

2022年 11月 1 日

Appendix I of RNTPC
Paper No. A/YL-KTN/868

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

This is a copy of the application.
The applicant will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

16 NOV 2022

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

2202775 : 28/10 by hand

Form No. SI6-III 表格第 SI6-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/PL-KM/868
	Date Received 收到日期	16 NOV 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

FUN PARK LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) 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)	新界元朗錦田達吉鄉丈量約份第 107 約地段第 1234 號(部份)、第 1235 號(部份)、第 1236 號(部份)、第 1237 號(部份)及第 1240 號(部份) Lots 1234(Part), 1235(Part), 1236(Part), 1237(Part) and 1240(Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,658 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 148 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 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" 「農業」
(f) Current use(s) 現時用途	現時是空置的 (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之同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之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」[#]遞送要求同意書[&]

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 (DD/MM/YYYY)[#]
於 24/10/2022 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[#]
於 29/10/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他(請指明)

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

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

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp with Ancillary Facilities 擬議臨時度假營連附屬設施 (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	2510 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	148 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	0 sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	148 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	148 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)	
構築物1: 儲物室, 1層高, 約20平方米, 面積約20平方米, 高度不多於3米。	
構築物2,3,4,5: 洗手間, 1層高, 每個約10平方米, 總面積約40平方米, 高度不多於3米。	
構築物6: 辦公室及接待處, 1層高, 約40平方米, 面積約40平方米, 高度不多於3米。	
遮雨篷: 遮蔭用途, 面積約48平方米, 高度不多於3米。	
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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間

營運時間為每天上午9時至下午6時，包括公眾假期（通宵運作的帳篷露營活動除外）。

(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)) 申請地點可由水尾路經小路前往。
	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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	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"/>

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

7. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節

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

Ms Hermose Chong

Manager

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

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

27/10/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

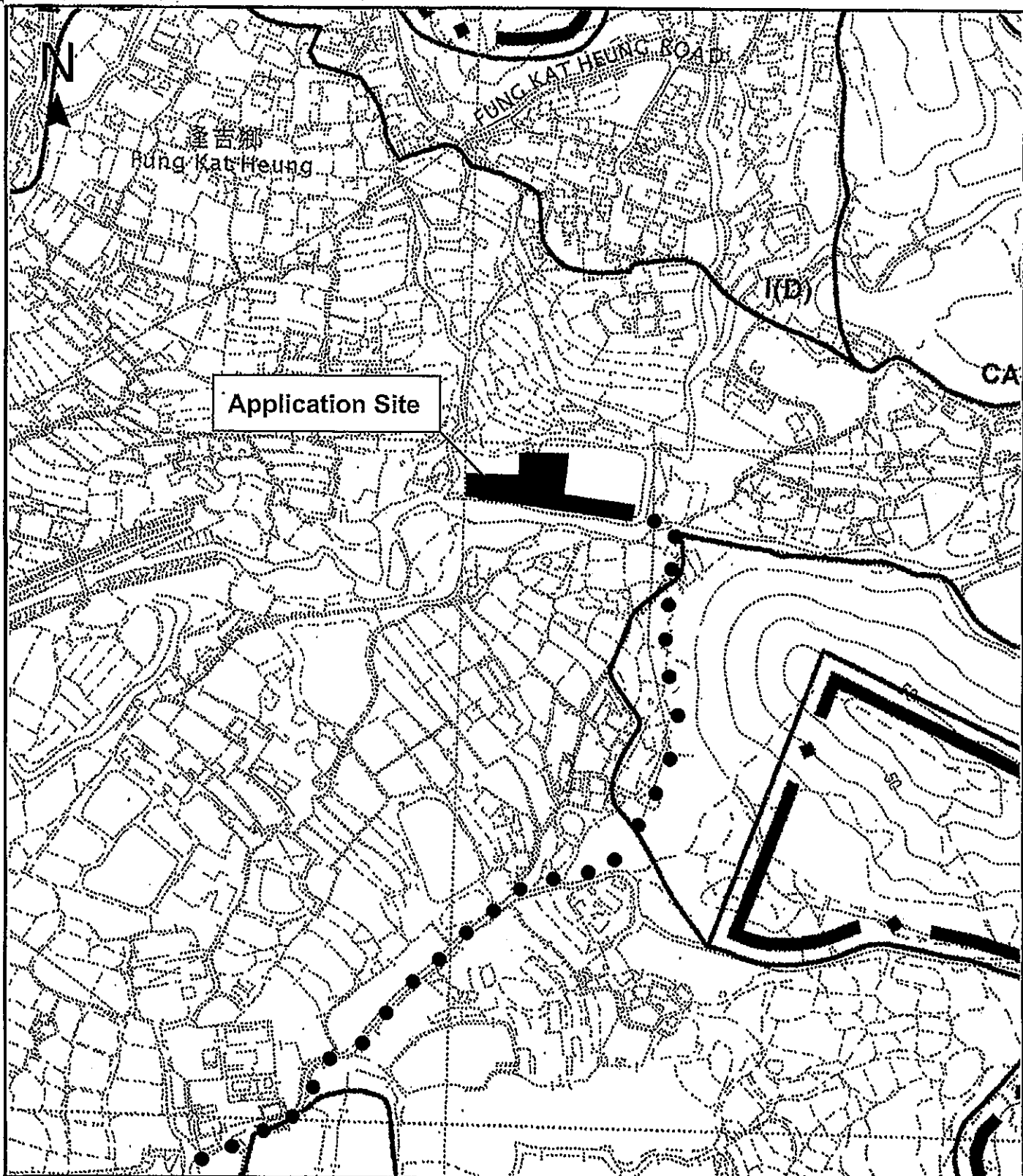
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗錦田達吉鄉丈量約份第 107 約地段第 1234 號 (部份)、第 1235 號 (部份)、第 1236 號 (部份)、第 1237 號 (部份) 及第 1240 號 (部份) Lots 1234(Part), 1235(Part), 1236(Part), 1237(Part) and 1240(Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2658 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp with Ancillary Facilities 擬議臨時度假營連附屬設施

