

This document is received on 17 APR 2023
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

2300901 3/4 by post

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	1176-KTN/911
	Date Received 收到日期	17 APR 2023

- 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)

TANG Tsz Ki 鄧子其

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)

NA 不適用

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 1505 RP (Part), 1506 RP and 1510 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1505號餘段(部分), 1506號餘段及1510號(部分)
(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 6,900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 72 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)	NA 不適用 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草圖編號 S/YL-KTN/10 DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵ 的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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
28/03/2023 (DD/MM/YYYY)[&]
於 28/03/2023 (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 28/03/2023 (DD/MM/YYYY)[&]
於 28/03/2023 (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，或有關係的鄉事委員會[&]

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	Temporary Holiday Camp with Ancillary Facilities For a period of 3 years and Filling of Land 臨時度假營連附屬設施 (為期3年) 及填土 (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	6,828sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	72sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	NA 不適用sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	72sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	72sq.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 Proposed Layout Plan.	
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	3
Motorcycle Parking Spaces 電單車車位	NA 不適用
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA 不適用
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA 不適用
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA 不適用
Others (Please Specify) 其他 (請列明)	NA 不適用
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA 不適用
Coach Spaces 旅遊巴士車位	NA 不適用
Light Goods Vehicle Spaces 輕型貨車車位	NA 不適用
Medium Goods Vehicle Spaces 中型貨車車位	NA 不適用
Heavy Goods Vehicle Spaces 重型貨車車位	NA 不適用
Others (Please Specify) 其他 (請列明)	NA 不適用

Proposed operating hours 擬議營運時間 廿四小時，星期一至日，包括公眾假期 24 hours, Monday to Sunday, including public holiday.			
(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)) 水尾路，轉到郊區小徑 Shui Mei Road, turn to local track	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 6,900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1.2 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？	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)</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>
--	--

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

請參考申請理由。

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

鄧子其

NA 不適用

Name in Block Letters
姓名（請以正楷填寫）Position (if applicable)
職位（如適用）Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Date 日期

30/03/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1505 RP (Part), 1506 RP and 1510 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1505號餘段(部分), 1506號餘段及1510號(部分)
Site area 地盤面積	6,900 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱草圖編號 S/YL-KTN/10 DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10
Zoning 地帶	農業 Agriculture
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	Temporary Holiday Camp with Ancillary Facilities For a period of 3 years and Filling of Land 臨時度假營連附屬設施(為期3年)及填土

(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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	72 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	1 % <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) _____ _____		3 PC: 3
	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) _____ _____		NA 不適用

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 type="checkbox"/>
Location Plan, Existing Vehicular Access 位置圖, 現有車輛通道圖		
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。

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 107 約地段 1505 號餘段(部分), 1506 號餘段及 1510 號(部分)
作為期三年的臨時度假營連附屬設施及填土之用途

- 申請地點的面積約為 6,900 平方米，根據錦田北分區計劃大綱草圖編號 S/YL-KTN/10，申請地點現時被規劃作「農業」地帶。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“度假營”開發申請仍然符合租約。
- 本擬議發展為臨時性質，不會進行大型工程，因此不會影響申請地點長遠待規劃意向。現場多年來已沒有進行任何耕種活動。可利用此土地作為市區和近郊的發展區的界限，並提供土地作靜態康樂場地。
- 根據錦田北分區計劃大綱草圖編號 S/YL-KTN/10 - 附表內「農業(AGR)」用途及規劃意向，該區域主要旨在保留和維護優質的農業用地/農場和恢復種植。擬議用途將提供高達 95% 的綠化面積。所有這些都屬於 AGR 區規劃意圖的概念，可以保留優質土地。同時，整個使用不會引起與周圍環境的重大不兼容。
- 填土面積為約 6,900 平方米，會採用適合耕種的泥土作填土物料，高度不會超過 1.2 米。填土原因是為了避免水浸風險及平整地面，而申請地點外已有渠道及自然溪流收集水流。
- 為應付本地居民因農地使用用途的變更而對戶外活動設施日益增長的需求，並為遊客開設戶外活動場所和配套設施，本人打算經營一個臨時度假營。擬議中的用途實現了與周圍環境的自然融合，打造香港生態營。該地段位於農村，遊客/當地人在享受農業後可以探索周圍的自然和古老元素，包括錦田樹屋及天后古廟等歷史文物。
- 在該地區保持簡單的生活文化並促進環保生活。提議的臨時度假營將為公眾提供更多與大自然保持聯繫的機會，並有助於在城市中形成一種慢生活的生活方式。

- 建議中的使用不會對該用地及周邊環境造成任何重大影響。此申請地點遠離市區，並可用公共交通工具直接前往，場地周圍主要是不會產生大量行人流量的鄉村型發展/農業用地，不會產生交通繁忙。
- 擬議度假營的營業時間為每日二十四小時，包括公眾假期。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，不會興建任何建築物，能顧及自然特色。
- 當場地發展後，貴委員會所定下的附帶條件能加強申請地點及周圍的綠化及集水效果，使整體視野變得美觀更令人舒服。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 地段 1505 號餘段(部分), 1506 號餘段及 1510 號(部分)作為期三年的臨時度假營連附屬設施及填土的用途。

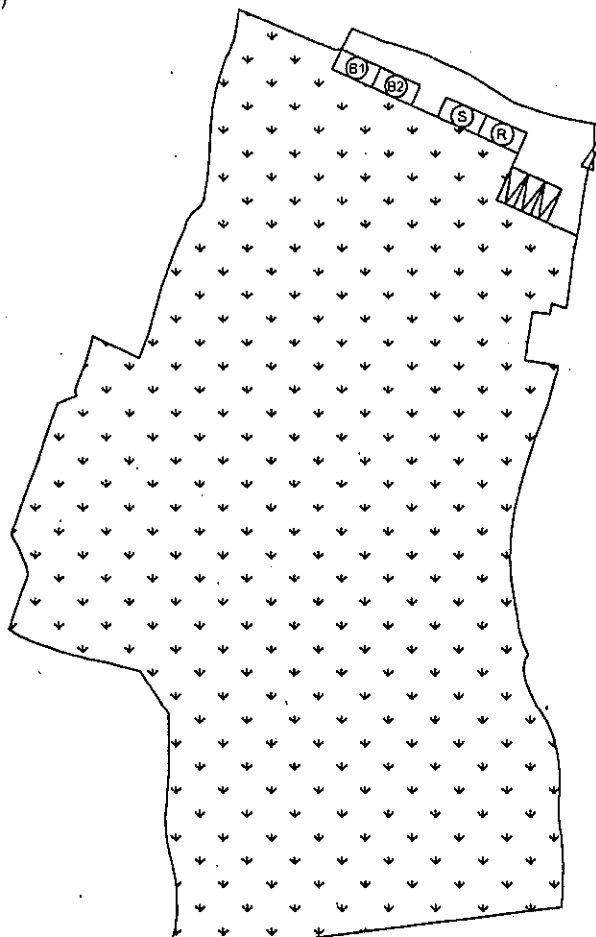
Proposed Structures Details:

