Visitor is required to make appointment in advance and pay entrance fee to access the Site. No walk-in visitor is allowed at the Site. Facilities provided at the Site (i.e. canteens, barbecue site, outdoor

activities area, activities room) are only opened to visitors who are camping overnight at the Site. Activities room are provided for indoor passive leisure activities (i.e. gaming, movie watching, reading etc.), while outdoor activities area are provided for active leisure activities, i.e. yoga, tai chi, frisbee playing etc. for visitor.

- 4.2 A total of 17 caravan camping sites are provided at the Site (not more than 4 visitors per caravan). As no eating place is provided in close vicinity of the Site, barbecue area and ancillary canteens are provided for visitor to support the operation of the proposed development. According the applicant, many visitors have previously complained that pets are not permitted at the existing ancillary canteen (structure B2). As a result, a new ancillary pet-friendly canteen is provided at the structure B22 for visitors who are travelling with pets. Barbecue activities (with portable barbecue pits) will be carried out at the designated barbecue area by visitors, however, no fixed barbecue pits are provided at the Site.

5) Conclusion

- 5.1 The proposed development will not create significant adverse traffic, environmental 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.
- 5.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Canteen and Facilities for a Period of 3 Years and Land Filling'.

Annex I - Estimated Trip Generation and Attraction

- (i) The application site (the Site) is accessible from San Tam Road via Fung Kat Heung Road via Fung Mei Road. A total of 20 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5 m (L) x 2.5 m (W)	16
Private Car Parking Space for Staff - 5 m (L) x 2.5 m (W)	3
L/UL Space for Light Goods Vehicle - 7 m (L) x 3.5 m (W)	1

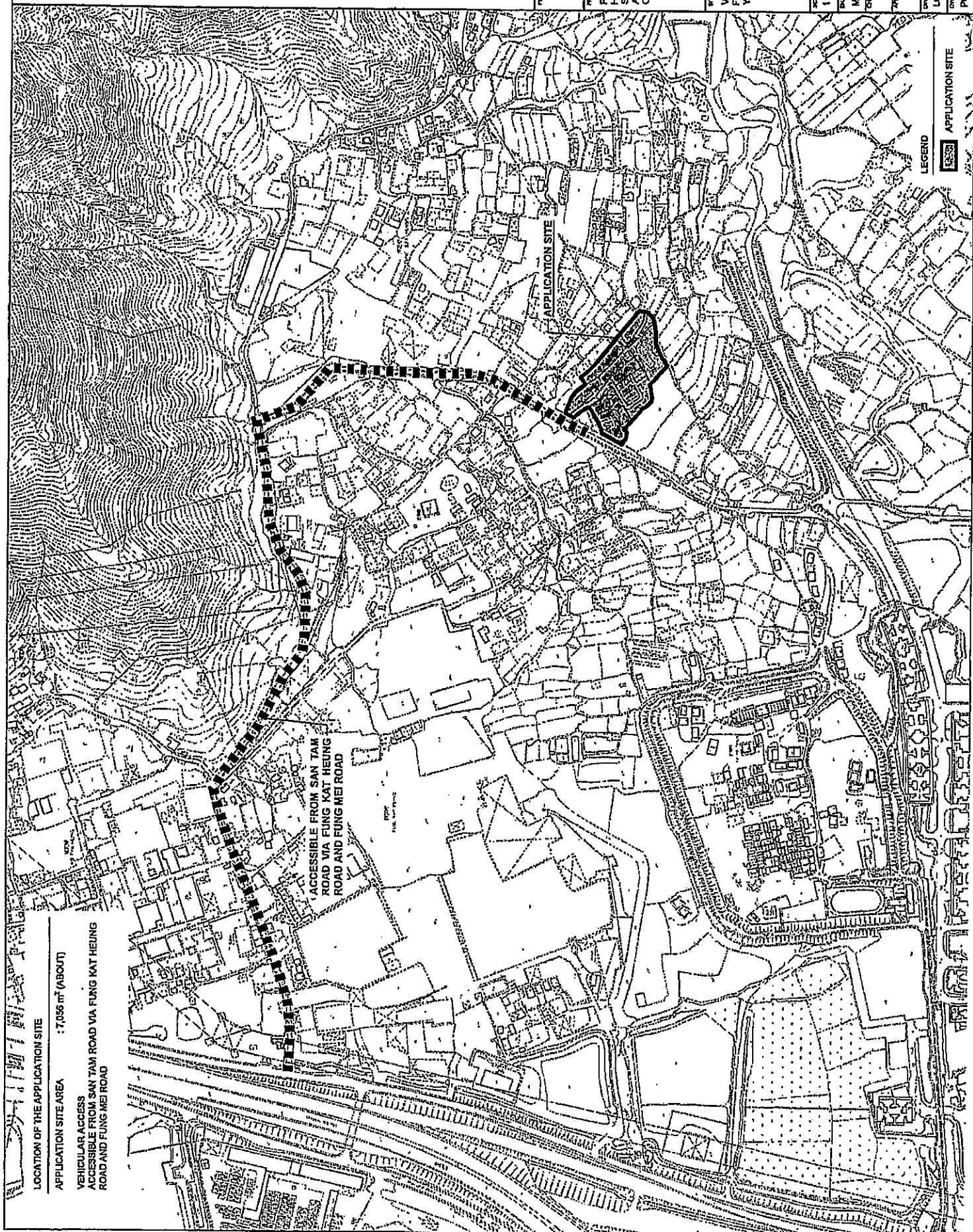
- (ii) The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (11:00 – 12:00*)	2	13	0	0	15
Trips at <u>PM peak</u> per hour (15:00 – 16:00#)	14	1	0	0	15
Traffic trip per hour (average)	2	2	1	1	6

* 11:00 – Check out time

15:00 – Check in time

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



**PROPOSED TEMPORARY
HOLIDAY CAMP AND BARBECUE
SITE WITH ANCILLARY CANTEN
AND FACILITIES FOR A PERIOD
OF 3 YEARS AND LAND FILLING**

SITE LOCATION

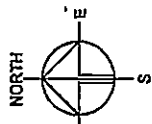
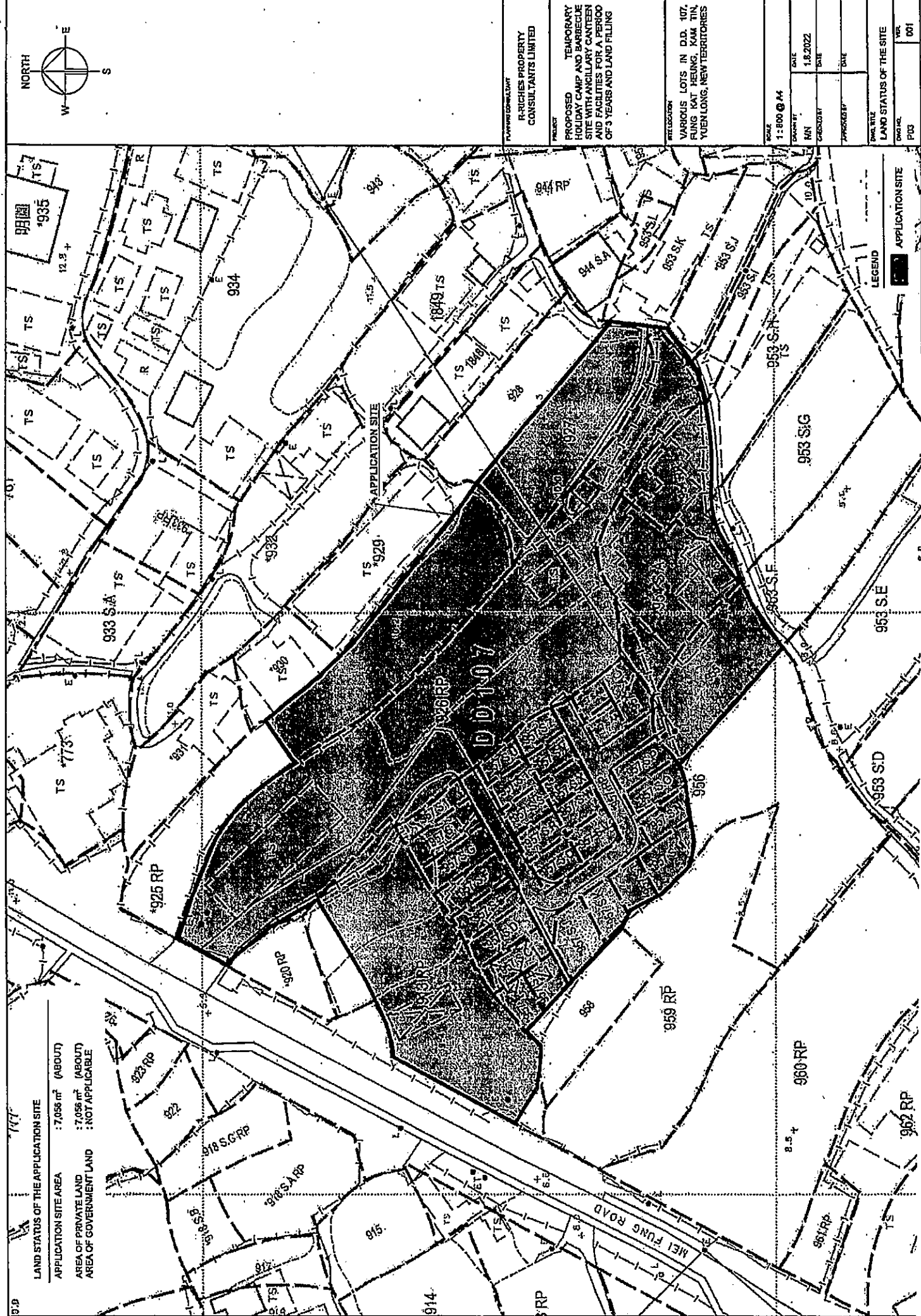
SCALE	1:5000 @ A4
SOUND BT	GATE
MIN	1.8.2022
CHARGE BT	GATE
UNPROCESSED BT	GATE