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	148 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.056 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	5.57 % <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		0
	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)		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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)		0 0 0 0 0 0

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

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

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



Project 項目名稱:

Proposed Temporary Holiday Camp with Ancillary Facilities for a period of 3 Years at Lots 1234(Part), 1235(Part), 1236(Part), 1237(Part) and 1240(Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan

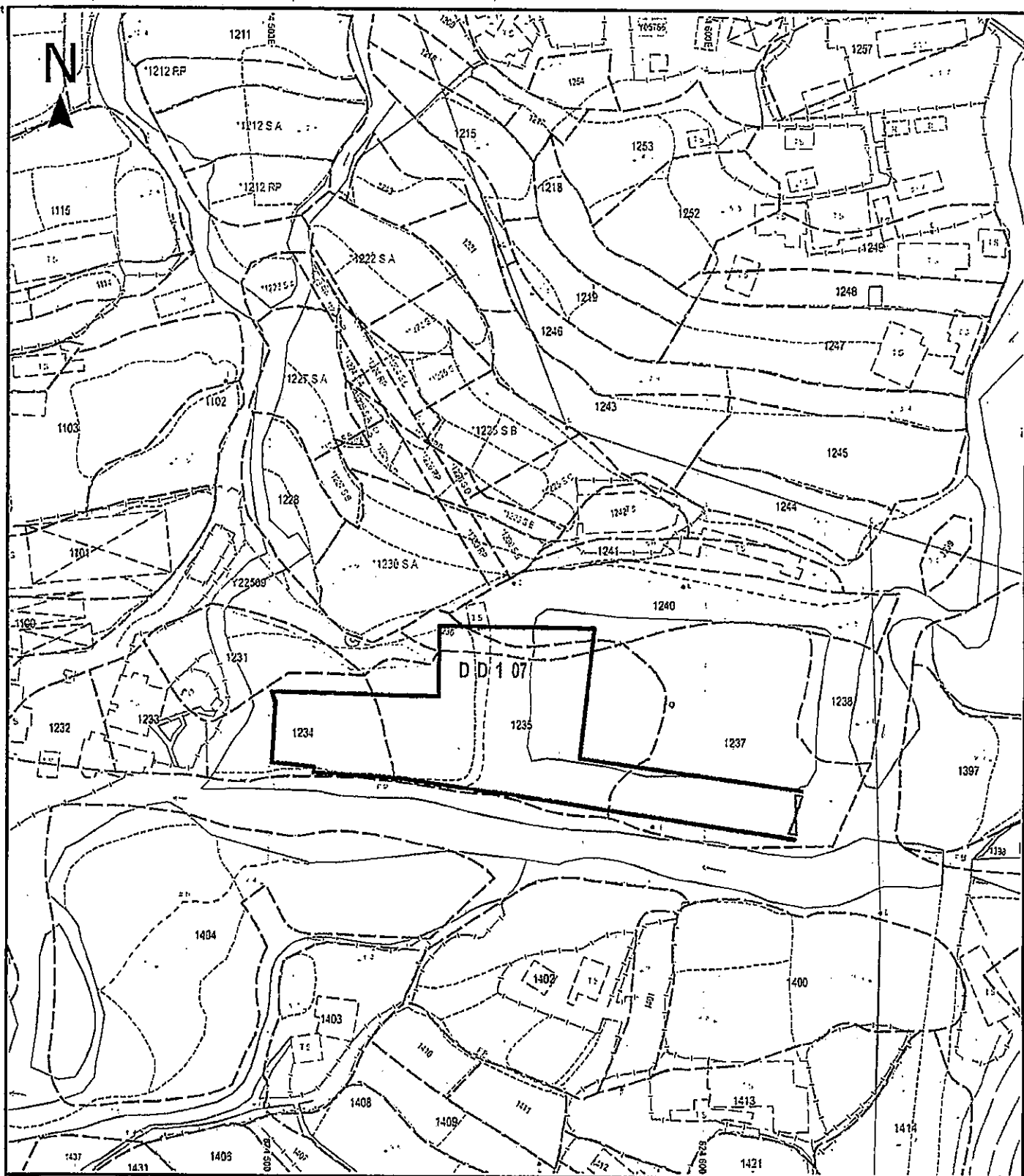


Remarks 備註:

●●● Vehicular access leading from Shui Mei Road

Drawing No. 圖號:

Scale 比例:



Project 項目名稱:

Proposed Temporary Holiday Camp with Ancillary Facilities for a period of 3 Years at Lots 1234(Part), 1235(Part), 1236(Part), 1237(Part) and 1240(Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