Ancillary Restroom (Only 1-storey) (Map Legend: B)
 Dimension: 3m x 6m (About)
 Height: Not Exceeding 3.5m
 Unit(s): 2
 Non-Domestic GFA: 36m² (About)

Ancillary Reception (Only 1-storey) (Map Legend: R)
 Dimension: 3m x 6m (About)
 Height: Not Exceeding 3.5m
 Unit(s): 1
 Non-Domestic GFA: 18m² (About)

Ancillary Storage (Only 1-storey) (Map Legend: S)
 Dimension: 3m x 6m (About)
 Height: Not Exceeding 3.5m
 Unit(s): 1
 Non-Domestic GFA: 18m² (About)

Private Car Parking Space
 Dimension: 5m x 2.5m
 Unit(s): 3



Legend:

- Ingress/egress (Width: About 6m)
- Holiday Camp Area
- Proposed Structures
- Private Car Parking Space

Total Area: 6,900 m² (About)
 Covered Area: 72 m² (About)
 Uncovered Area: 6,828 m² (About)
 Non-Domestic GFA: 72 m² (About)
 Nos. of Proposed Structures: 4

Appendix 2

Location: DD 107 Lot 1505 RP (Part)
 DD 107 Lot 1506 RP
 DD 107 Lot 1510 (Part)

OZP: S/YL-KTN/10
 District: Kam Tin North
 Zoning: Agriculture

Date: 24 March 2023

Proposed Layout Plan

擬議佈局平面圖

擬議臨時度假營連附屬設施(為期3年)
 及填土工程

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

SCALE

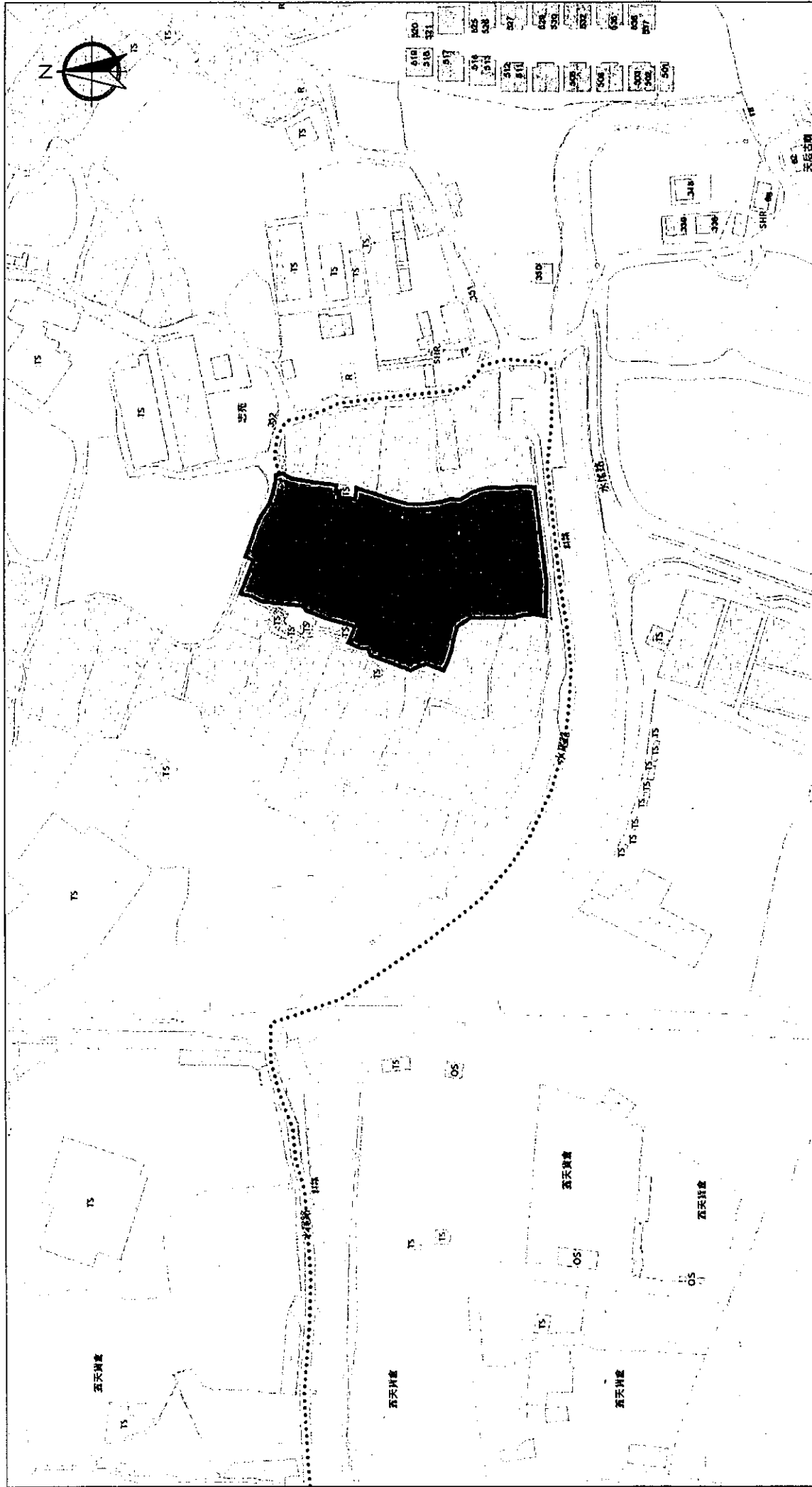
1:1000

@A4

For Identification Only

Drawing No

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 5th May 2022

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 107 Lot 150S RP (Part), 1506 RP and 1510 (Part)</p> <p>OZP: S/YL-KTN/10</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project</p> <p>Proposed Temporary Holiday Camp with Ancillary Facilities For a Period of 3 Years and Filling of Land</p>	<p>Width of Shui Mei Road:</p> <p>3-6m (About) with passing place</p> <p>Map Legend:</p> <p>..... Road Path</p> <p>—— Site Boundary</p>	<p>Drawing No.:</p> <p>3-01</p> <p>For Identification Only</p> <p>Date: 24/03/2023</p>
--	---	---	---	--

規劃署及城市規劃委員會：

有關規劃署對 A/YL-KTN/911 的查詢

收悉 貴署對 A/YL-KTN/911 申請的疑問，本人現書面回覆。

平整範圍為整個申請地點，平整面積為約 6,900 平方米，平整範圍請參考 Appendix 4。填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD +3.2 提高最多至大約 mPD +4.4，不會超出申請錦田北分區計劃大綱草圖編號 S/YL-KTN/10 所提及的厚度。

填土及平整物料方面，填土是為了平整申請地點，並已使用適合耕種的泥土作平整基礎，之後才用碎石作平整後的面層。如果使用沙或泥土作平整物料，則未能提供用碎石的好處。用碎石平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。有見及此，平整的範圍及大小已經營運所需最小。