000	LOCATION PLAN	VER.	001
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AREA ZONED AS "AGR" : 7,056 m² (ABOUT)

0440. TITLE	ZONING OF THE SITE	VSZ	001
0440. NO.	P02		



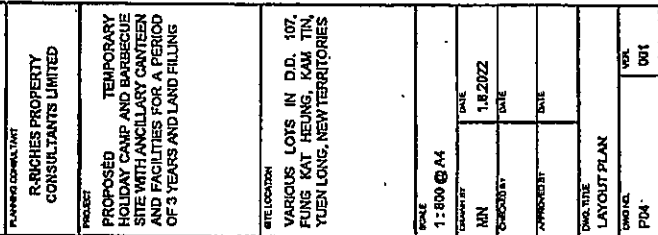
LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 7,056 m ² (ABOUT)
AREA OF PRIVATE LAND	: 7,056 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

POWER CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY HOLIDAY CAMP AND BARBEQUE SITE WITH ANCILLARY CANTEN AND FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING	SITE LOCATION VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1:800 @ A4
			DATE 18.2022
DRAWN BY CHKD BY APPROVED BY	DATE 18.2022	DATE	DATE
LAND STATUS OF THE SITE			APP. NO. 001

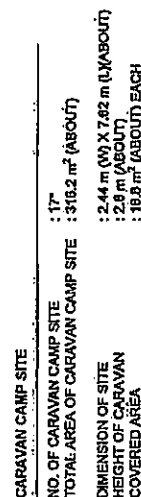
LEGEND

APPLICATION SITE

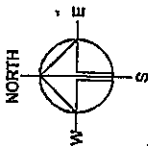


LEGEND

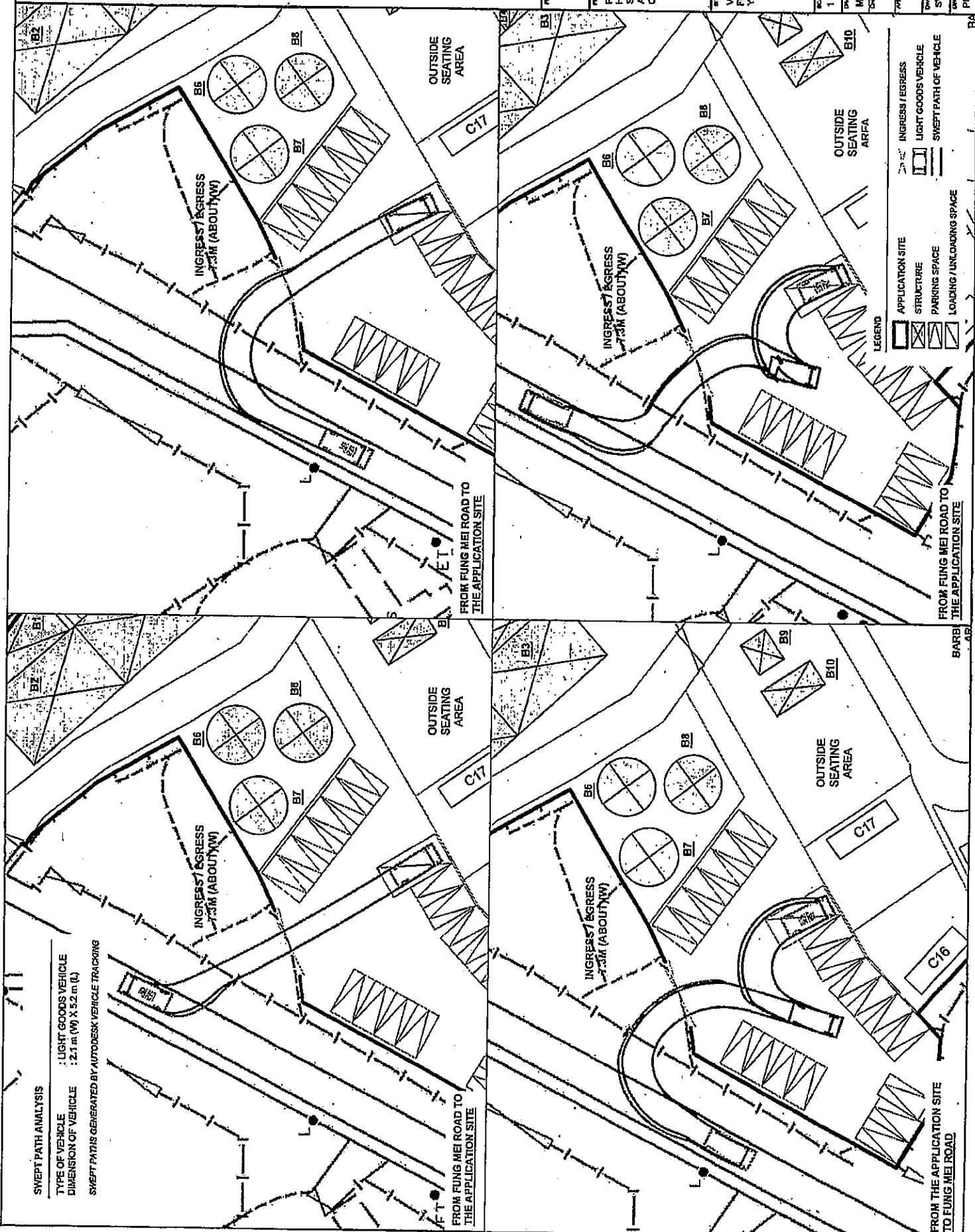
	APPLICATION SITE
	STRUCTURE (ENCLOSED STRUCTURE)
	STRUCTURE (SHED STRUCTURE)
	CARAVAN SITE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS



PARKING PROVISION	
NO. OF PRIVATE CAR PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 2.5 m (W) X 5 m (L)
NO. OF LULI SPACE FOR LGV	: 1
DIMENSION OF LULI SPACE	: 3.5 m (W) X 7 m (L)



PLANNING CONSULTANT	RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY HOLIDAY CAMP AND BARBECUE SITE WITH ANCILLARY CANTEN AND FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING
LOCATION	VARIOUS LOTS IN Q.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1:500 @ A4
DRAWN BY	HN
CHECKED BY	18.2022
DATE	
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS
DRG. NO.	P07
REV.	001



Appendix I – Clarifications for the Proposed Development

Differences Between the Previously Approved Application and the Current Application

- (i) The application site (the Site) involves of several S.16 planning applications for the same use. The latest application (No. A/YL-KTN/817) was submitted by the same applicant to use majority of the Site for 'Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen and Filling of Land', which was approved with conditions on a temporary basis of 3 years by the Town Planning Board on 4/3/2022.
- (ii) The current application involves of a bigger site with addition of 8 structures (including 2 new caravan camping sites) to meet the pressing demand for local holiday camping, due to the travel and quarantine restrictions in Hong Kong. Major differences between the previously approved S.16 planning application (No. A/YL-KTN/817) and the current application are provided for your information (**Annex I**).
- (iii) In order to provide a better camping experience, 2 new activities rooms (structures B20 and B23) are provided for indoor passive leisure activities (i.e. gaming, movie watching, reading etc.), while outdoor activities area are provided for active leisure activities, i.e. yoga, tai chi, frisbee playing etc. for visitor. To meet the increasing number of visitors, new indoor spaces, i.e. site offices, store rooms are provided for staff to support the daily operation of the proposed development.

New Ancillary Eating Place

- (iv) According to the applicant, complaints are often received from visitors that pets are not welcomed at the existing ancillary eating place. As a result, a new pet-friendly eating place is proposed at structure B22, which is specifically provided for visitors who are travelling with pets. Please be confirmed that only visitor of the Site will be served at the ancillary eating places (**Annex II and Plans 1 to 6**).