20221110

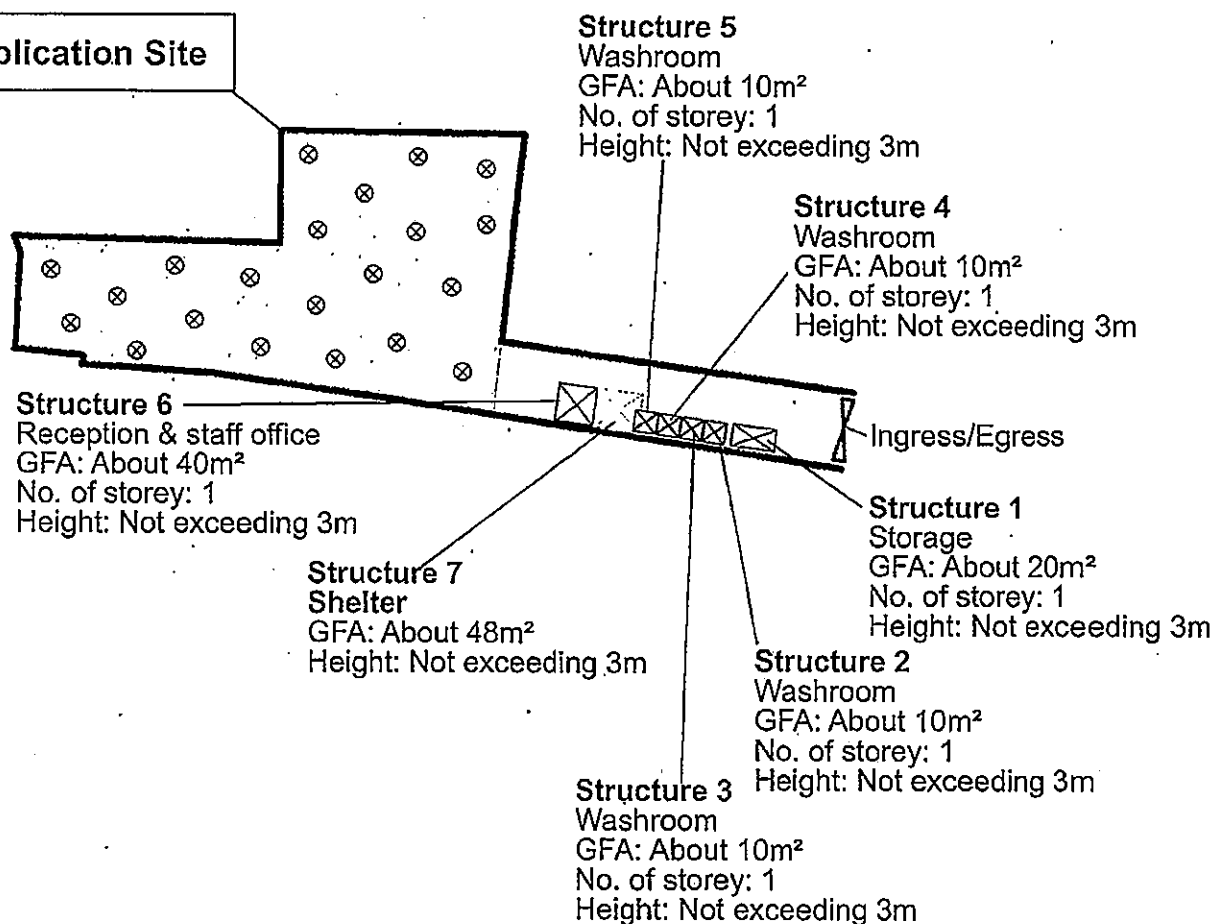


Remarks 備註:

Scale 比例:



Application Site



Project 項目名稱:

Proposed Temporary Holiday Camp with Ancillary Facilities for a period of 3 Years at Lots 1234(Part), 1235(Part), 1236(Part), 1237(Part) and 1240(Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20221110

Remarks 備註:

☒ Structure

☐ Shelter

⊗ Tent

▨ Camping area

Scale 比例:

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗錦田逢吉鄉丈量約份第 107 約地段第 1234 號
(部份)、第 1235 號(部份)、第 1236 號(部份)、第
1237 號(部份)及第 1240 號(部份)

擬議臨時度假營連附屬設施(為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
 2. 申請原因-----P.2
 3. 擬議發展計劃的各方面影響-----P.3-4
-

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗錦田逢吉鄉丈量約份第 107 約地段第 1234 號(部份)、第 1235 號(部份)、第 1236 號(部份)、第 1237 號(部份)及第 1240 號(部份)的規劃申請，擬在上述地段申請為期三年的臨時度假營連附屬設施。
2. 申請地點靠近尾逢路，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/9》上劃為「農業」用途。
3. 申請地盤面積為約 2,658 平方米，上蓋總面積為 148 平方米，露天地方面積為 2,510 平方米。
4. 申請地點將設有 6 個構築物和 1 個遮雨蓬，總樓面面積合共約 148 平方米。
5. 擬議發展不涉及填土工程，構築物主要是用臨時貨櫃擺放在現有硬地面上。
6. 擬議發展的度假營預計每天最多 3 名職員及 20 名訪客。
7. 申請地點不涉及任何泊車位。
8. 申請地點不涉及任何上落貨位置。
9. 擬議發展的營運時間為每天上午 9 時至下午 6 時，包括公眾假期(通宵運作的露營活動除外)。