平整範圍一共為約 6,900 平方米，當中約 6,564 平方米只會使用適合耕種的泥土作平整物料，其餘約 336 平方米會先用約 1 米厚適合耕種的泥土作填土物料，再使用不多於 0.2 米厚的碎石作平整後的面層物料。平整範圍及物料請參考 Appendix 4。

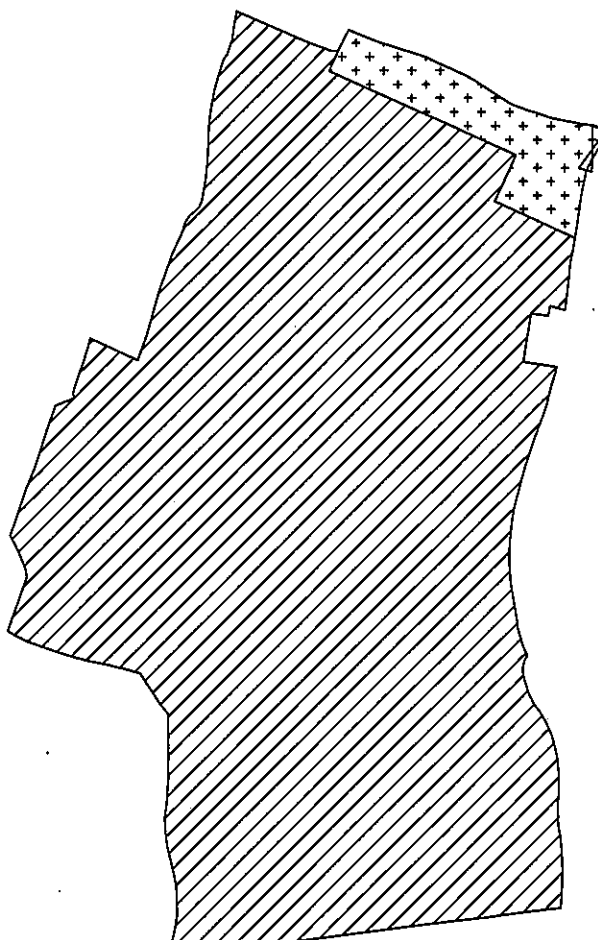
本人會在申請期完結後將鋪地的物料打碎並運走，不會為該地造成長遠影響，及定會確保泥土是適合耕種，防止影響本申請地點及附近的土壤。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人

鄧子其

二零二三年四月二十一日



Paved with soil only: About 6,564 m² (About 95%)

Paved with soil and cover with gravel: About 336 m² (About 5%)

* The area marked with line will be paved with soil not exceeding 1.2m in thickness which is suitable for cultivation.

* The area marked with cross will be paved with soil about 1m in thickness, then cover with gravel not exceeding 0.2m in thickness.

Legend:



Paved Area with soil which is suitable for cultivation 以適合耕種的泥土平整範圍



Paved Area with Gravel on top of soil 以碎石作面層，適合耕種的泥土作基礎

Appendix 4

Location: DD 107 Lot 1505 RP (Part)
DD 107 Lot 1506 RP
DD 107 Lot 1510 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 21 April 2023

Paved Area 平整位置圖

擬議臨時度假營連附屬設施(為期3年)
及填土工程

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

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

4-01

規劃署及城市規劃委員會：

有關規劃署對 A/YL-KTN/911 的查詢

收悉 貴署對 A/YL-KTN/911 申請的疑問，本人現書面回覆。

平整範圍為整個申請地點，平整面積為約 6,900 平方米，平整範圍請參考 Appendix 4。填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD +3.2 提高最多至大約 mPD +3.8，填土及平整的主要目的是提升申請地點的基準水平至申請地點西面的水平，同時避免申請地點水浸。

填土及平整物料方面，填土是為了平整申請地點，並已使用適合耕種的泥土作平整基礎，之後才用碎石作平整後的面層。如果使用沙或泥土作平整物料，則未能提供用碎石的好處。用碎石平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。有見及此，平整的範圍及大小已經營運所需最小。

平整範圍一共為約 6,900 平方米，當中約 6,564 平方米只會使用適合耕種的泥土作平整物料，其餘約 336 平方米會先用約 0.4 米厚適合耕種的泥土作填土物料，再使用不多於 0.2 米厚的碎石作平整後的面層物料。平整範圍及物料請參考 Appendix 4。

本人會在申請期完結後將鋪地的物料打碎並運走，不會為該地造成長遠影響，及定會確保泥土是適合耕種，防止影響本申請地點及附近的土壤。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧子其

二零二三年五月三十日

漁農自然護理署及城市規劃委員會：

有關對漁農自然護理署 A/YL-KTN/911 的疑問

收悉 貴署對 A/YL-KTN/911 申請的疑問，本人現書面回覆：

本人計劃將填土及活動的範圍離開渠道及自流溪流至少 1 米。此外，本人亦計劃在填土及活動的範圍邊加裝網，防止發生水土流失的情況，及避免污染附近的自流溪流及令渠道淤塞。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧子其

二零二三年五月三十日

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-KTN/911 的查詢

收悉 貴署對 A/YL-KTN/911 申請的疑問，本人現書面回覆。

本申請不會使用哨子及不需要使用任何擴音設備進行廣播，以免為附近環境差生不良影響。

度假營方面，本人計劃安排 3-4 個場內工作人員由早上十時至下午七時，負責安排出入營、清潔及保養場內草地。以 2 人為一組，預計平日可接待 15-20 組，星期六、日及公眾假期約有 25-30 組，因此本申請地點預計最多人數為 60 個，預計最多度假營數目為 30 個。少量的人流及靜態活動不會影響土壤及在附近棲息的動物，並符合對此區的規劃意向，不會帶來長遠或產生偏差的影響。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧子其

二零二三年五月三十日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/911 的查詢

收悉運輸署對 A/YL-KTN/911 申請的疑問，本人現書面回覆。

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0
08:00-09:00	0
09:00-10:00	0-1
10:00-11:00	0-3
11:00-12:00	0-3
12:00-13:00	0-3
13:00-14:00	0-3
14:00-15:00	0-3
15:00-16:00	0-3
16:00-17:00	0-3
17:00-18:00	0-3
18:00-19:00	0-3
19:00-20:00	0-1
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近水尾路大約的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛
06:00-07:00	5-10 輛

07:00-08:00	10-15 輛
08:00-09:00	15-20 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2023 年 1 月 3 日統計。

為了方便員工及外來使用人士駕車到本申請地點，現申請 1 個員工及 2 個外來使用人士（即有透過電話通知員工的客人）的停車位，共 3 個泊車位。使用本營地的人士需要透過電話通知員工，並不接受散客（即未有透過電話通知員工的客人），可以控制使用人次。因此，3 個車位已足夠此申請運作，包括職員及外來人士（即有透過電話通知員工的客人）的需求。

申請地點有道路連接，前往本申請地點途經水尾路，轉到郊區小徑前行大約 110 米到達申請地點。水尾路沿途道路約有 3-6 米闊，私家車有足夠的位置通過。申請地點的出入口約 6 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