S.16 Planning Application No. A/YL-KTN/859

Annex I - Comparison with the Previously Approved S.16 Planning Applications

Development Parameters	Approved Application A/YL-KTN/817 (a)	Current Application A/YL-KTN/859 (b)	Difference (b) - (a)
Application Site Area	6,002 m ²	7,056 m ²	+ 1,054 m ²
Covered Area	904 m ²	1,301.2 m ²	+ 398.2 m ²
- Structure	625 m ²	985 m ²	+ 360 m ²
- Caravan Camping Site	279 m ²	316.2 m ²	+37.2 m ²
Uncovered Area	5,098 m ²	5,754.8 m ²	+ 656.8 m ²
Plot Ratio	0.15	0.18	+ 0.03
Site Coverage	15%	18%	+ 3%
No. of Structure	32	40	+8
- Structure	17 (incl. 1 eating place)	23 (incl. 2 eating place)	+ 6 (+1 eating place)
- Caravan Camping Site	15	17	+2
Gross Floor Area	904 m ²	1,301.2 m ²	+ 397.2 m ²
- Domestic GFA	N/A	N/A	N/A
- Non-Domestic GFA	904 m ²	1,301.2 m ²	+ 397.2 m ²
Building Height	2.8 m - 4 m	2.8 m - 4 m	-
No. of Storey	1	1	-
No. of Private Car Parking Space	19	19	-
No. of L/UL Space for LGV	1	1	-
Estimated No. of Staff	8	10	+ 2
Maximum No. of Visitor	60	68	+ 8

(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" Zone
(f) Current use(s) 現時用途	Holiday Camp with Ancillary Eating Place (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)

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 and Barbecue Site with Ancillary Eating
Place and Facilities for a Period of 3 Years and Land Filling

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

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

Proposed uncovered land area 擬議露天土地面積	5,754.8	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,301.2	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	23 structures + 17 caravans		
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,301.2	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,301.2	.....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)

Please refer to Plan P04

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	19
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	1
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 22:00 daily including public holiday (except for tent and caravan 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)) <u>Accessible from San Tam Road via Fung Kat Heung Road and Mei Fung Road</u>																															
	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)																															
(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 checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,706 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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), 925 RP (Part), 926 RP (Part), 927, 954 S.A, 954 RP, 955, 957 S.A, 957 S.B, 957 S.C, 957 S.D, 957 S.E, 957 S.F, 957 S.G, 957 S.H, 957 S.I, 957 S.J, 957 S.K, 957 S.L, 957 S.M, 957 S.N, 957 S.O, 957 S.P, 957 S.Q, 957 S.R, 957 S.S, 957 S.T, 957 S.U, 957 S.V, 957 S.W, 957 S.X, 957 S.Y, 957 S.Z, 957 S.AA, 957 S.AB, 957 S.AC, 957 RP in D.D. 107, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	7,056 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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 and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Land Filling

Supplementary Statement

1) Background

- 1.1 The applicant seeks to use various lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Land Filling (proposed development) (Plan P01).
- 1.2 Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local holiday camping have dramatically increased. The applicant seeks to continue to operate the holiday camp with barbecue sites at the Site to meet the pressing demand for such use in Hong Kong. As no eating place is provided in close vicinity of the Site, ancillary eating places and barbecue area are provided for visitor to support the operation of the proposed development

2) Planning Context

- 2.1 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, 'holiday camp' and 'barbecue site' are not a column one nor two uses within "AGR" zone, which require planning permission from the Town Planning Board (the Board).
- 2.2 The applicant is currently operating the applied use at the Site with valid planning permission under approved S.16 planning application No. A/YL-KTN/817. The current application involves of 2 additional caravan camp sites and new structures for site offices, storage room and activities room. According to the applicant, pets are not allowed to be brought to the existing ancillary eating place (structure B2), therefore, a new pet-friendly ancillary eating place is provided for visitors who travel to the Site with pets.
- 2.3 The application site of the similar application (No. A/NE-TK/678) for 'place of recreation, sports or culture' was approved by the Board on 20/11/2020 is located at the immediate north of the Site, as the applied use is similar in nature, approval of the current application would not set undesirable precedent within the "AGR" zone. The Site also falls within the "AGR" zone which is dominated by recreational activities, the applied use is considered not incompatible with the surrounding area.

3) Development Proposal

- 3.1 The Site occupied an area of 7,056 sq.m (about)(**Plan P03**). 23 structures and 17 caravan camps are proposed at the Site with total GFA of 1,301.2 sq.m (including 316.2 sq.m (about) of caravan camp)(**Plan P04**). Additional of 1,706 sq.m will be filled with concrete (not more than 0.2m (about) in depth) for site formation of structures, circulation space and parking and L/UL spaces (**Plan P05**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.
- 3.2 The Site is accessible from San Tam Road via Fung Kat Heung Road and Mei Fung Road (**Plan P01**). 19 nos. of private car parking spaces and 1 no. of loading/unloading (L/UL) space for light goods vehicles are provided at the Site. No medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan P06**). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Annex I**).
- 3.3 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), i.e. the use of septic tank for sewage treatment at the Site. Licensed collectors will be employed by the Applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage 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

4) Operation Mode

- 4.1 The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). 10 nos. of staff will work at the Site. It is estimated to attract maximum of 68 nos. of visitors per day. Visitor is required to make appointment in advance and pay entrance fee to access the Site. No walk-in visitor is allowed at the Site. Facilities provided at the Site (i.e. eating place, barbecue site, outdoor

activities area, activities room) are only opened to visitors who are camping overnight at the Site. Activities room are provided for indoor passive leisure activities (i.e. gaming, movie watching, reading etc.), while outdoor activities area are provided for active leisure activities, i.e. yoga, tai chi, frisbee playing etc. for visitor.

- 4.2 A total of 17 caravan camping sites are provided at the Site (not more than 4 visitors per caravan). As no eating place is provided in close vicinity of the Site, barbecue area and ancillary eating place are provided for visitor to support the operation of the proposed development. According the applicant, many visitors have previously complained that pets are not permitted at the existing ancillary eating place (structure B2). As a result, a new ancillary pet-friendly eating place is provided at the structure B22 for visitors who are travelling with pets. Barbecue activities (with portable barbecue pits) will be carried out at the designated barbecue area by visitors, however, no fixed barbecue pits are provided at the Site.

5) Conclusion

- 5.1 The proposed development will not create significant adverse traffic, environmental 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.
- 5.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Land Filling'.

Annex I - Estimated Trip Generation and Attraction

- (i) The application site (the Site) is accessible from San Tam Road via Fung Kat Heung Road via Mei Fung Road. A total of 20 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5 m (L) x 2.5 m (W)	16
Private Car Parking Space for Staff - 5 m (L) x 2.5 m (W)	3
L/UL Space for Light Goods Vehicle - 7 m (L) x 3.5 m (W)	1

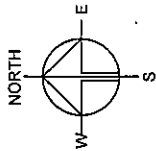
- (ii) The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (11:00 – 12:00*)	2	13	0	0	15
Trips at <u>PM peak</u> per hour (15:00 – 16:00#)	14	1	0	0	15
Traffic trip per hour (average)	2	2	1	1	6

* 11:00 – Check out time

15:00 – Check in time

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT
PROPOSED
TEMPORARY
HOLIDAY CAMP AND BARBECUE
SITE WITH ANCILLARY EATING
PLACE AND FACILITIES FOR A
PERIOD OF 3 YEARS AND LAND
FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 107
FUNG KAT HEUNG, KAM TIN
YUEN LONG, NEW TERRITORIES