申請原因

1. 申請地點是農業地帶，擬議用途為臨時度假營連附屬設施，將空置的農田重新利用成為「度假營」，並以靜態康樂為其主要用途。
2. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向，與周邊環境及用途協調。
3. 由於申請土地多年來已沒有耕種用途，擬議的發展用途不會引致土地用途不協調等問題，反而可好好地利用空置農田，使被棄置的農耕地恢復原有的自然特徵和地貌。
4. 擬議發展涉及 1 個遮雨蓬（約 48 平方米），四邊不會密封，主要用作乘涼遮蔭和歇腳用途。
5. 擬議發展不涉及填土工程，構築物主要是用臨時貨櫃擺放在現有硬地面上，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。
6. 城市規劃委員會曾批准申請地點附近的土地（規劃許可：A/YL-KTN/833 及 A/YL-KTN/850 等）作臨時度假營用途，因此申請人懇請城市規劃委員會對本申請作出相同的對待。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准以上地段作為期不超過三年的臨時度假營連附屬設施。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。

擬議申請涉及 6 個上蓋構築物及 1 個遮雨蓬，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的度假營入口

申請地點可從尾蓬路經小路前往，地區道路的闊度約 3 米，足夠讓私家車行駛，訪客可將私家車停泊在附近的鄉村停車場，然後步行前往度假營。

3. 環境方面

申請人會按照環保署對臨時露天度假營及上蓋的技術指引，將對周邊環境的影響減到最低。

4. 空氣方面

申請地點是一個臨時度假營，不會導致任何空氣污染。

5. 噪音方面

申請地點是一個臨時度假營，提供一個地點給市民享受田園樂趣，主要都是市民說話的聲音，不會導致噪音污染。

6. 排污方面

申請用途涉及洗手間，主要供職員及訪客使用，不會對外開放。申請人會按照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

7. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠；不會影響周邊環境。

8. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

9. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗錦田逢吉鄉丈量約份第 107 約地段第 1234 號(部份)、第 1235 號(部份)、第 1236 號(部份)、第 1237 號(部份)及第 1240 號(部份)作為期不超過三年的臨時度假營連附屬設施。

Planning Application No. A/YL-KTN/868

Table A: Responses to Departmental Comments (dated 19.12.2022)

	Departmental Comments	Responses
	Transport Department	
(a)	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Castle Peak Road – Tam Mi and the local access;	<p>擬議申請是臨時帳幕營地，而且不提供訪客車位，如訪客要前往，一般是乘坐小巴然後步行至營地，如他要駕車，可以把車輛停泊在附近的停車場（請看附圖），然後步行至申請地點（約 10 分鐘內）。</p> <p>至於上落貨活動，因不涉及售賣東西或提供服務，擬議申請極少需要進行上落貨，最多只是 1 星期 1 次，並在非繁忙時間進行。</p> <p>如果真的需要上落貨，申請人會在申請地點附近的停車場進行臨時上落貨活動，停車場距離申請地點約 10 分鐘步行距離，送貨司機會把車輛停泊在停車場，然後用手推車將貨物送到申請地點。</p> <p>每周不會有超過 1 輛車輛上落貨車輕進行上落貨。</p>
(b)	The applicant should provide nearest public transport services and indicate on the layout plan;	<p>訪客可以乘搭以下公共交通工具（新界區專線小巴）前往申請地點：</p> <p>603 元朗(鳳翔路)↔逢吉鄉：總站落車步行約 5 分鐘</p>
(c)	The applicant should note the local access between Castle Peak Road – Tam Mi and the site is not managed by his Department.	申請人知悉。

參考照片（停車場）



鄉村停車場 Car Park



步行距離：約 9-10 分鐘

參考照片（交通工具）



603元朗(鳳翔路) <---> 達吉鄉：總站落車步行約5分鐘



小巴站

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



規劃申請：A/YL-KTN/868的申述
09/01/2023 18:34

From: Chong Hermose
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "llyduen@pland.gov.hk" <llyduen@pland.gov.hk>

城規會/規劃處：

大家好。

有關規劃申請：A/YL-KTN/868

申請人現作出以下申述：

1. 申請人確保擬議申請不涉及任何填塘工程，申請人是按照現狀使用。
2. 申請人確保擬議申請不涉及任何填土工程（Land Filling），會把申請地點近門口位置的小石頭粒移除，改鋪草皮。
3. 申請人預計申請地點內每天不會有多於20個露營帳篷（Camping Tents）。

如有什麼問題，請隨時致電我，謝謝。

Ms Chong

**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
1	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 [revoked on 5.12.2021]
2	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]
3	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]
4	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
5	A/YL-KTN/823	Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	1.6.2022
6	A/YL-KTN/833	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	10.6.2022
7	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
8	A/YL-KTN/829	Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.9.2022
9	A/YL-KTN/850	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years	9.9.2022
10	A/YL-KTN/859	Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Filling of Land	28.10.2022
11	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.11.2022

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on 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 was no environmental complaint concerning the Site received in the past three years.