在申請地點內有一個直徑超過 9 米的圓形空間，足夠讓車輛進行調遣的動作，不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

本申請地點能以的士及小巴到達，小巴路線 601 及 601B 號能到達申請地點附近，位置請參考 Appendix 3。

本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧子其

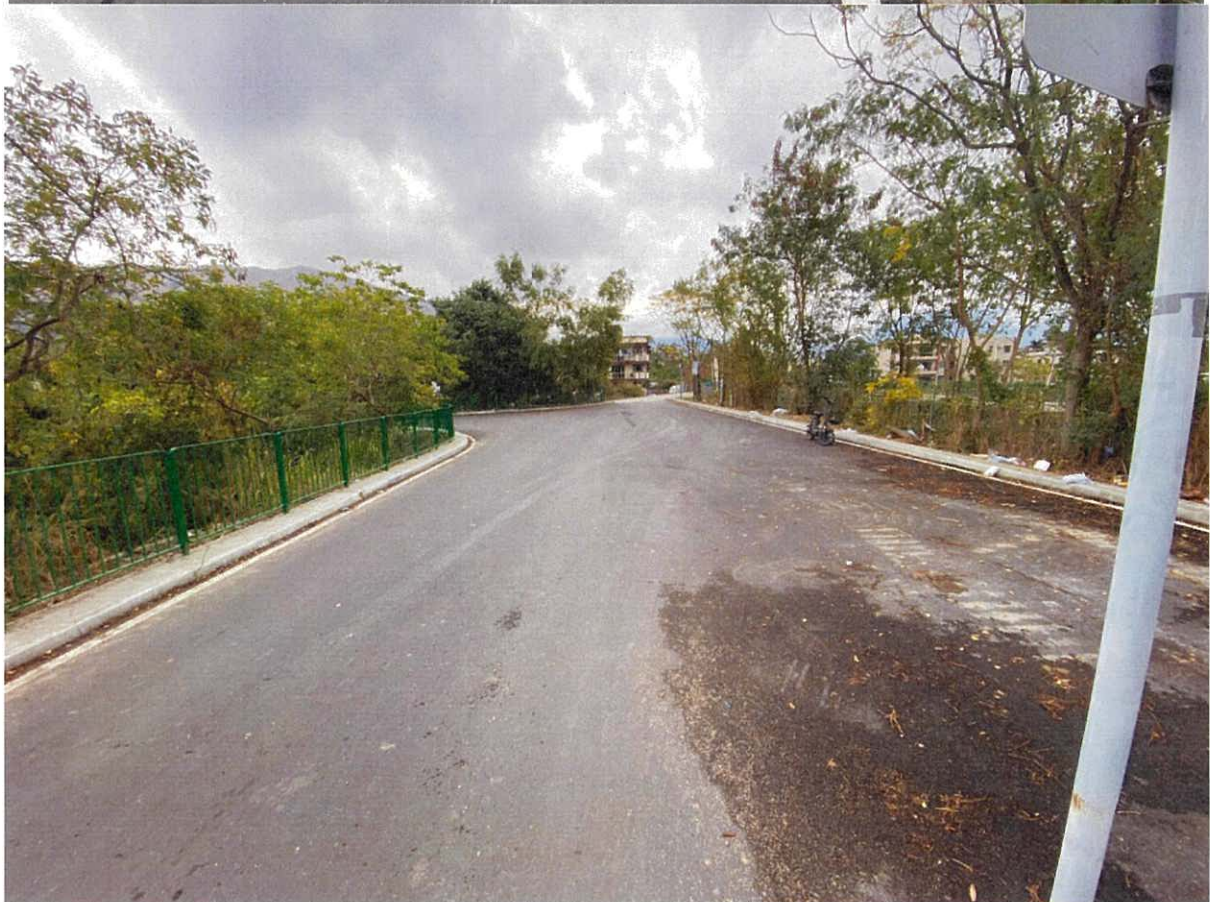
二零二三年五月三十日

道路相片：













Proposed Structures Details:

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

Dimension: 3m x 6m (About)

Height: Not Exceeding 3.5m

Unit(s): 2

Non-Domestic GFA: 36m² (About)

Ancillary Reception (Only 1-storey) (Map Legend: R)

Dimension: 3m x 6m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 18m² (About)

Ancillary Storage (Only 1-storey) (Map Legend: S)

Dimension: 3m x 6m (About)

Height: Not Exceeding 3.5m

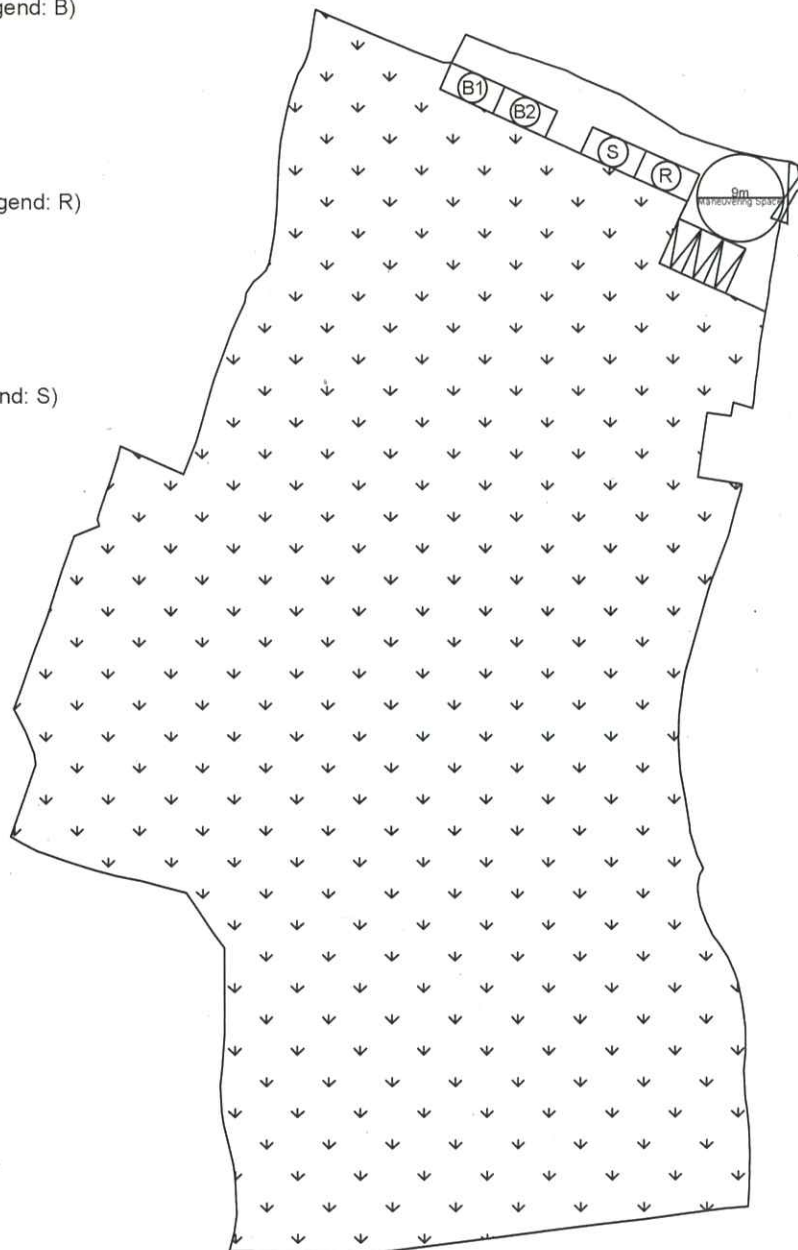
Unit(s): 1

Non-Domestic GFA: 18m² (About)