SCALE
1: 5000 @ A4

DATE
1.8.2022
14.9.2022

DATE
1.8.2022
14.9.2022

DWG TITLE
LOCATION PLAN

VER
001

LEGEND
APPLICATION SITE

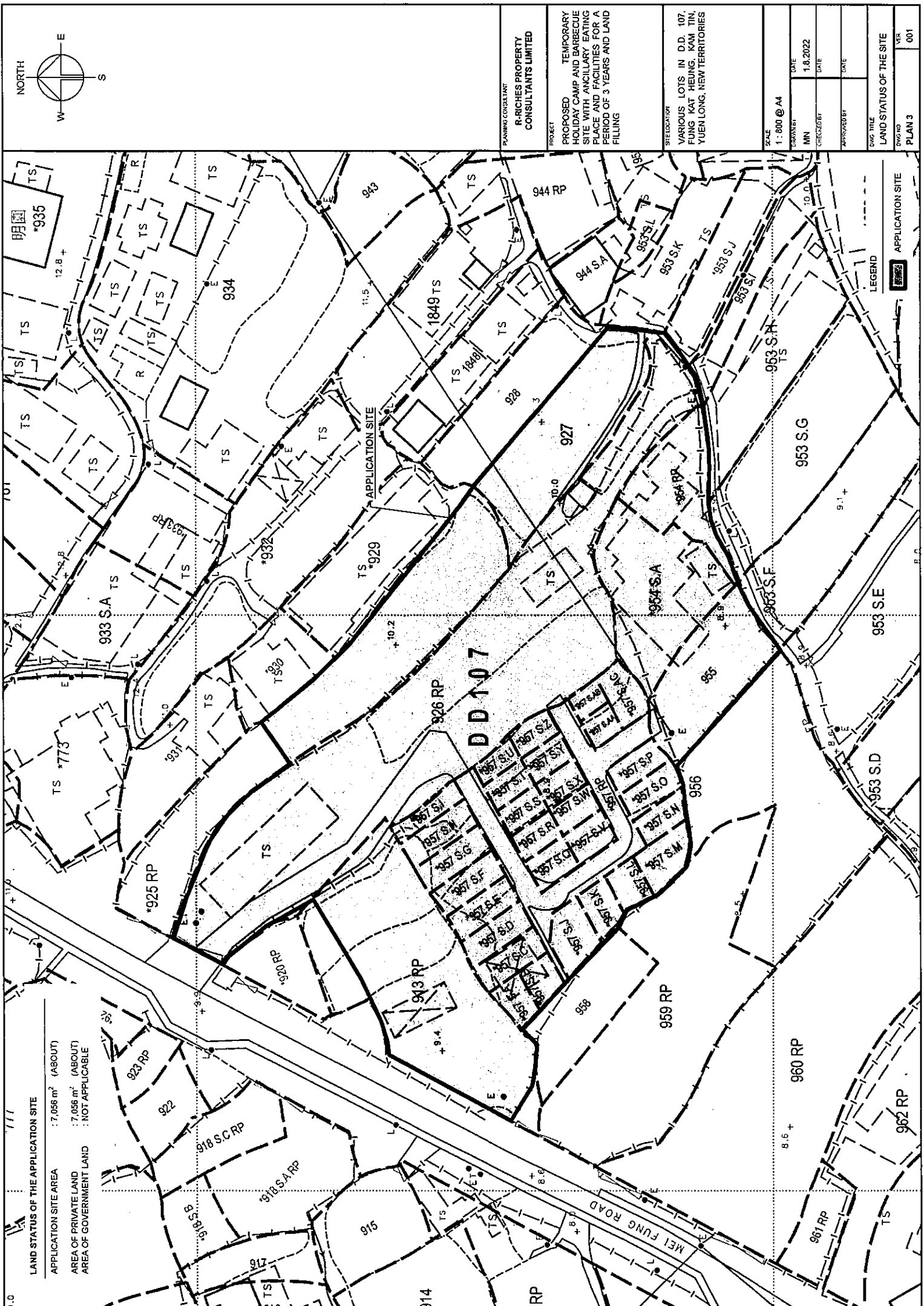
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,056 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SAN TAM ROAD VIA FUNG KAT HEUNG
ROAD AND MEI FUNG ROAD

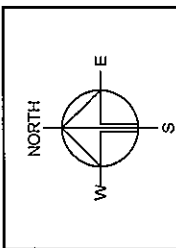
ACCESSIBLE FROM SAN TAM
ROAD VIA FUNG KAT HEUNG
ROAD AND MEI FUNG ROAD

APPLICATION SITE

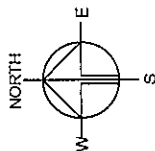


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 7,056 m ² (ABOUT)
AREA OF PRIVATE LAND	: 7,056 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



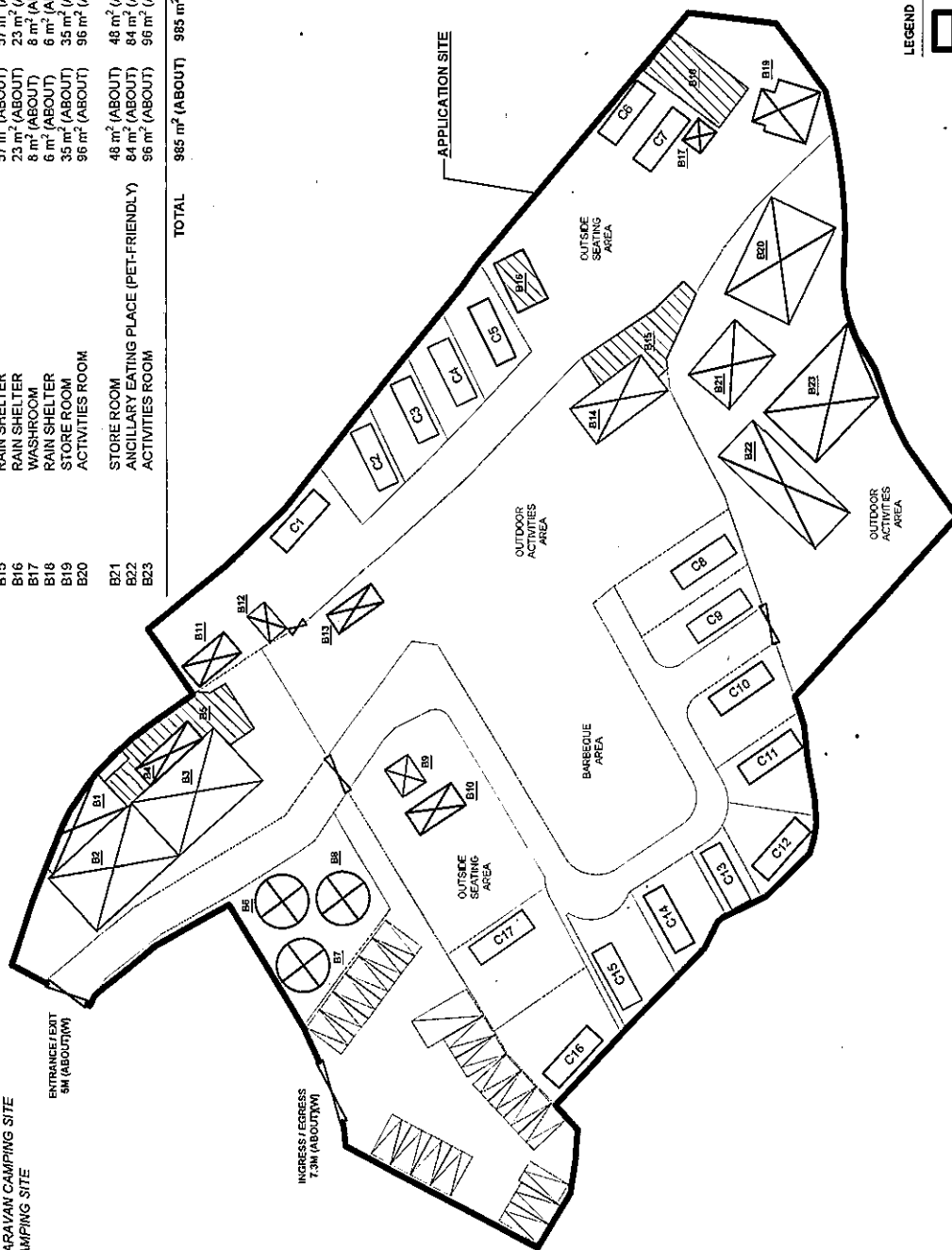
PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY HOLIDAY CAMP AND BARBECUE SITE WITH ANCILLARY EATING PLACE AND FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING
SITE LOCATION	VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1: 800 @ A4
DRAWN BY	MN
CHECKED BY	
APPROVED BY	
DATE	1.8.2022
DATE	
DATE	
DWG TITLE	LAND STATUS OF THE SITE
DWG NO	PLAN 3
REV	001



PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	PROJECT	PROPOSED TEMPORARY HOLIDAY CAMP AND BARBECUE SITE WITH ANCILLARY EATING PLACE AND FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING						
	SITE LOCATION	VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES						
	SCALE	1 : 800 @ A4						
	DRAWN BY	MN	DATE	14.9.2022				
	CHECKED BY		DATE					
	APPROVED BY		DATE					
DWG TITLE		LAND PLAN						
DWG NO.		PLAN 4						
VER		001						

STRUCTURE	USE	COVERED AREA GFA	BUILDING HEIGHT
B81	KITCHEN OF EATING PLACE	40 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B82	ANCILLARY EATING PLACE	100 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B83	ACTIVITIES ROOM	100 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B84	WASHROOM	20 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B85	RAIN SHELTER	66 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B86	OUTSIDE SEATING SHELTER	28 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B87	OUTSIDE SEATING SHELTER	28 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B88	OUTSIDE SEATING SHELTER	28 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B89	GUARDROOM	11 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B90	SITE OFFICE	16 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B91	SITE OFFICE	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B92	METER ROOM	10 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B93	REFRESHMENT KIOSK	15 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B94	ACTIVITIES ROOM	50 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B95	RAIN SHELTER	57 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B96	RAIN SHELTER	23 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B97	WASHROOM	8 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B98	RAIN SHELTER	6 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B99	STORE ROOM	35 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B100	ACTIVITIES ROOM	96 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B921	STORE ROOM	48 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B922	ANCILLARY EATING PLACE (PET-FRIENDLY)	84 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B923	ACTIVITIES ROOM	96 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
TOTAL		985 m ² (ABOUT)	985 m ² (ABOUT)

TOTAL	985 m ² (ABOUT)	985 m ² (ABOUT)
-------	----------------------------	----------------------------



UN303

- | | |
|---|--------------------------------|
|  | APPLICATION SITE |
|  | STRUCTURE (ENCLOSED STRUCTURE) |
|  | STRUCTURE (SHED STRUCTURE) |
|  | CARAVAN SITE |
|  | PARKING SPACE |
|  | LOADING/UNLOADING SPACE |
|  | INGRESS/EGRESS |

CARAVAN CAMP SITE	
NO. OF CARAVAN CAMP SITE	: 17*
TOTAL AREA OF CARAVAN CAMP SITE	: 346.2 m ² (ABOUT)
DIMENSION OF SITE	: 244.2 m (W) X 7.62 m (L)(ABOUT)
HEIGHT OF CARAVAN	: 2.8 m (ABOUT)
COVERED AREA	: 18.6 m ² (ABOUT) EACH