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 temporary structures, ponds, vacant lands, farmlands and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character. According to the site photos, the Site is fenced off, partly covered by lawn and partly hard paved. Some proposed temporary structures are erected. No existing tree is observed within the Site. Significant adverse impact on existing landscape resources arising from the proposed use 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. **Water Supplies**

Comments of the Chief Engineer/ Construction, Water Supplies Department (CE/C, WSD):

- 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; and Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - the lots owners will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
 - the applicant should be reminded to avoid polluting or disturbing the adjacent water course during operation (**Plan A-2**);
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - Shui Mei Road is not maintained by HyD;
 - his department shall not be responsible for the maintenance of any access connecting the Site and Sha Po Tsuen Road; and
 - adequate drainage measures should be provided to prevent surface water running from

the Site to the nearby public roads and drains;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

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

- the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; (ii) to avoid the use of public announcement system or any form of audio amplification system on the Site to minimize the potential noise nuisance on the surrounding area; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and (iv) to meet the statutory requirements under requirements under relevant pollution control ordinances;

(i) to note the comments of Chief Engineer/ Construction, Water Supplies Department (CE/C, WSD) that:

- for provision of water supply to the development, the applicant may need to extend his/ her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;

(j) 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)Rs] respectively;
- if the Site does not abut a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
- 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 BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed

building works in accordance with the BO;

- 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;
- 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)Rs; and
- detailed comments under the BO will be provided at the building plan submission stage; and

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

- proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
- if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.

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

參考編號

Reference Number:

221126-214700-88784

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

26/11/2022 21:47:00

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/868

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 關小姐

意見詳情

Details of the Comment :

此地申請為度假營。游客無間斷喧鬧聲甚影響村民的睡眠。半夜歌聲尖叫聲不斷。此地方左右有老人小孩。習慣了清淨的地方。何以因為一個新的地方規劃影響了村民幾十年的地方習慣。

2

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

參考編號

Reference Number:

221128-114234-74366

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

28/11/2022 11:42:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/868

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 何小姐

意見詳情

Details of the Comment :

你好，此地方聚集不少賭博唱歌等騷擾他人作息時間的酒肉人士。經常性地騷擾民居。望慎重。

3

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

221203-221523-07230

Reference Number:**提交限期**

16/12/2022

Deadline for submission:**提交日期及時間**

03/12/2022 22:15:23

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

A/YL-KTN/868

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

先生 Mr. 朱先生

Name of person making this comment:**意見詳情****Details of the Comment :****进行赌博行为。违规建筑小木屋，无牌木屋，夜晚夜夜笙歌到5，6点**

4

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

221203-232039-08913

提交限期**Deadline for submission:**

16/12/2022

提交日期及時間**Date and time of submission:**

03/12/2022 23:20:39

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/868

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss 关小姐

意見詳情**Details of the Comment :**

非法经营无牌木屋旅馆，按日出租。

5

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

221212-224046-11098

提交限期**Deadline for submission:**

16/12/2022

提交日期及時間**Date and time of submission:**

12/12/2022 22:40:46

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/868

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. 申

意見詳情**Details of the Comment :**

无牌经营旅馆，非法霸占土地

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



A/YL-KTN/868 DD 107 Fung Kat Heung Tent City

14/12/2022 02:33

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/868

Lots 1234 (Part), 1235 (Part), 1236 (Part), 1237 (Part) and 1240 (Part) in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 2,658sq.m

Zoning: "Agriculture"

Applied development: 21 Tent Holiday Camp / ??? Parking

Dear TPB Members,

Strong objections. No data provided with regard to the amount of land filling, tree felling, drainage, parking, etc.

Holiday Camp is the latest scam to cement over Agriculture land now that Hobby Farm and Animal Boarding have run out of steam.

As with these schemes, PlanD provides no data with regard to the market demand for holiday camps and the cumulative supply in the pipeline. In addition demand has been artificially distorted by the closure for long periods of government run camp sites. This has encouraged the provision of alternative sites. There have even been reports of people camping overnight at the West Kowloon Waterfront.

For Kam Tin DD 107 the following camp site projects have been approved or are going through the process. There are many more in other districts.

A/YL-KTN/772	Kam Tin
A/YL-KTN/817	Kam Tin, Mei Fung Road
A/YL-KTN/829	Shui Mei Tsuen, Kam Tin
A/YL-KTN/833	Kam Tin, Fung Kat Hung
A/YL-KTN/840	Kam Tin
A/YL-KTN/844	Kam Tin
A/YL-KTN/850	Kam Tin, Mei Fung Road
A/YL-KTN/859	Kam Tin

Members should request that PlanD provide a table showing the cumulative

applications, a map showing the locations and in addition a report with regard to the status with regard to fulfillment of conditions before the situation gets out of hand.

Mary Mulvihill

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A/YL-KTN/868

16/12/2022 10:05

From: "Cynthia Tung (Conservation)" <cynthiatung@wwf.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: "Tobi Lau (Local Biodiversity)" <tlau@wwf.org.hk>
File Ref:

1 attachment



s16 A_YL-KTN_868 20221216_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.

See attached file:

s16 A_YL-KTN_868 20221216_WWF.pdf

Thank you for your attention.

Yours faithfully,

Cynthia Tung

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



40 YEARS
OF ACTION FOR NATURE

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

16 December 2022

**Chairman and members
Town Planning Board**
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3
Years in "Agriculture" in Kam Tin North in Yuen Long (A/YL-KTN/868)**

WWF would like to lodge an objection to the captioned proposal.