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 3



Legend:

-  Ingress/egress (Width: About 6m)
-  Holiday Camp Area
-  Proposed Structures
-  Private Car Parking Space

Total Area: 6,900 m² (About)

Covered Area: 72 m² (About)

Uncovered Area: 6,828 m² (About)

Non-Domestic GFA: 72 m² (About)

Nos. of Proposed Structures: 4

Appendix 2

Location: DD 107 Lot 1505 RP (Part)
DD 107 Lot 1506 RP
DD 107 Lot 1510 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 30 May 2023

Proposed Layout Plan

擬議佈局平面圖

擬議臨時度假營連附屬設施(為期3年)
及填土工程

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

SCALE

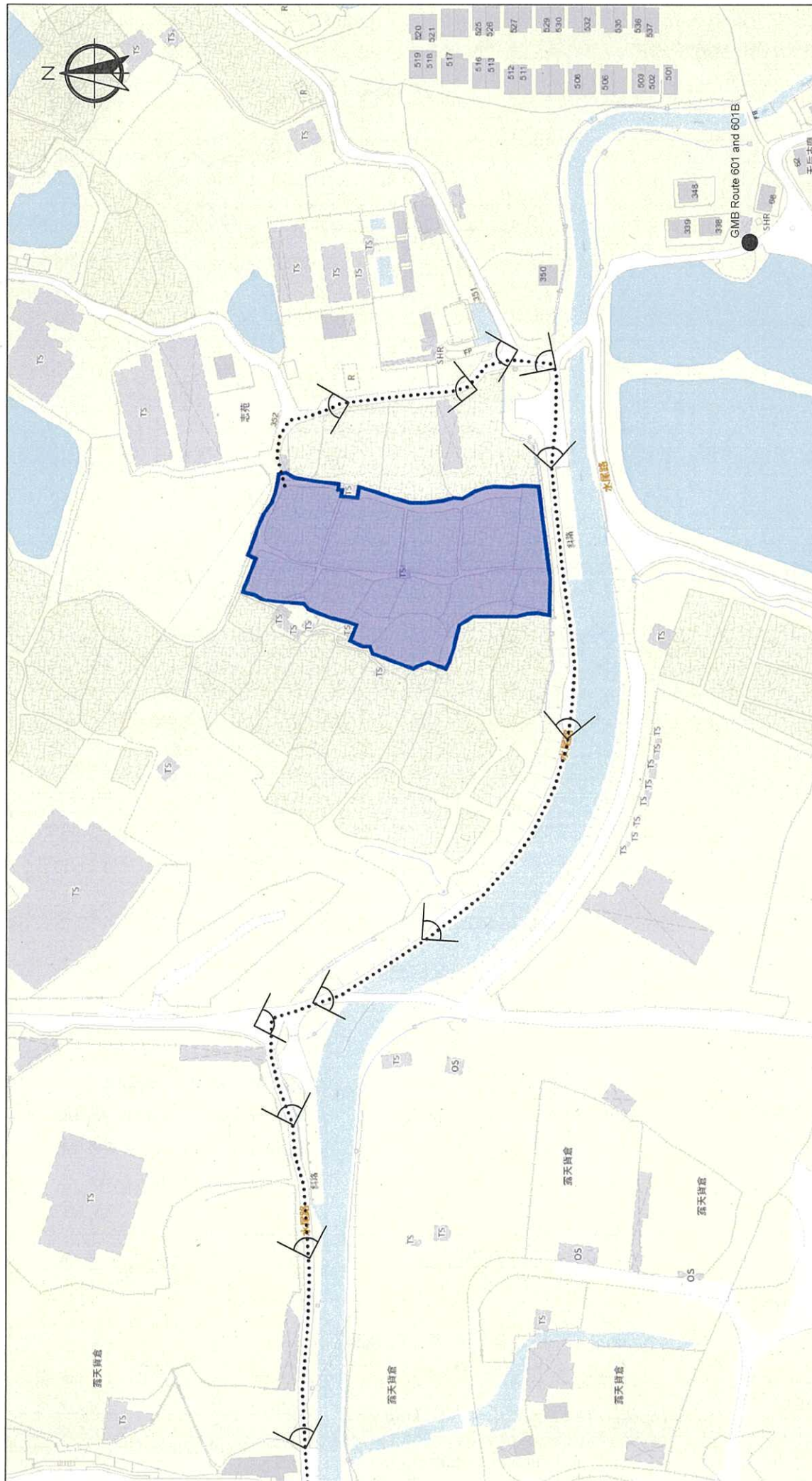
1:750

@A4

For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 5th May 2022

Appendix 3

Existing Vehicular Access

Location: D.D. 107 Lot 1505 RP (Part), 1506 RP and 1510 (Part)

OZP: S/YL-KTN/10

District: Kam Tin North

Zoning: Agriculture

Project:

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

Width of Shui Mei Road:
3-6m (About) with passing place

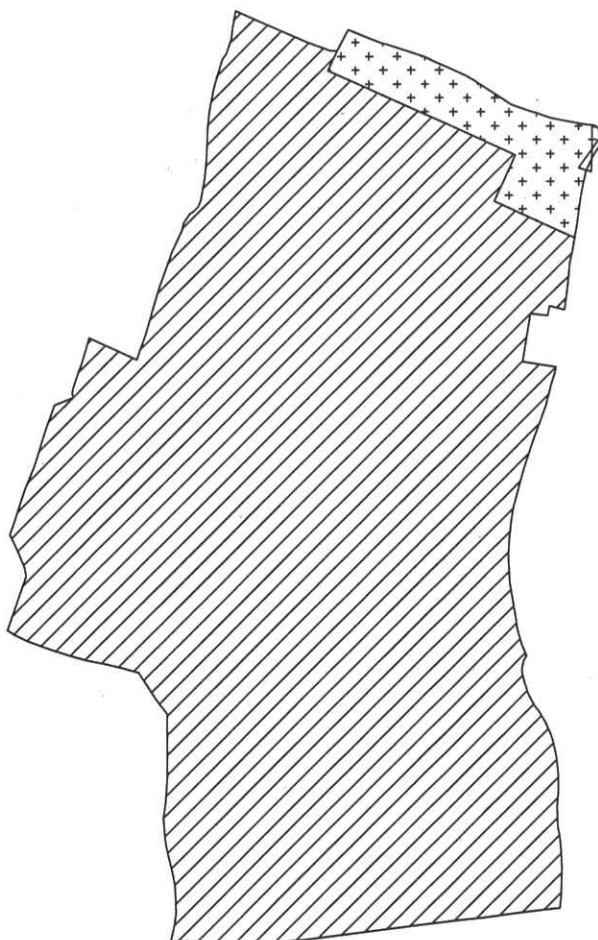
Map Legend:

- Road Path
- Site Boundary
- Viewing Point

Drawing No.:
3-01

For Identification Only

Date: 30/05/2023



Paved with soil only: About 6,564 m² (About 95%)

Paved with soil and cover with gravel: About 336 m² (About 5%)

* The area marked with line will be paved with soil not exceeding 0.6m in thickness which is suitable for cultivation.