PARKING PROVISION	
NO. OF PRIVATE CAR PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 2.5 m (W) X 5 m (L)
NO. OF LULU SPACE FOR LGV	: 1
DIMENSION OF LULU SPACE	: 3.5 m (W) X 7 m (L)

MAJOR DEVELOPMENT PARAMETERS

	(ABOUT)	(ABOUT)
APPLICATION SITE AREA	: 7.056	m ²
COVERED AREA	: 985 (S) + 316.2 (C)*	m ²
UNCOVERED AREA	: 5,754.8	m ²
PLOT RATIO	: 0.18	(ABOUT)
SITE COVERAGE	: 18	(ABOUT)
NO. OF STRUCTURE	: 23 STRUCTURES + 17 CARAVANS	
DOMESTIC GFA	: NOT APPLICABLE	
NONDOMESTIC GFA	: 985 (S) + 316.2 (C)	m ²
TOTAL GFA	: 1,301.2***	m ²
BUILDING HEIGHT	: 2.8 - 4	m (ABOUT)
NO. OF STORIES	: 1	

... INCLUDING 316.2m² (ABOUT) OF CARAVAN CAMPING SITE
* (S) - STRUCTURE. (C) - CARAVAN CAMPING SITE

ENTRANCE/EXIT
5M (ABOUT 17M)

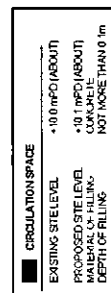
APPLICATION SITE AREA

(A)	PROPOSED LAND FILLING AREA	: 1,706 m ²	(ABOUT)
	DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
	MATERIAL OF LAND FILLING	: CONCRETE	
	PURPOSE OF LAND FILLING	: SITE FORMATION OF STR	

(B) EXISTING LAND FILLING AREA : 1.273 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2m
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES,
 PARKING SPACE, LOADING/UNLOADING
 SPACE AND CIRCULATION SPACE

(B) EXISTING LAND FILLING AREA : 1,273 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2m
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF SITE

(B) EXISTING LAND FILLING AREA : 1.273 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2m
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES,
 PARKING SPACE, LOADING/UNLOADING
 SPACE AND CIRCULATION SPACE



SITE FORMATION OF STRUCTURE
 EXAMPLE: SITE LEVEL
 SURFACE MATERIAL
 • NO. OF DAYS TO FILL
 CONCRETE
 NO FURTHER FILLING IS REQUIRED

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	-8.9 mPD (ABOUT)
PROPOSED SITE LEVEL	+0.1 mPD (ABOUT)
MATERIAL OF FILLING	CONCRETE
DEPTH OF FILLING	NOT MORE THAN 0.6m


☐ CIRCULATION SPACE

EXISTING SITE LEVEL
SURFACE MATERIAL

*NOT APPLICABLE TO
CONCRETE


















NO FURTHER FILLING IS REQUIRED

SITE FORMATION OF STRUCTURE
EXISTING SITE LEVEL
SPREADS MATERIAL
NO FURTHER FILLING IS REQUIRED

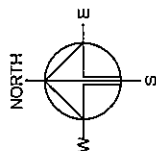
	SITE FORMATION OF STRUCTURE	
	EXISTING SITE LEVEL SURFACE MATERIAL	• 10% JUMP (450/500) CONCRETE
	NO FURTHER FILLING IS REQUIRED	

☐ CIRCULATION SPACE
 ELEVATING THE LEVEL
 SURFACE MATERIAL
 COMPLETE
 NO FURTHER FILLING IS REQUIRED

☒ **LAWN/GRASSLAND**
EXISTING SITE LEVEL **+8.9 mPD (ABOUT)**
NO FILLING IS REQUIRED

	CIRCULATION SPACE
	EXISTING SITE LEVEL
	PROPOSED SITE LEVEL
	MATERIAL OF FILLING
	DEPTH OF FILLING
	CONCRETE
	NOT MORE THAN 0.1m
	NOT MORE THAN 0.3m
	NOT MORE THAN 0.6m
	NOT MORE THAN 1.2m
	NOT MORE THAN 1.8m
	NOT MORE THAN 2.4m
	NOT MORE THAN 3.0m
	NOT MORE THAN 3.6m
	NOT MORE THAN 4.2m
	NOT MORE THAN 4.8m
	NOT MORE THAN 5.4m

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	+8.9 mPD (ABOUT)
PROPOSED SITE LEVEL	+9.1 mPD (ABOUT)
MATERIAL OF FILLING	CONCRETE
DEPTH OF FILLING	NOT MORE THAN 0.2M



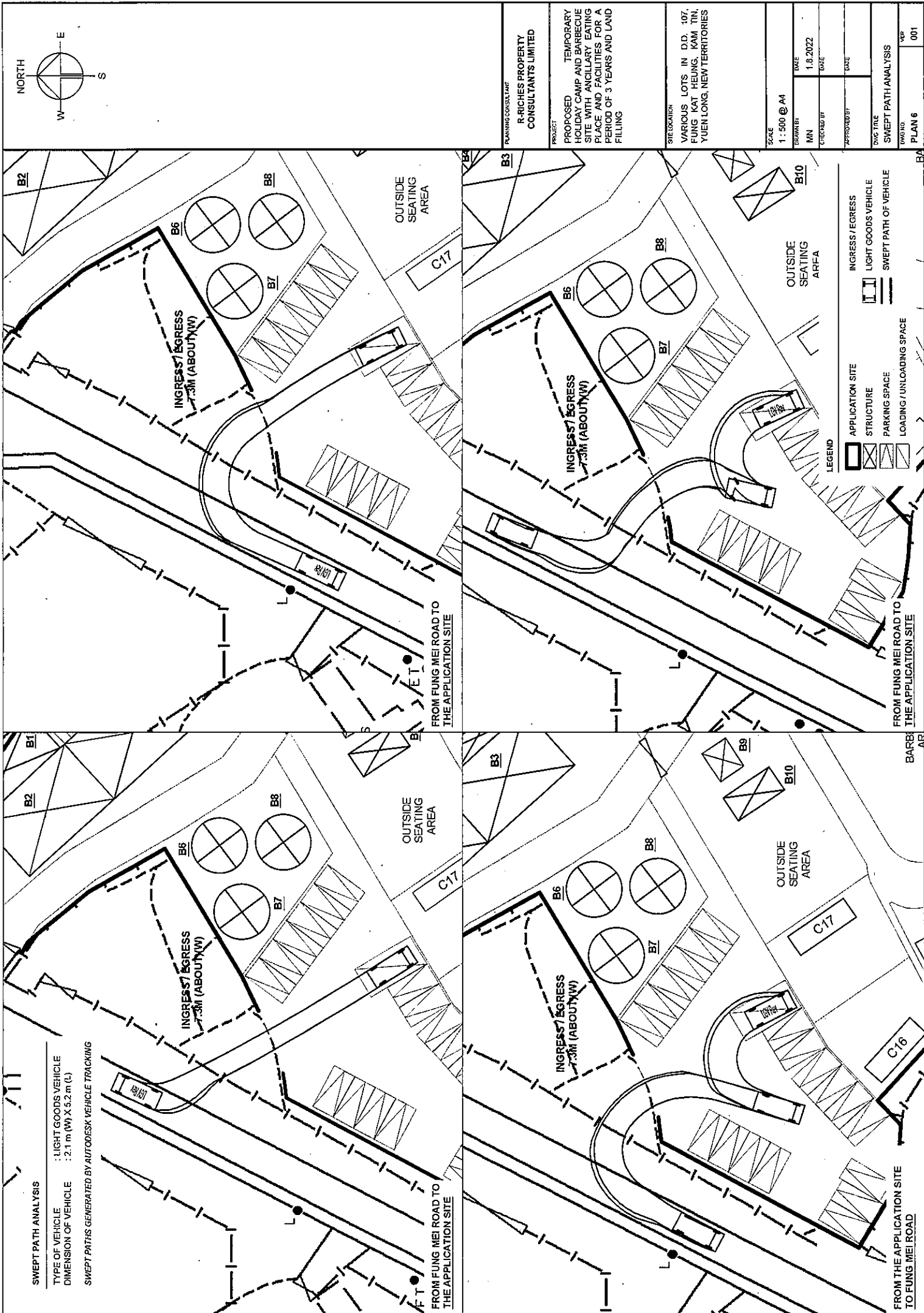
PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANT LIMITED

PROPOSED TEMPORARY HOLIDAY CAMP AND BARBECUE SITE WITH ANCILLARY EATING PLACE AND FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG NEW TERRITORIES

DATE	ACCOUNT	DATE
1 : 850 @ A4	MN	1.8.2022
	RECEIVED BY	DATE
	OL	29.8.2022
	APPROVED BY	DATE
PAID RATIO		
PAGE NO	PAGE TOTAL	
PLAN 5		
VER	001	

LEGEND APPLICATION SITE



Our Ref. : DD107 Lot 957 & VL
Your Ref. : TPB/A/YL-KTN/859

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

By Email

19 October 2022

Dear Sir,

1st Further Information

**Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place
and Facilities for a Period of 3 Years and Land Filling in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/859)

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

**Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/859)

- (i) Replacement pages (*Appendix I – Supplementary Statement*) of the application form (**Annex I**);
- (ii) Revised plan showing the paved ratio of the application site (the Site) (**Plan 1**); and
- (iii) 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)		
(a)	The applicant should provide nearest public transport services and indicate on the layout plan;	The nearest public transport services serving the Site are provided for your consideration (Annex II).
(b)	The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.