Planning intention of "Agriculture" ("AGR") zoning

The application site of the captioned proposal falls within an area zoned "Agriculture" ("AGR") under Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9, the planning intention of which is *"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."*

The captioned proposal is not in line with the planning intention of "AGR" zoning.

Suspected unauthorised development and illegal land use

By comparing the location plan and site plan in the gist of the captioned application with satellite images retrieved from Google Earth, it seems likely that the affected areas detailed below match with the boundary of the application site.

Until at least February 2003, the application site [consisted of a pond and the remainder was covered with vegetation] (Fig 1). However, **by November 2013, the pond had been filled in and the majority of the application site devegetated**, leading to massive habitat

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生, SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧霞女士

義務律師：香港立信德業會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

destruction (Fig 2). By December 2013, the majority of the application site appeared concreted (Fig 3). Subsequently, the application site and its surrounding areas have been in various states of degradation (Figs 4 and 5). The latest available satellite image, taken in March 2022, shows the application site consisting of bare earth with minimal vegetation (Fig 6).

Throughout the years, the application site has been in various states of degradation. It does not appear to have been used for any of the uses under Column 1 for "AGR" zoning nor are we able to find any approved applications for the application site to be used for any of the uses under Column 2 for "AGR" zoning. In fact, from an internet search of the area, it appears the application site is currently being used as a campsite, trading under the name "Fun Park Campground" (Fig 7) which appears to be operated through an Instagram page with handle "funparkhk" (Fig 8).

We suspect a "destroy first, build later" approach has been adopted by degrading vegetation in order to obtain planning permission. We also query whether the applicant of the captioned proposal is connected in any way to existing campsite "Fun Park Campground" operated through the Instagram handle "funparkhk". If so, the Town Planning Board should not be seen to "legitimise" illegal structures or land use by approving the captioned proposal.

As we do not have knowledge of the current environmental situation at the application site, we would ask the Town Planning Board to request for relevant government authorities to check whether the captioned proposal is linked with unauthorised development and illegal land use since at least 2013. If so, we would ask the Town Planning Board to proactively deter such "destroy first, build later" planning applications so as to be consistent with the Government press release on 4 July 2011 which states that *"the [Town Planning] Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*¹.

¹ <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Undesirable precedent

Approval of this proposal would set an undesirable precedent for other similar applications, the cumulative effect of which would adversely impact the surrounding areas.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,
Cynthia Tung
Policy Analyst, WWF-Hong Kong

Fig 1 Aerial view of application site and vicinity as of 17 February 2003

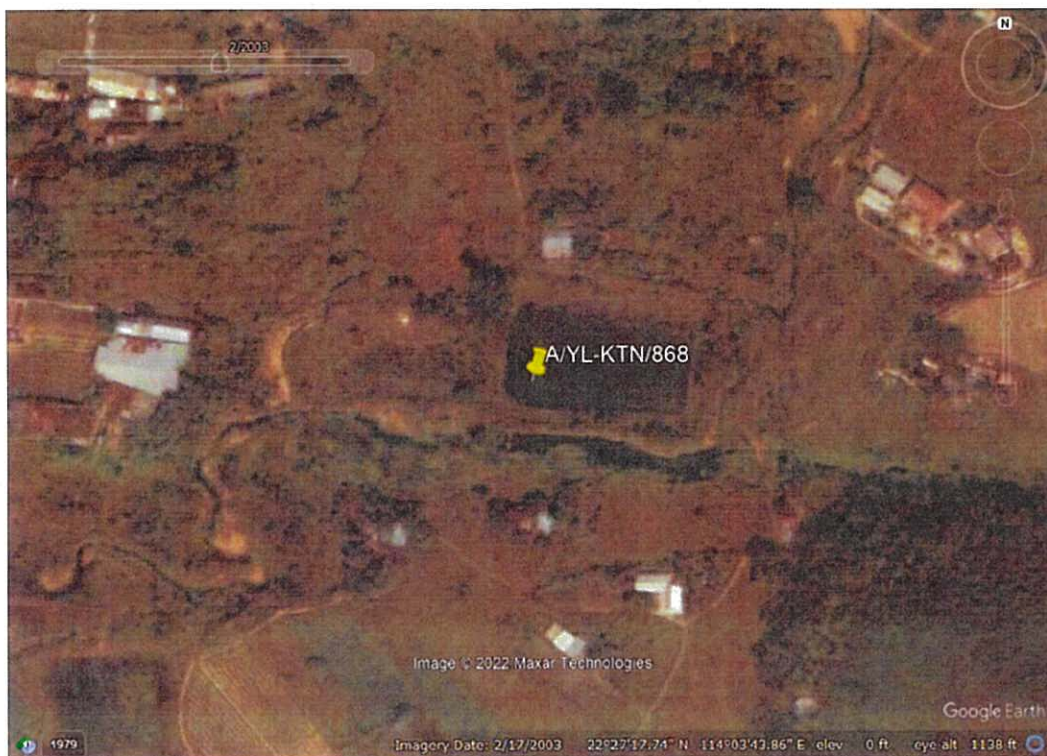


Image source: Google Earth (Accessed on 15 December 2022)