* The area marked with cross will be paved with soil about 0.4m in thickness, then cover with gravel not exceeding 0.2m in thickness.

Legend:



Paved Area with soil which is suitable for cultivation 以適合耕種的泥土平整範圍



Paved Area with Gravel on top of soil 以碎石作面層，適合耕種的泥土作基礎

Appendix 4

Location: DD 107 Lot 1505 RP (Part)
DD 107 Lot 1506 RP
DD 107 Lot 1510 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 30 May 2023

Paved Area

平整位置圖

擬議臨時度假營連附屬設施(為期3年)
及填土工程

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

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

4-01

規劃署及城市規劃委員會：

有關規劃署對 A/YL-KTN/911 的查詢

收悉 貴署對 A/YL-KTN/911 申請的疑問，本人現書面回覆。

擬議用途的營業時間為每日二十四小時，包括公眾假期。本人計劃安排 3-4 個場內工作人員由早上十時至下午七時，負責安排出入營、清潔及保養場內草地。

申請地點及其用途不會提供任何食物給使用人士，所有食物均由使用人士自行準備。

垃圾及廚餘處理方面，雖然鄉村未有非常完善的回收及垃圾收集站，但本申請地點的營運會盡力回收廢物。首先，會要求使用人士帶走自己產生的垃圾。此外，安排員工每日清理申請地點，並將垃圾及廚餘運送到最近的垃圾站，而可回收及乾淨的垃圾便會定期安排車輛運到回收站，為環保出力。本申請不會提供煮食用具給使用人士(包括休閒農場會興度假營)，減少廚餘及對附近環境的影響。

希望此附加文件能釋除 貴署的隱憂，並獲 貴署支持本申請。

申請人
鄧子其

二零二三年八月十二日

規劃署及城市規劃委員會：

有關規劃署對 A/YL-KTN/911 的查詢

收悉 貴署對 A/YL-KTN/911 申請的疑問，本人現書面回覆。

現時申請範圍內的為有水的小坑(水氹)，並不是水塘或水池。

希望此附加文件能釋除 貴署的隱憂，並獲 貴署支持本申請。

申請人

鄧子其

二零二三年八月二十一日

Previous s.16 Applications

Approved Applications

	Application No.	Use / Development	Date of Consideration
1.	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [Revoked on 3.2.2019]
2.	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [Revoked on 4.11.2021]

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

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 5 Years	5.7.2019 [Revoked on 5.12.2021]
2.	A/YL-KTN/693	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020 [Revoked on 15.6.2022]
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 and Filling of Land	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/826	Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years	9.9.2022
6.	A/YL-KTN/829	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.9.2022
7.	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
8.	A/YL-KTN/844	Temporary Place of Recreation, Sports or Culture (Hobby Farm, Pawning Ground, Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	12.8.2022

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

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;
- the application site (the Site) comprises Old Scheduled 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.

2. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no objection to the application.

3. 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;
- according to his record, the drainage proposal of the previous planning application No. A/YL-KTN/666 has not yet been accepted; and
- should the application be approved, the applicant is required to submit a drainage proposal and implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

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

- no objection in-principle to the application subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

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

6. **Landscape**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the site is located in a rural inland plains landscape character comprising vacant lands, farmlands, ponds, open storage, temporary structures and residential buildings within the "Comprehensive Development Area" zone in the northwest. The site is vacant without significant landscape resources; and
- significant adverse impact on the landscape character and landscape resources arising from the proposed use is not anticipated.

7. **Building Matters**

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

8. **District Officer's Comments**

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

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

9. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lots owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - Shui Mei Road is not maintained by HyD;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised: (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” to minimise any potential environmental nuisance; (ii) to avoid the use of public announcement system or any form of audio amplification system on the site to minimise the potential noise nuisance on the surrounding area; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by Environmental

Protection Department” including completion of percolation test and certification by Authorized Person; and (iv) to meet the statutory requirements under relevant pollution control ordinances;

- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and
 - if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. Please also be reminded that the operation of the food business 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.
- (g) to note the comments of the Director of Fire Services (D of FS) 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;
 - (ii) the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) licensing requirement would be formulated upon receipt of formal application via the licensing authority; and
 - the applicant shall be reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief 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; and
- (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;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. 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 office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-KTN/911 DD 107 Shui Mei Tsuen Tent City

16/05/2023 21:57

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/911

Lots 1505 RP (Part), 1506 RP and 1510 (Part) in D.D. 107, Kam Tin North

Site area: About 6,900sq.m

Zoning : "Agriculture"

Applied use: Holiday Camp / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

840 withdrawn. This application is similar, but with 3 vehicle parking. The applicant proposes to fill in the entire site with gravel that would render it unfit for farming.

The filling of land is with an area of about 6,900m2 and depth of about 1.2m. 3 private car parking spaces will be provided at the Site.

Previous objections valid and upheld. Approval of this application would cast serious doubt on the integrity of the board.

Members should request to see images of the current conditions of the lots.

Mary Mulvihill

From:

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

Date: Sunday, 26 June 2022 3:16 AM CST

Subject: A/YL-KTN/840 DD 107 Shui Mei Tsuen Tent City

A/YL-KTN/840

Lots 1505 RP (Part), 1506 RP and 1510 (Part), in D.D. 107, Kam Tin North

Site area : About 6,900sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / Holiday Camp / Filling of Land / No parking spaces and loading/unloading spaces will be provided at the Site

Dear TPB Members,

If you even consider this plan there is serious concern with regard to the function of TPB.

The lots on the right were approved for Hobby Farm under Application 666 despite a history of failure to comply with conditions on 4 Oct 2019.

Revoked on 4 November 2021:

(d) the submission of a drainage proposal within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.1.2020;

(e) in relation to (d) above, the implementation of the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.4.2020;

(h) in relation to (g) above, the implementation of the fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.4.202

But the land owner knows how lax the system is and has the audacity to propose now that it develop a hobby farm and a holiday camp.

Note no mention of how many tents/number of visitors.

No mention of toilets / water supply / cooking facilities

No vehicle parking despite the fact that portaloos have to be serviced

In addition members must consider the implications of filling in and converting large tracts of Agriculture land when the world is facing great uncertainties with regard to food supply the immediate future. President Xi has mandated that arable land should be used in order to ensure that China can feed its own population. Every patriotic land owner should be complying with his agenda and the government has a duty to implement state policy.