Supplementary Statement

1) Background

- 1.1 The applicant seeks to use various lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Land Filling (proposed development) (Plan P01).
- 1.2 Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local holiday camping have dramatically increased. The applicant seeks to continue to operate the holiday camp with barbecue sites at the Site to meet the pressing demand for such use in Hong Kong. As no eating place is provided in close vicinity of the Site, ancillary eating places and barbecue area are provided for visitor to support the operation of the proposed development

2) Planning Context

- 2.1 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, 'holiday camp' and 'barbecue site' are not a column one nor two uses within "AGR" zone, which require planning permission from the Town Planning Board (the Board).
- 2.2 The applicant is currently operating the applied use at the Site with valid planning permission under approved S.16 planning application No. A/YL-KTN/817. The current application involves of 2 additional caravan camp sites and new structures for site offices, storage room and activities room. According to the applicant, pets are not allowed to be brought to the existing ancillary eating place (structure B2), therefore, a new pet-friendly ancillary eating place is provided for visitors who travel to the Site with pets.

3) Development Proposal

- 3.1 The Site occupied an area of 7,056 sq.m (about)(Plan P03). 23 structures and 17 caravan camps are proposed at the Site with total GFA of 1,301.2 sq.m (including 316.2 sq.m (about) of caravan camp)(Plan P04). Additional of 1,706 sq.m will be filled with concrete (not more than 0.2m (about) in depth) for site formation of structures, circulation space and parking and L/UL spaces (Plan P05). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to

provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

3.2 The Site is accessible from San Tam Road via Fung Kat Heung Road and Mei Fung Road (**Plan P01**). 19 nos. of private car parking spaces and 1 no. of loading/unloading (L/UL) space for light goods vehicles are provided at the Site. No medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan P06**). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Annex I**).

3.3 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), i.e. the use of septic tank for sewage treatment at the Site. Licensed collectors will be employed by the Applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage 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

4) Operation Mode

4.1 The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). 10 nos. of staff will work at the Site. It is estimated to attract maximum of 68 nos. of visitors per day. Visitor is required to make appointment in advance and pay entrance fee to access the Site. No walk-in visitor is allowed at the Site. Facilities provided at the Site (i.e. eating place, barbecue site, outdoor activities area, activities room) are only opened to visitors who are camping overnight at the Site. Activities room are provided for indoor passive leisure activities (i.e. gaming, movie watching, reading etc.), while outdoor activities area are provided for active leisure activities, i.e. yoga, tai chi, frisbee playing etc. for visitor.

4.2 A total of 17 caravan camping sites are provided at the Site (not more than 4 visitors per caravan). As no eating place is provided in close vicinity of the Site, barbecue area and ancillary eating place are provided for visitor to support the operation of the proposed

development. According the applicant, many visitors have previously complained that pets are not permitted at the existing ancillary eating place (structure B2). As a result, a new ancillary pet-friendly eating place is provided at the structure B22 for visitors who are travelling with pets. Barbecue activities (with portable barbecue pits) will be carried out at the designated barbecue area by visitors, however, no fixed barbecue pits are provided at the Site.

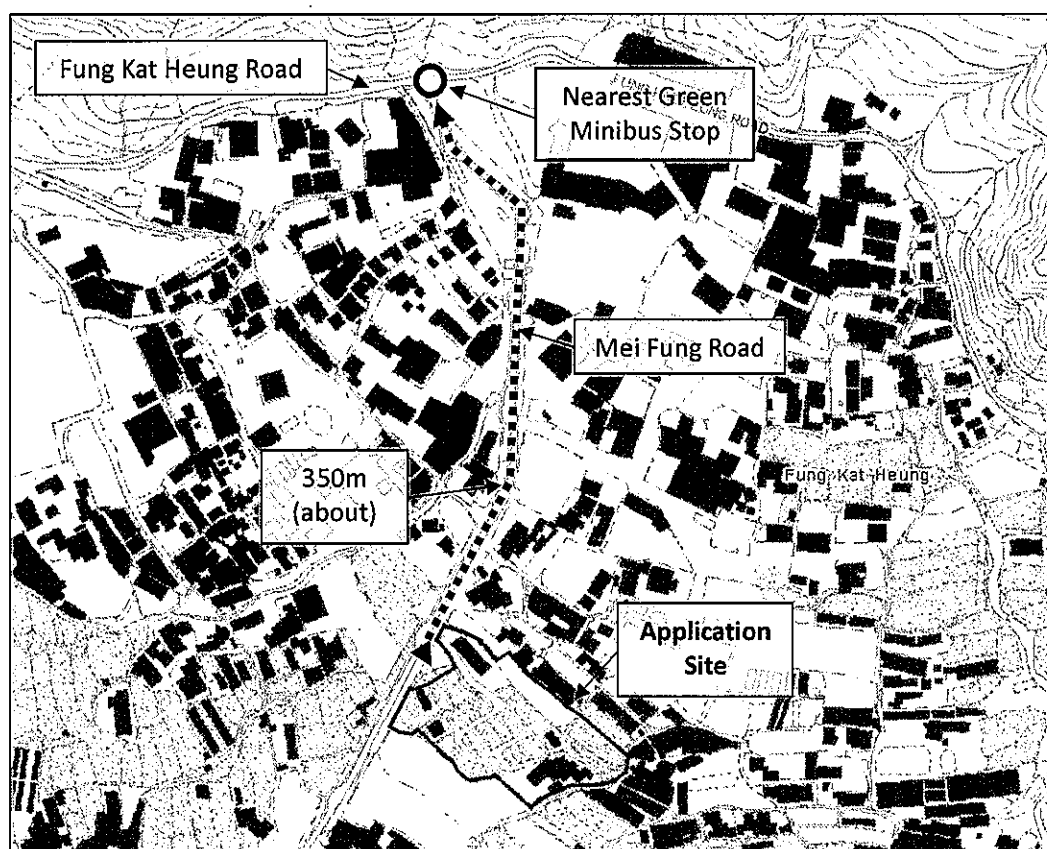
5) Conclusion

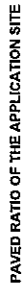
- 5.1 The proposed development will not create significant adverse traffic, environmental and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.
- 5.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Land Filling'.

Annex II - Public Transport Services Serving the Application Site

- (i) The Site is accessible from Fung Kat Heung Road via Mei Fung Road. Majority of staff and visitor are recommended to commute to the Site by taking public transport to Fung Kat Heung Road then walk to the Site.
- (ii) Details of public transport services provided at Fung Kat Heung Road are as follows:

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





1,273 m² (ABOUT)
NOT MORE THAN 0.2m



PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANT LIMITED	PROJECT PROPOSED TEMPORARY SITE/CAMP AND BARBECUE WITH ANCILLARY EATING PLACE AND FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING	SITE LOCATION VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES			
		SCALE 1: 850 @ A4	DRAWN BY MN	DATE 1.8.2022	VER. 002
		REVISED BY MN		DATE 19.10.2022	
		APPROVED BY		DATE	
		DRAWN TITLE PAVED RATIO			
DRAWING NO. PLAN 1					

Our Ref. : DD107 Lot 957 & VL
Your Ref. : TPB/A/YL-KTN/859

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

By Email

20 October 2022

Dear Sir,

2nd Further Information

**Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place
and Facilities for a Period of 3 Years and Land Filling in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**



(S.16 Planning Application No. A/YL-KTN/859)

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. Matthew NG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE, PlanD

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

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

development. According to the applicant, many visitors have previously complained that pets are not permitted at the existing ancillary eating place (structure B2). As a result, a new ancillary pet-friendly eating place is provided at the structure B22 for visitors who are travelling with pets. A maximum of 8 portable pits will be allowed to use in the barbecue area, barbecue activities (with portable barbecue pits) will be carried out at the designated barbecue area by visitors; however, no fixed barbecue pits are provided at the Site.

5) Conclusion

- 5.1 The proposed development will not create significant adverse traffic, environmental 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.
- 5.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Land Filling'.

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

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/474	Proposed Temporary Hobby Farm for a Period of 3 Years	7.8.2015 [revoked on 7.8.2016]
A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Camp Site) for a Period of 3 Years	27.5.2016
A/YL-KTN/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	11/8/2017 [revoked on 11.1.2020]
A/YL-KTN/665	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	5.7.2019
A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019 [revoked on 16.8.2021]
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	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

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

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13.1.2017
A/YL-KTN/693	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020 [revoked on 15.6.2022]
A/YL-KTN/833	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	10.6.2022
A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Filling of Land	12.8.2022

Application No.	Use / Development	Date of Consideration
A/YL-KTN/829	Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.9.2022
A/YL-KTN/850	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years	9.9.2022

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

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

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

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- he has no objection to the application; and
- there were three substantiated environmental complaints related to illegal discharge environmental matters received against the Site in the past three years. Several inspections were conducted subsequently by his department and no illegal discharge activity was spotted.