Fig 2 Aerial view of application site and vicinity as of 1 November 2013



Image source: Google Earth (Accessed on 15 December 2022)

Fig 3 Aerial view of application site and vicinity as of 19 December 2013



Image source: Google Earth (Accessed on 15 December 2022)

Fig 4 Aerial view of application site and vicinity as of 14 April 2015



Image source: Google Earth (Accessed on 15 December 2022)

Fig 5 Aerial view of application site and vicinity as of 24 July 2016



Image source: Google Earth (Accessed on 15 December 2022)

Fig 6 Aerial view of application site and vicinity as of March 2022



Image source: Google Earth (Accessed on 15 December 2022)

Fig 7 Google listing showing location of "Fun Park Campground" at the application site



Image source: Google Maps (Accessed on 15 December 2022)

Fig 8 Instagram page of "funparkhk"



Image source: <https://www.instagram.com/funparkhk/?hl=en> (Accessed on 15 December 2022)

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Comments on the Section 16 Application No. A/YL-KTN/868

16/12/2022 15:15

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

1 attachment



TPB20221216(KTN868).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association
T: 2728 6781
D: 2272 0303
F: 2728 5538

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)

This email is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.

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www.avast.com



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

16th December 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/868

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 Ting Kok Outline Zoning Plan (OZP) No. S/YL-KTN/9, the planning intention of AGR zone *"is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. However, all the proposed *Temporary Holiday Camp and Barbecue Site with ancillary facilities* are not related to agricultural purposes. We cannot see any details to justify how such plan would fulfill the planning intention of AGR zone.

2. Adverse environmental impacts

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

- No plans on land recovery: Various structures/uses, including 7 one-storey structures of not more than 3m in height, and site reception, office, toilet, storage and rain shelter uses, would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



長春社 Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

- Adverse sewage and waste impact: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. Besides, insufficient details are available to identify other sources of wastewater arising from operation, particularly potential oily wastewater from barbecue site and how these pollution sources would be treated. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

3. Undesirable precedent of “destroy first, build later”

According to the Google Earth aerial photos, this site has been subject to land formation and vegetation clearance (Figure 1-6) since 2013. Therefore we suspected that this is a case of “destroy first, build later”.

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

Yours faithfully,
Ng Hei Man
Campaign Manager
The Conservancy Association

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



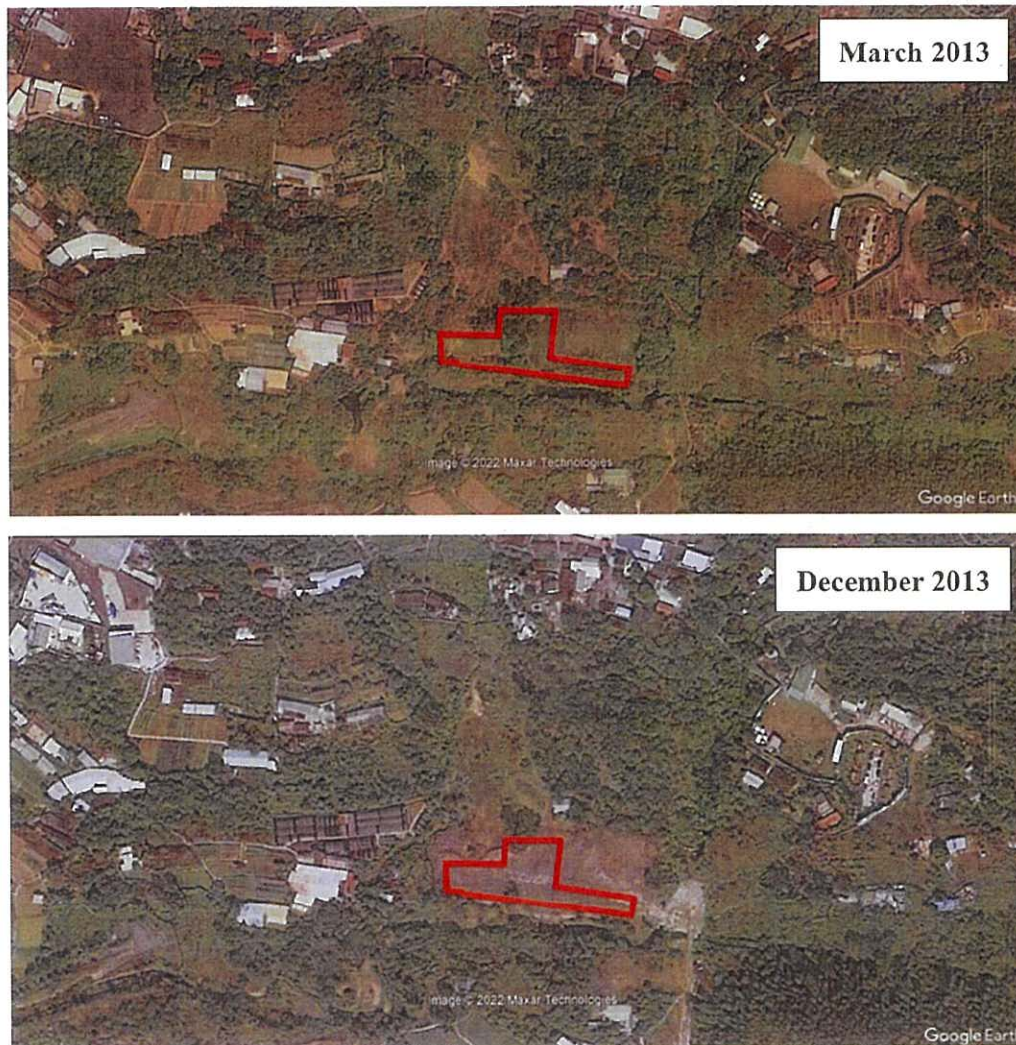
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會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
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Figure 1-6 According to the aerial photos from Google Earth, the application site (marked in red) has been subject to land formation and vegetation clearance since 2013