Previous objections valid and upheld. Exploitation of farmland can no longer be tolerated.

Mary Mulvihill

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

Dear TPB Members,

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

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

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 5, 2018 2:20:43 AM
Subject: A/YL-KTN/609 and 610 DD 107 Shui Mei Tsuen
A/YL-KTN/609
Lot 1505 RP in D.D. 107, Shui Mei Tsuen, Kam Tin
Site area: 4,111.3m²
Zoning : "Agriculture"
Applied Use : Hobby Farm / 5 Vehicle Parking

A/YL-KTN/610
Lot 1750A2 RP in D.D. 107, Shui Mei Tsuen, Kam Tin
Site area : 2,340.2m²
Zoning : "Agriculture"
Applied Use : Hobby Farm / No Parking

Dear TPB Members,

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

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

basis.

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

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

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

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

Mary Mulvihill

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



Comments on the Section 16 Application No. AYL-KTN/911
15/05/2023 16:10

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

1 attachment



TPB20230515(KTN911).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

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



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
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

15th May 2023

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/911

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

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

According to the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, 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"*.

Even though the applicant claims that 95% of the site would be paved with soil which is suitable for cultivation, the proposed holiday camp use indeed covers the entire site. With proliferation of camping activities in the site in future, it is doubtful that the quality of agricultural land can still be maintained properly. Therefore, we do not think such plan is in line with the planning intention.

2. Adverse environmental impacts

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



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
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

- Lacking details of plans on land recovery: Although the applicant stated that paved materials would be broken up and transported away from the site, the applicant did not provide further details on how to reinstate the site to *“arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*.
- Sewage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We especially worry that leaking of human sewage can cause serious environmental and hygiene problems.
- Potential adverse drainage impact: we worry that the proposed land filling activity would largely change the hydrology of the site, and such change would not only affect the adjacent agricultural land but also village settlement and other temporary uses. For example, the applicant does not provide any information to justify that overland flow from adjacent area would not be disrupted by the proposed land filling activity. Connection details to the adjacent channel near Shui Mei Road outside the site is also unknown in this stage.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

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

This site has been subject to land formation and vegetation clearance (Figure 1-4) since October 2022. It is suspected that this is a case of “destroy first, build later” (Figure 1-4).

Planning Department and members of 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”*



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
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

*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,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

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



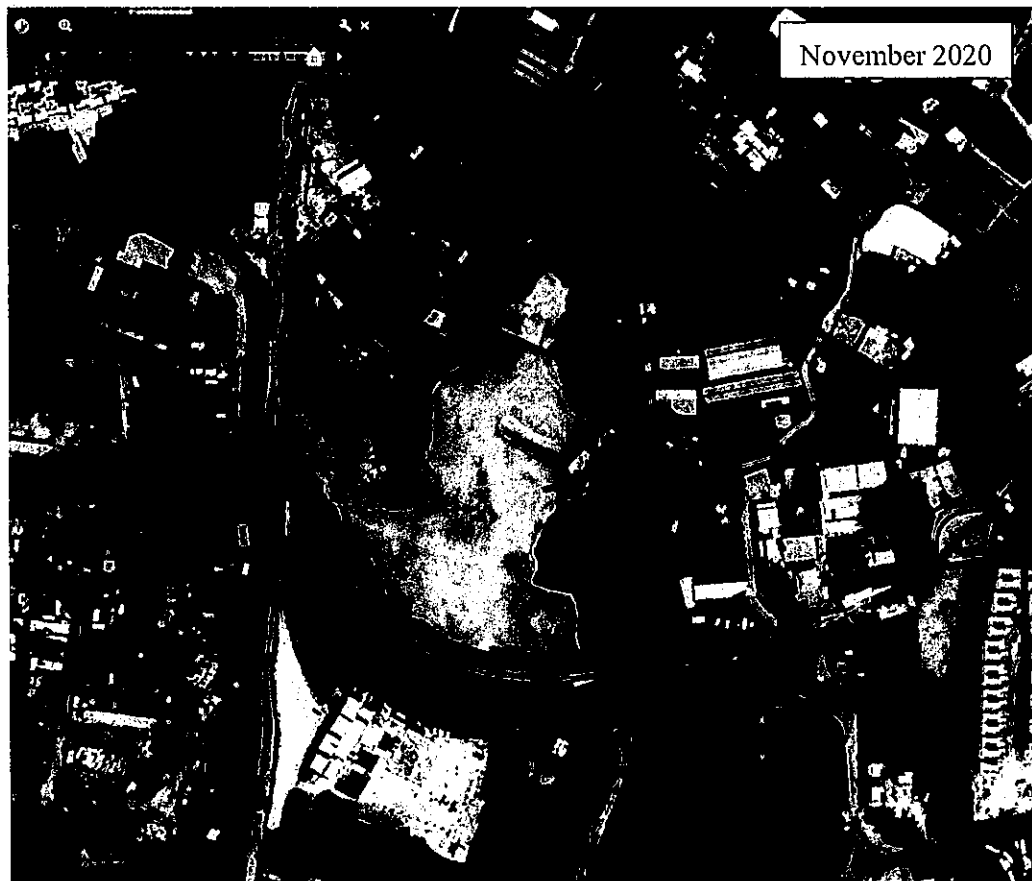
長春社 Since 1968

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
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

Figure 1-4 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance since October 2022. It is suspected that this is a case of “destroy first, build later”





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
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk



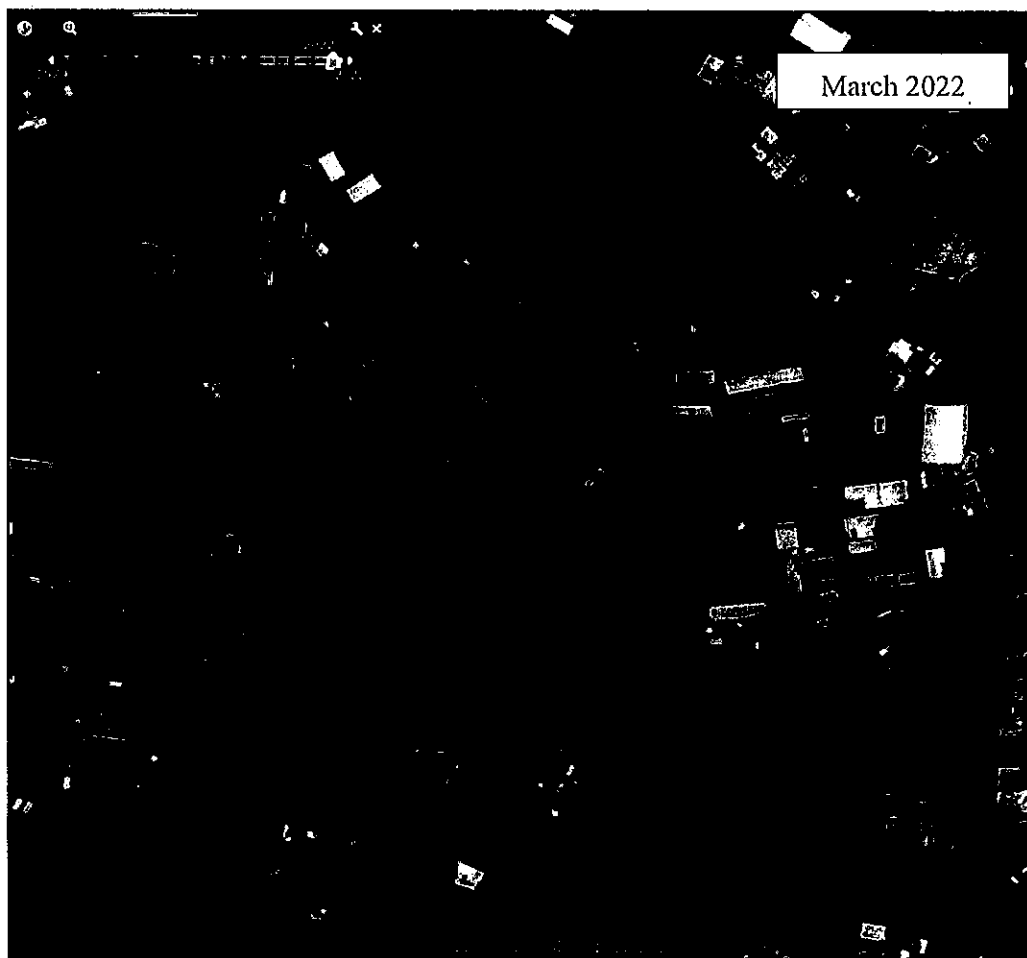


長春社 Since 1968

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
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk



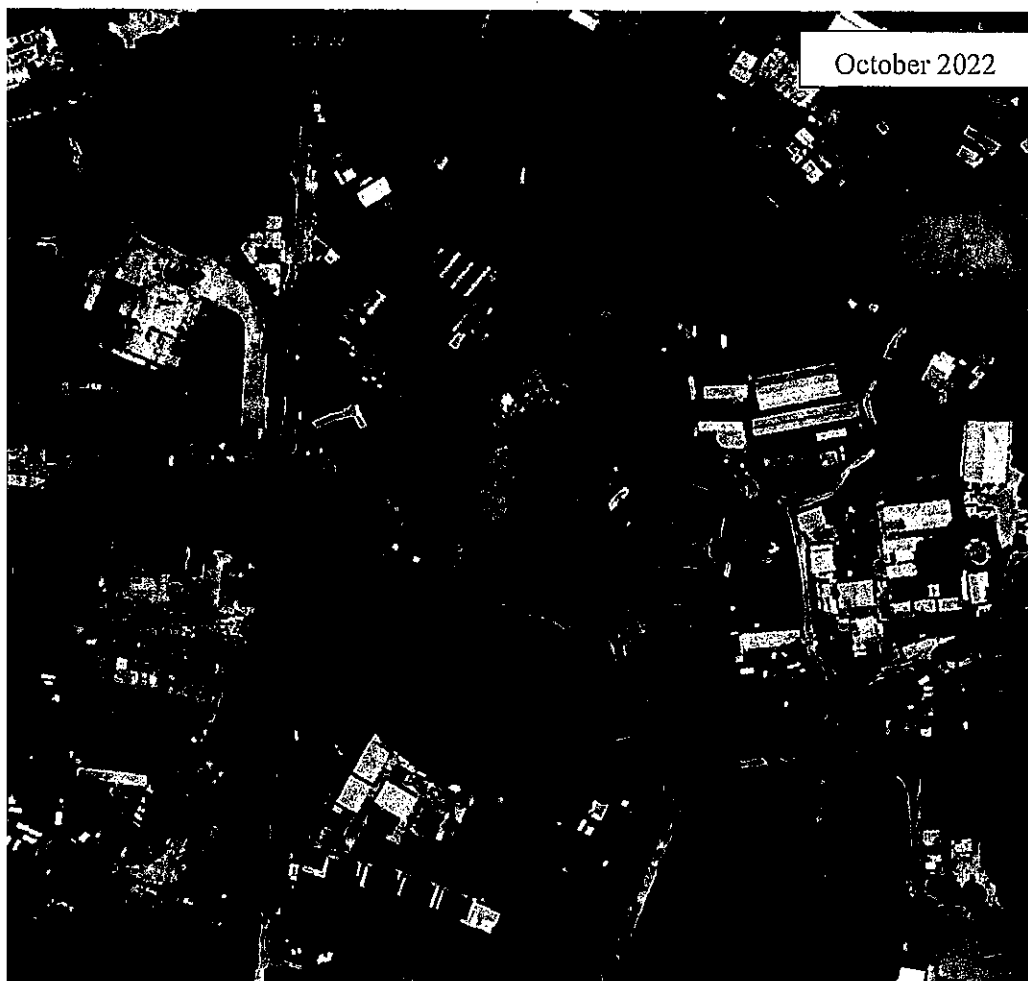


長春社 Since 1968

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
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk



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



HKBWS' comments on the planning application for the proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land at Kam Tin, Yuen Long (A/YL-KTN/911)

16/05/2023 16:52

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 and Filling of Land at Kam Tin, Yuen Long (A/YL-KTN/911) 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

T: +852 2377 4387 | F: +852 2314 3687



20230516_KamTinNorth_HolidayCamp_A_YL_KTN_911_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 May 2023

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Holiday Camp
with Ancillary Facilities for a Period of 3 Years and Filling of Land
at Kam Tin, Yuen Long (A/YL-KTN/911)**

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

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

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"*. We consider that the site has potential for farmland rehabilitation and should be used for soil cultivation. We are concerned the site formation and operation of the recreational uses (i.e. holiday camp) would bring adverse impacts on soil and the nearby river, and would eventually lead to land degradation of the site. We therefore urge the Town Planning Board (Board) to reject this application.

2 The Town Planning Board should not encourage "destroy first, build later"

From Google Earth aerial photographs, landscape changes including vegetation clearance and land filling were seen at the application site between 2017 and 2022 (Figure 1). We suspect that this is "destroy first, apply 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, apply 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.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, apply later” 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 and the existing agricultural cluster from any development threats.

4 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 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.

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

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



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

香港觀鳥會 The Hong Kong Bird Watching Society

電話 Tel No +852 2377 4387 電郵 E-mail info@hkbws.org.hk 地址 香港九龍荔枝角馬山道532號偉基大廈7C
傳真 Fax No +852 2314 3687 網頁 Website www.hkbws.org.hk Address 7C, V Ga Building, 532 Castle Peak Road,
Lai Chi Kok, Kowloon, Hong Kong

香港註冊慈善機構 慈善機構條例第213條註冊 1. A charitable organization incorporated in Hong Kong within the Charitable Organizations Ordinance



Figure 1. The Google Earth aerial photographs show the farmland at the site (marked with red color) in 2017, and they were then being filled in 2022. We suspect this is "destroy first, apply later" Moreover, we are concerned the proposed holiday camp may cause sewage impacts on the adjacent watercourse which is marked in blue.