4. Landscape

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

- the Site is located in an area of rural landscape character comprising farmlands, vacant lands, village houses, temporary structures and scattered tree group. According to the site photos, the Site is partly hard paved and holiday camp with ancillary canteen is in operation. Some trees of common species are observed within the Site and maybe in conflict with the proposed concrete paving works. Given that the trees are common species and no significant change to the surrounding landscape setting since the previous application with similar use was approved, significant adverse impact arising from the development is not anticipated. As such, she has no objection to the application from the landscape planning perspective.

5. **Drainage**

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

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

6. **Fire Safety**

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

- no objection in-principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of his department.

7. **Licensing**

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department, (CO(LA), OLA, HAD):

- no objection to the application.

8. **Building Matters**

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

- no objection to the application.

9. **Food and 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):

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

11. Other Departments

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site which are not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - within the Site, the following private lots are currently covered by Short Term Waivers (STWs), details of which are listed below:

STW No.	Lots in D.D. 107	Permitted Use
STW 4477	926 RP	Temporary Hobby Farm
STW 5007	954 S.A	Temporary Animal Boarding Establishment
STW 5008	954 RP	

- Should planning approval be given to the application, the STWs holders will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- Fung Kat Heung Road and Mei Fung Road are not maintained by HyD;
 - his department shall not maintain any access connecting the Site and San Tam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses” issued by the DEP;
 - to avoid the use of public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
 - to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the applied use if wastewater will be discharged from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person;
 - to control the oily fume and cooking odour emissions from the restaurant, the applicant should follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” (https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf) issued by EPD; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- there is no public sewer connection available in the vicinity, the applicant is advised to seek views and comments from DEP regarding the sewage disposal arrangement of the Site;
- (h) to note the comments of the Director of Fire Services (FSD) that:
- in consideration of the design/nature of the application, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. The applicant is also advised to observe publications titled "General Licensing Conditions for Caravan Camp Site providing short-term sleeping accommodation (revised version)" and "A Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349)", which are available on the website of the Office of the Licensing Authority. Licensing requirements, if any, will be formulated upon receipt of formal application via the Licensing Authority;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized building works (UBW) under the BO and should not be designated for any approved use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VIII of the (B(P)R);
 - if the applied use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - detailed comments under the BO will be provided at the building plan submission

stage;

(j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- the applicant is reminded that approval of planning application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

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

- proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:

- (i) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Cap. 132 shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- (ii) depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (the Regulation);
- (iii) for the operation of refreshment kiosks, under the Food Business Regulation, Cap. 132X, a Food Factory Licence must be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business;
- (iv) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the Director of Food and Environmental Hygiene before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;
- (v) in accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively

use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; and

- (vi) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- proper licence / permit issued by his department is required if related place of entertainment is involved:
 - (i) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (ii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses; and
- (l) to note the comments of the Chief Office (Licensing Authority), Office of the Licensing Authority / Home Affairs Department (CO (LA), OLA, HAD) that:
 - according the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“the HAGAO”), “hotel” and “guesthouse” means any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which his exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
 - if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO, a licence under the HAGAO must be obtained before operation;
 - the applicant is strongly advised to observe the “General Licensing Conditions for Caravan Camp Site providing short-term sleeping accommodation” and “A Guide to Licence Applications for Guesthouse (Holiday Camp) - Caravan Camp Site under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349)” available in the website of Office of Licensing Authority. Particular attention should be drawn to the requirements of the site location as set out in paragraph 1.16 in the Guide; and
 - a new licence application of the operation of caravan camp at the Site by a different

applicant was received by his office on 21.9.2021. According to the latest proposal submitted by the applicant under the licence application, the layout and site area of holiday camp do not tally with those in the current planning application. Except caravans that are exempted under the Cap. 349C, applicant are reminded to include all caravans providing short-term sleeping accommodation into the licensing application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

220916-150458-41183

Reference Number:**提交限期**

07/10/2022

Deadline for submission:**提交日期及時間**

16/09/2022 15:04:58

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/859

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Lam Ka Hing

Name of person making this comment:**意見詳情****Details of the Comment :**

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

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A/YL-KTN/859 Fung Kat Heung Caravan Park / BBQ
06/10/2022 12:08

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

A/YL-KTN/859

Various Lots in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 7,056sq.m

Zoning: "Agriculture"

Applied use: 17 caravans / BBQ / Filling of Land / 20 Vehicle Parking

Dear TPB Members,

You approved Application 817, conditions yet to be fulfilled, despite a history of non compliance.

The applicant now proposes further filling of land

Filling of land is with an area of about 1,706m2 but total land filling 2,979sq.m as 1,273sq.m already paved

Application 817 - The area proposed to be filled, for site formation structures and circulation space, are kept to its minimal for the operation of the caravan holiday camp.

So additional filling of land but according to the application the number of caravans will increase from 15 to 17???

The application is on temporary basis which will not frustrate the long-term planning intention of the "AGR" zone. The applicant will reinstate the Site to an area suitable for agricultural use upon expiry of the planning permission

As this is a public document I will not mention the obvious response to this misleading statement so lets just say RIDICULOUS.

Unfortunately TPB members are townies and have very little knowledge of

agriculture. Once soil has been paved over it is no longer suitable for cultivation.

It is deplorable that this falsehood is not only trotted out but accepted without question by members multiple times every month when current studies suggest that soil sealing is **nearly irreversible**. Soil degradation can have disastrous effects such as landslides and floods, an increase in pollution, desertification and a decline in global food production.

In addition the paving over of local agriculture land is in direct conflict with policy initiatives and ignores serious issues like climate change and its impact on food supplies.

AGRICULTURE

(iii) as announced in the 2016 Policy Address, the Government would implement the New Agriculture Policy to facilitate the sustainable agricultural development in Hong Kong. Supportive measures would be implemented to enhance the competitiveness of local farms by facilitating enhancement in productivity and business viability

Agriculture land is zoned for growing produce not for recreational use. There are many thousands of sq.mts of land zoned Recreation for this specific purpose.

Approval of the application would result in direct encroachment of farmland and contravene the Government's effort in promoting sustainable development of local agriculture.

Mary Mulvihill

From: [REDACTED]

To: [REDACTED]

Date: Saturday, 5 March 2022 2:50 AM CST

Subject: Fwd: A/YL-KTN/817 Fung Kat Heung Caravan Park / BBQ

Approved 4.3.22 despite

In regards to the substantiated environmental complaint of water pollution from the Site, the applicant states that septic tank and soakaway pit system has been implemented for sewage treatment and its design and construction follow the requirements of Environmental Protection Department's (EPD's) 'Code of Practice

on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (ProPECC PNs) 5/93. Licensed collectors will be employed to collect and dispose of sewage regularly

the planning permissions for Application No. A/YLKTN/474 and 670 were revoked in August 2016 and August 2021 respectively due to noncompliance with approval conditions.

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 8 February 2022 3:08 AM CST
Subject: Re: A/YL-KTN/817 Fung Kat Heung Caravan Park / BBQ

Typo

Not only govt depts but also TPB members have a duty to take into consideration national policy and should reject this application that removes 6,000sq.mts of farmland from our already dwindling acreage

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 4 February 2022 1:44 AM CST
Subject: A/YL-KTN/817 Fung Kat Heung Caravan Park / BBQ

A/YL-KTN/817

Various Lots in D.D. 107, Kam Tin, Yuen Long

Site area : About 6,002sq.m

Zoning : "Agriculture"

Applied development : 15 Caravan Holiday Camp / BBQ / Canteen / 20 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So now the real intention is revealed. The Applicant is back with a larger footprint and the 772 'Hobby Farm' you approved and any pretense that at least some of the land would be used to produce crops has been ditched.

The applied use was generally not in conflict with the planning intention of the "Agriculture" ("AGR") zone and 50% of the application site (the Site) was proposed for farmland. According to the applicant, the caravan camp site occupying only about 3.4% of the Site was for providing overnight accommodation to the hobby farm users and the canteen was an ancillary facility to support the operation of the hobby farm.

Under this application most of the site would effectively be covered in one way or another, tents, canteen, parking.

There is also the issue of hygiene and the undetermined quantity of grey water, sewerage, etc that would be generated.

the applicant did not submit a proposal on disposal of waste/wastewater from the proposed ancillary canteen.

Note that to date conditions have not been fulfilled.

Some of the members in July did question the wisdom of allowing so much agricultural land to be cemented over and devoted to other uses. This is in fact contrary to the policies of the mainland government that productive land be used to produce food in line with self-determination and the need for China to be self-sufficient in food production. Apparently those government depts. that support other uses have not been reading the edicts and are behind the curve, as Hong Kong often is with regard to national policy objectives.

There are hundreds of acres of land zoned 'Recreation' that are being used for brownfield but could support operations like this.

Not only govt depts but also TPB members have a duty to take into consideration national policy and should reject this application that removes 6,00sq.mts of farmland from our already dwindling acreage. As going forward large swathes of AG will be rezoned for the Northern Metropolis farmland in those districts to be spared must be ring-fenced.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 18 June 2021 4:02 AM CST
Subject: A/YL-KTN/772 Fung Kat Heung Caravan Park

A/YL-KTN/772
Various Lots in D.D.107, Kam Tin, Yuen Long
Site area : About 5,525sq.m
Zoning : "Agriculture"
Applied use : Hobby Farm / 15 Caravan Holiday Camp / Canteen / **Filling of Land** / 17 Vehicle Parking

Dear TPB Members,

731 was withdrawn and Applicant is back with a bigger site
The filling of land is with an area of about **545m²** and depth of 0.2m

But actually 50% of the site would be rendered non arable via one use or another.

The lots are zoned for farming NOT recreation. There are issues of drainage, hygiene, etc.

Farm land should be used for growing produce in line with the policies set out by President Xi that China becomes more self-sufficient in food production.

Previous objections applicable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, October 28, 2020 2:21:06 AM
Subject: A/YL-KTN/731 Fung Kat Heung Caravan Park

A/YL-KTN/731
Lots 926 RP, 957 S.A to S.Z, 957 S.AA to S.AC and 957 RP in D.D. 107,
Fung Kat Heung, Kam Tin
Site area : About 3,993sq.m (2,359sq.m)
Zoning ; "Agriculture"
Applied use: Hobby Farm / 13 Caravans (5) / Eating Place / 16 Vehicle
Parking (6)

Dear TPB Members,

The area has been significantly increased, as have the number of caravans and parking. This calls into question:

*In view of the nature of the hobby farm, it would unlikely cause **significant adverse environmental, traffic or drainage impacts on the surroundings**. Approval conditions were recommended to address the technical concerns of relevant departments.*

It was also noted that the applicant would need to obtain a licence under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) before its operation.

Note that to date the conditions of previous approval have not been met, three extensions of time on record.

We are now in the Covid era with new priorities, like adequate toilets, hand

washing, drainage, etc.

It is difficult to see how Agriculture lots can be adapted to what is essentially guest house use.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, July 16, 2019 2:58:14 AM
Subject: A/YL-KTN/670 Kam Tin Hobby Farm
A/YL-KTN/670
Lots 913 RP (Part), 925 RP (Part) and 927 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
Site area : About 2,359m²
Zoning : "Agriculture"
Applied Use: Hobby Farm / 5 Years / 6 Vehicle Parking / 5 Caravans

Dear TPB Members,

With so many 'animal boarding establishments' and 'hobby farms' one has to question if there is any land left in this area for genuine farming?

This site is overlap with the Cow Cow Camp, Application 665 that appears to have lapsed.

Again 5 Years and has the appearance of being a defacto guest house with caravans on site.

Google map shows little in the line of agricultural activity but a lot of covered space.

Members questions please as some of the site is still arable land.

Previous objections relevant.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 6, 2019 2:40:07 AM
Subject: A/YL-KTN/665 Kam Tin Hobby Farm
Dear TPB Members,
This Hobby Farm/Caravan Park/16 Parking appears to be the Cow Cow

Camp. Very little information is available online re activities.
This application is for **5 years**.

There is considerable anxiety in the community re abuse of facilities like this as accommodation for visitors as opposed to recreational facilities for locals.

Can members please question the relevant licencing authorities with regard to the current status and conditions.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, May 2, 2016 1:58:27 AM
Subject: A/YL-KTN/520 Kam Tin Hobby Farm
Dear TPB Members,

Approval was granted for Hobby Farm on 7 August 2015. Presumably the applicant did not fulfill some of the conditions?

I would remind members that in the meantime the Chief Executive pledged in the 2016 Policy Address

126: The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.

TPB must play its part in ensuring that this policy is implemented by rejecting applications that do not promote genuine and sustainable agriculture use.

Hobby farms must provide toilets, parking, storage, etc. This use is not compatible with productive agriculture use that aims to provide good quality local produce from consumption.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, July 13, 2015 11:35:13 PM
Subject: A/YL-KTN/474 Kam Tin Hobby Farm

A/YL-KTN/474
Lots 926 RP and 957 in D.D. 107, Fung Kat Heung Road, Kam Tin, Yuen Long

Site area; About 3,885.00 m² Zoning; "Agriculture"
Applied Use/Development; Hobby Farm

Dear TPB Members,

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable. The land is divided up into small plots which, like small flats, have a higher value per square foot than a simple tract of genuine farm land.

This type of farming should be described as gardening and is merely property development under another name that encourages speculative, short-term investments that push farmers out of even rural land markets.

In line with previous TPB decisions 'The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis'.

I urge TPB members to turn down this application.

Mary Mulvihill

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Comments on the Section 16 Application No. A/YL-KTN/859

06/10/2022 13:23

From: "Kristy CHOW" <
To: <tpbpd@pland.gov.hk>
Cc: "Roy Ng" <roy@cahk.org.hk>
File Ref:

1 attachment



TPB20221006(KTN859).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Yours faithfully,
Chow Oi Chuen (Ms.)
Campaign Officer
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

6th October 2022

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/859

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

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

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9, the planning intention of agriculture zone *"is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention, especially the need to propose 24% of paved area. We do not think such plan is in line with the planning intention.

2. Adverse environmental impacts

4 planning applications, namely A/YL-KTN/520, A/YL-KTN/665, A/YL-KTN/772, and A/YL-KTN/817 have been approved with conditions at the proposed site. Comparing the existing application with the previous applications (see the table below), its development scale is larger, with larger site, more structures, parking spaces, higher maximum building height. We especially worry that the current paved area ratio is much higher than the previous applications. Paving too excessive materials such as concrete, brick, gravel on the existing farmland is largely incompatible with the subject site and its surrounding area.



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The Conservancy Association

Major Development Parameters	A/YL-KTN/520	A/YL-KTN/665	A/YL-KTN/772	A/YL-KTN/817	A/YL-KTN/859
Site Area	3,885 m ² (about)	3,885 m ² (about)	5,525 m ² (about)	6,002 m ² (about)	7,056 m ² (about)
Covered Area Ratio	12% (about)	12% (about)	12% (about)	15% (about)	18% (about)
Paved Area Ratio	11% (about)	11% (about)	10% (about)	22% (about)	24% (about)
Building Height	2.5m-3.8m	2.5m-3.8m	2.8m-4m	2.8m-4m	2.8m-4m
No. of structures	14 (reception and agriculture teaching Center, storage of agricultural tools and seeds, portable toilet, caravan camp)	14 (reception and agriculture teaching center, storage of agricultural tools and seeds, portable toilet, caravan camp)	23 (ancillary canteen, canteen kitchen, washroom, caretaker office, refreshment kiosk, agricultural education room, rain shelter (canopy) and caravan camp site)	32 (ancillary canteen, canteen kitchen, activity room, washroom, outdoor seating accommodation, guardroom, meter room, refreshment kiosk, rain shelter (canopy) and store room uses, and 15 caravans)	40 (23 structures for ancillary eating place, kitchen of eating place, activity room, washroom, outdoor seating shelter, guardroom, meter room, refreshment kiosk, rain shelter, site office and store room uses, and 17 caravans)
No. of Parking Spaces	15	16	17	20	20

Details above are extracted from Gist of A/YL-KTN/520, A/YL-KTN/665, A/YL-KTN/772, A/YL-KTN/817, A/YL-KTN/859

3. Undesirable precedent for similar applications

According to Statutory Planning Portal, we note that since 2015, 4 planning applications (Nos. A/YL-KTN/474, 520, 665, 772 and 817) have been submitted for temporary hobby farm or caravan holiday camp at the same site. However, none of them have been implemented until now.

- Application No. A/YL-KTN/474 was revoked in August 2018
- Application No. A/YL-KTN/520, after applying extension of time limit 8 times, was lapsed on May 2019
- Application No. A/YL-KTN/665, with the planning permission valid until 5 July 2022, has already been approved for extension of time limit 8 times. At this



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Since 1968

The Conservancy Association

moment, merely the approval condition on submission of fire service installations proposal has been complied with¹

- Class B Amendment – extension of time limit was approved for Application No. A/YL-KTN/772 and No. A/YL-KTN/817

With the above observation, we doubt that the project proponent is not able to fulfil the conditions mentioned by Town Planning Board (TPB), and demonstrates large departure from the proposed use on a temporary basis. We do not think further sympathetic consideration should be given or it would set undesirable precedent for similar applications in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

¹ Please refer to Section 5 Previous applications, RNTPC Paper No. A/YL-KTN/772
https://plandcss2-my.sharepoint.com/personal/tpbsubmission_pland_gov_hk/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Ftpbsubmission%5Fpland%5Fgov%5Fhk%2FDocuments%2FMeeting%20Folder%2FRNTPC%2FRNTPC%2D20210709%2FFSYL%2FA%5FYL%2DKTN%5F772%2FA%5FYL%5FKTN%5F772%5FMainpaper%2Epdf&parent=%2Fpersonal%2Ftpbsubmission%5Fpland%5Fgov%5Fhk%2FDocuments%2FMeeting%20Folder%2FRNTPC%2FRNTPC%2D20210709%2FFSYL%2FA%5FYL%2DKTN%5F772