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HKBWS's comments on the planning application for the proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/868)

16/12/2022 17:43

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/868) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong

香港九龍荔枝角青山道532號偉基大廈7樓C室

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20221216_FungKatHeung_HolidayCamp_A_YL_KTN_868_HKBWS.pdf



Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

16 December 2022

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/868)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the "Agriculture" (AGR) zoning

- 1.1 The application site is located within the AGR zone, where the planning intention is *"to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. From Google Earth aerial photograph in 2020, there were farmlands and arable land at and near the application site (Figure 1). Therefore, we consider that the site has potential for farmland rehabilitation.
- 1.2 However, the **proposed holiday camp development will consist of 7 one-storey structures, reception, office, toilet, storage, etc. The construction of these facilities would lead to direct loss in arable land.** We considered the proposed development is not in line with the AGR zoning to retain land for agricultural purposes, and should be rejected.



2 Potential adverse sewage impacts

The map extracted from GeoInfo map illustrates the site is connecting with the existing watercourse and pond (Figure 2). Potential sewage impacts associated with the proposed development are uncertain and should not be overlooked. However, no information about the estimated number of visitors and the amount of sewage generated were provided. We are concerned the sewage would not be treated properly and pollute the connecting water bodies.

3 The Town Planning Board should not encourage “destroy first, build later”

From Google Earth aerial photographs, landscape changes including vegetation clearance, land and pond filling were seen at and around the application site between 2020 and 2021 (Figure 1). We suspected that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject this application.

4 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone from any development threats.

5 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to *“control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation*

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



value". We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD's mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

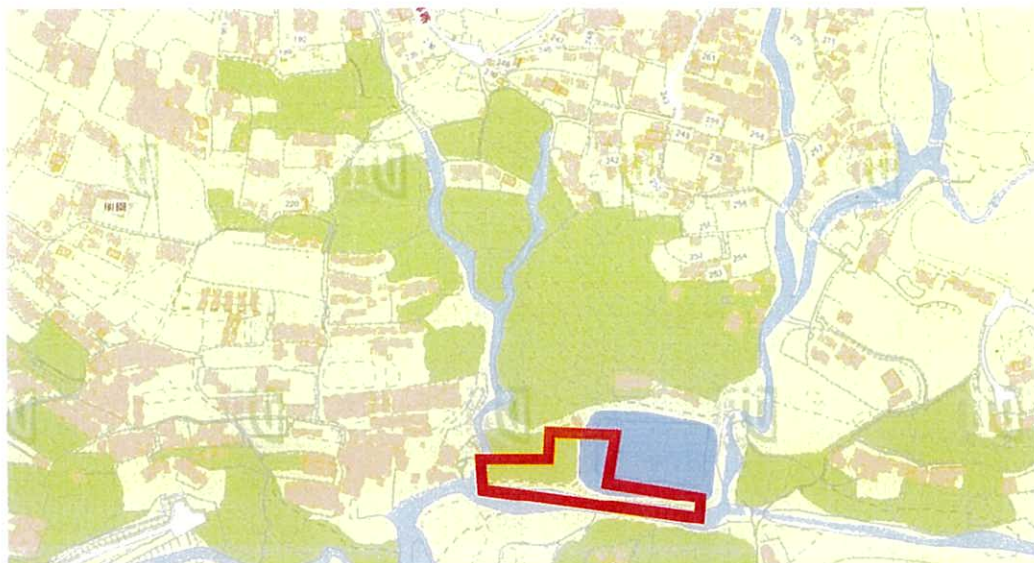
³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth aerial photographs show that there were farmlands and arable land at and near the application site (marked by red line) in 2020. Landscape changes including vegetation clearance, land and pond filling were seen at and around the application site between 2020 and 2021. We suspected that this is “destroy first, build later”.





Figure 2. The map extracted from GeoInfo map illustrates the watercourses and pond are connecting with the application site (marked by red line). Potential sewage impacts associated with the proposed development are uncertain and should not be overlooked.



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KFBG's comments on four planning applications

16/12/2022 17:41

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



221216 s16 KTN 869-870.pdf 221216 s16 KTN 868.pdf 221216 s16 TKL 711.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

16th December, 2022.

By email only

Dear Sir/ Madam,

Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years
(A/YL-KTN/868)

1. We refer to the captioned.
2. According to the information from the gist, there would be four structures for 'washroom' use. We urge the Board to liaise with relevant parties and/ or authorities as to how the sewage issue would be addressed and whether this issue would be appropriately monitored. We would also like to remind the Board that there is a watercourse adjacent to the site and the water from this watercourse drains into the ecologically sensitive Deep Bay Area eventually through the Kam Tin River system.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden