

2022年 6月 9 日

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

This document is received on 9 JUN 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期, 應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期, 其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2201306 20/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-KTS 1928
	Date Received 收到日期	9 JUN 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)

New Success International Investment Limited 新成國際投資有限公司

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)

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1013, 1014 RP (Part), 1015 S.A, 1015 S.B, 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D. 113, 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 5,381 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,060 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... / ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
17/5/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/5/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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

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

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site) with Ancillary Canteen for a Period of 3 Years and Land Filling

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	4,431	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	950	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10	.....
Proposed domestic floor area 擬議住用樓面面積	/	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,060	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,060	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Plan 04.

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	11
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	1 (Light Bus)

Proposed operating hours 擬議營運時間 The operation hours are from 09:00 to 22:00 daily, 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)) Accessible from Kam Ho Road via a local access																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,545 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Background

The applicant seek to use various lots in D.D. 113, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation; Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site) with Ancillary Facilities for a Period of 3 Years and Land Filling' (proposed development) (Plan P01).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for recreational organic farming and barbecue sites have dramatically increased. The applicant would like to operate a new place of recreation, sports or culture with barbecue site to meet the pressing demand for such use in Hong Kong and to promote hobby organic farming in Hong Kong.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (Plan P02). According to the Notes of the OZP, 'hobby farm' is a 2 use within the "AGR" zone, which requires permission from the Board. The applied use is passive recreational use, which will not cause nuisance to the surrounding area. As the application is only on a temporary basis and the recreational hobby farming activities is similar to the always permitted agricultural use, the proposed development would therefore not frustrate the long term planning intention of the "AGR" zone.

Development Proposal

The Site occupied an area of 5,381 sq.m (about) of private land (Plan P03). 10 structures are proposed at the Site for agricultural education centre, agricultural activities room with rain shelter, refreshment kiosk, storage of tools and goods, site office, canteen, washroom and changing room with total GFA of 1,060 sq.m (about)(Plan P04).

The Site is accessible from Kam Ho Road via a local access (Plan P01). 11 nos. of private car parking spaces, 1 loading/unloading (L/UL) space for light goods vehicle and 1 L/UL space for light bus are provided at the Site (Plan P04). Public transport services are also provided within walking distance from the Site for visitor (Appendix I). Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Appendix II and Plan P06). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors / trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix III).

The Site involves 1,545 sq.m of filling of concrete of not more than 0.2m (about) for site formation of structures (Plan P05). As heavy loading of structures would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

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

Operation Mode

The proposed development is operated from 09:00 to 22:00 daily, including public holiday. It is estimated to attract maximum of 50 nos. of visitors per day. 8 nos. of staff will work at the Site. Site office is provided for administrative staff to support the daily operation of the Site. Visitor is required to pay entrance fee to access the Site and for the use of the facilities within the Site.

Farm area, i.e. 2,438 sq.m (about) is subdivided into smaller portions of farms for visitors to promote organic farming in Hong Kong. Basic farming knowledge is taught by staff at structure B1 proposed for 'agricultural education centre' where visitors are then divided into smaller groups. Visitors will be directed to the designated farm area for hobby farming activities. For visitors who are not interested in farming, poultry and livestock (i.e. chicken, duck, sheep, cow etc.) are kept at structures B2, B3, B5 to B7 (agricultural activities room with rain shelter) for educational and viewing purposes. An at-grade artificial pond is also provided at the middle of the Site for recreational fishing for visitor.

As no eating place is provided in close vicinity of the Site, barbecue area and ancillary canteen are provided for visitor to support the operation of the proposed development. The ancillary canteen will only serve visitors of the Site. A maximum of 10 barbecue pits are provided at structures B8 proposed for 'barbecue area with rain shelter'. Organic crops from hobby farming and fish from artificial pond are welcomed to be grilled at the barbecue pits or free to be carried away by visitor.

Conclusion

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

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site) with Ancillary Canteen for a Period of 3 Years and Land Filling'.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

17/05/2022

(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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1013, 1014 RP (Part), 1015 S.A, 1015 S.B, 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D. 113, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	5,381 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site) with Ancillary Canteen for a Period of 3 Years and Land Filling

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,060 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3 - 6 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	18 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		11
	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)		11 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Light Bus		1 (LGV)
			1

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

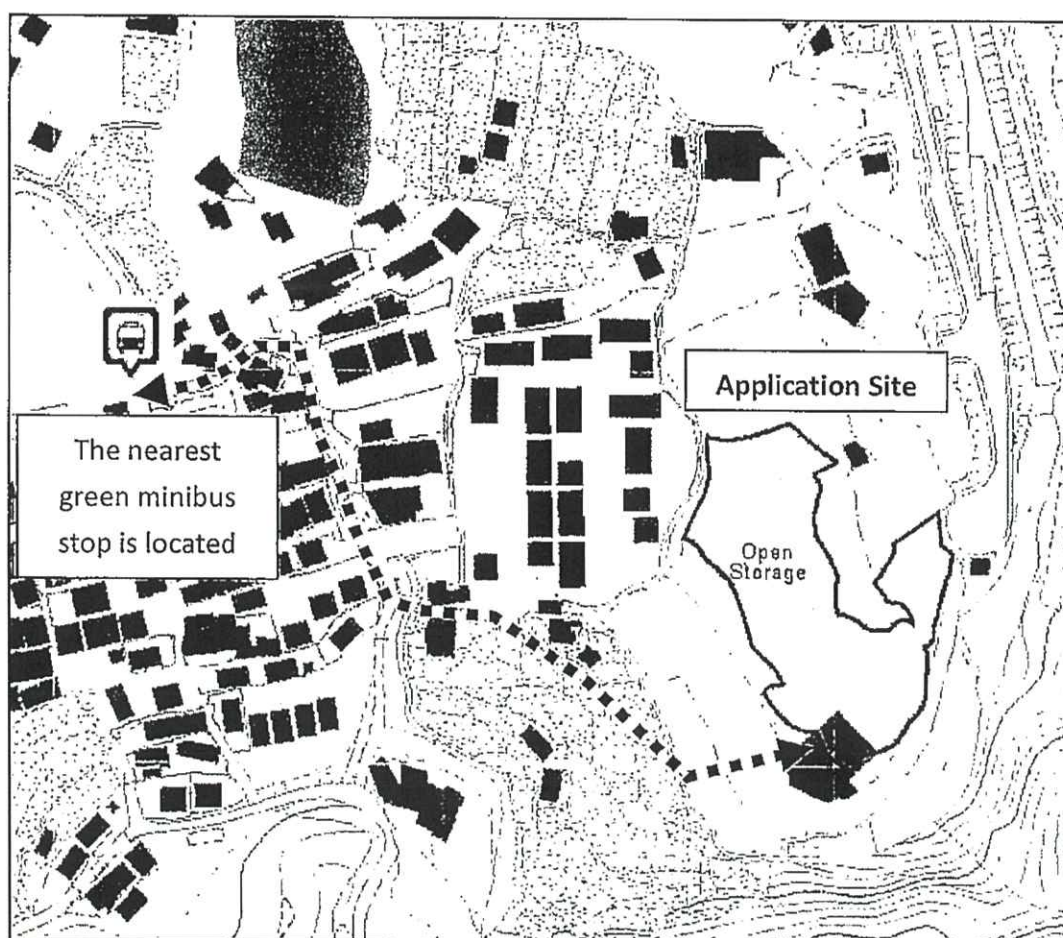
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

Appendix I - Public Transport Services Serving the Application Site

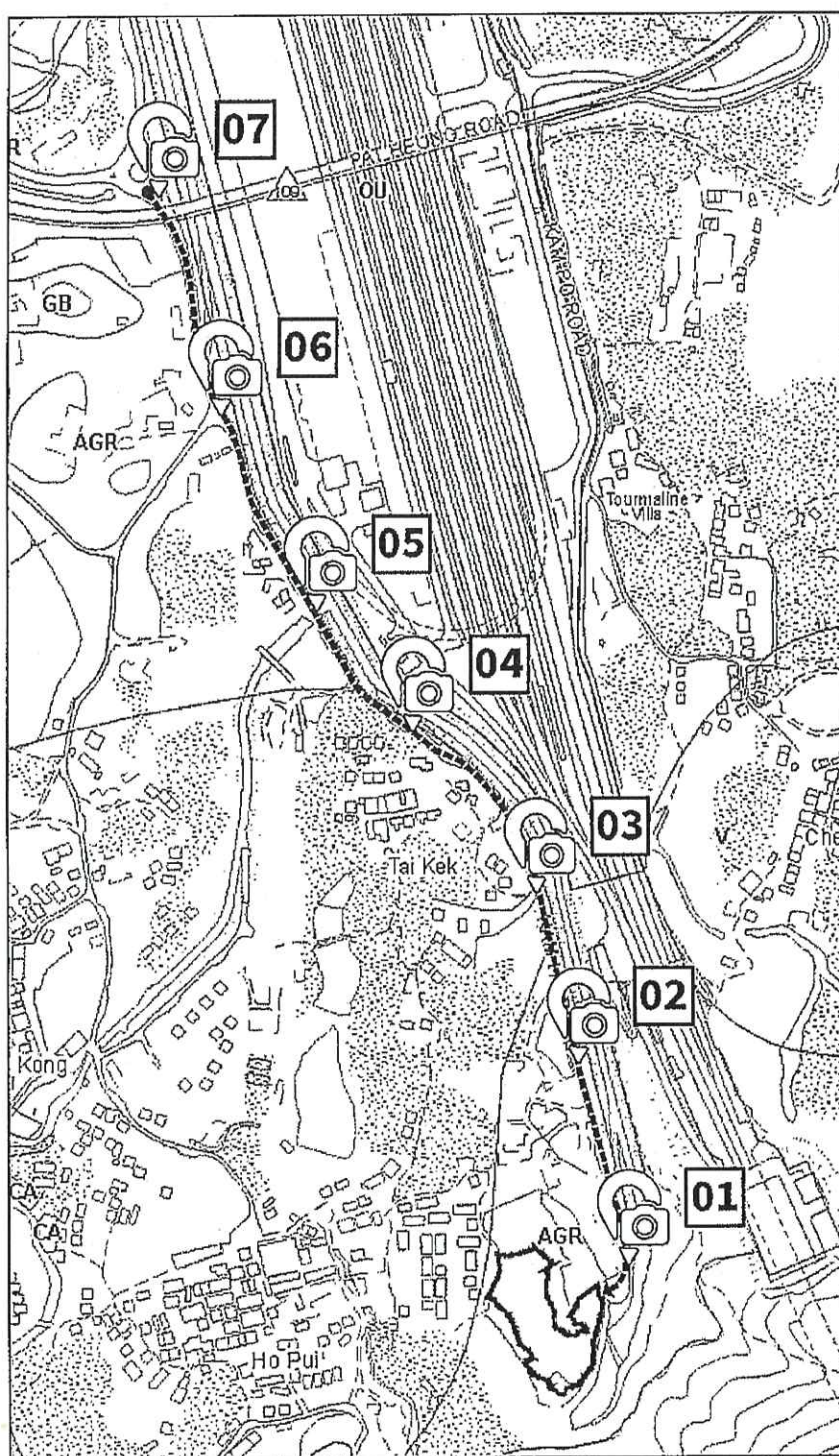
- (i) A green minibus stop is provided at approximately 300m west of the Site. Majority of staff and visitor are required to commute to the Site by taking public transport to Shek Wu Tong (Ho Pui) then walk to the Site via a footpath/local access.
- (ii) The nearest public transport services are provided at Shek Wu Tong (Ho Pui), details are as follows:

Route No.	Termination Points	
Green Minibus		
71	Shek Wu Tong (Ho Pui)	Yuen Long (Yuen Long Tai Hang Street)
71A	Kam Sheung Road MTR Station	Cheung Po Tsuen

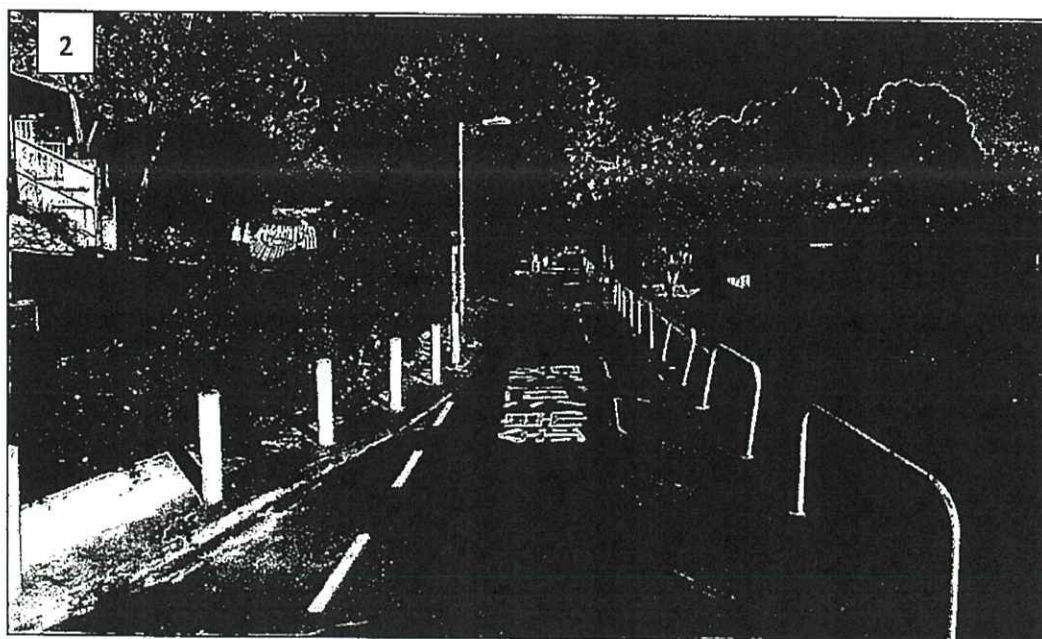
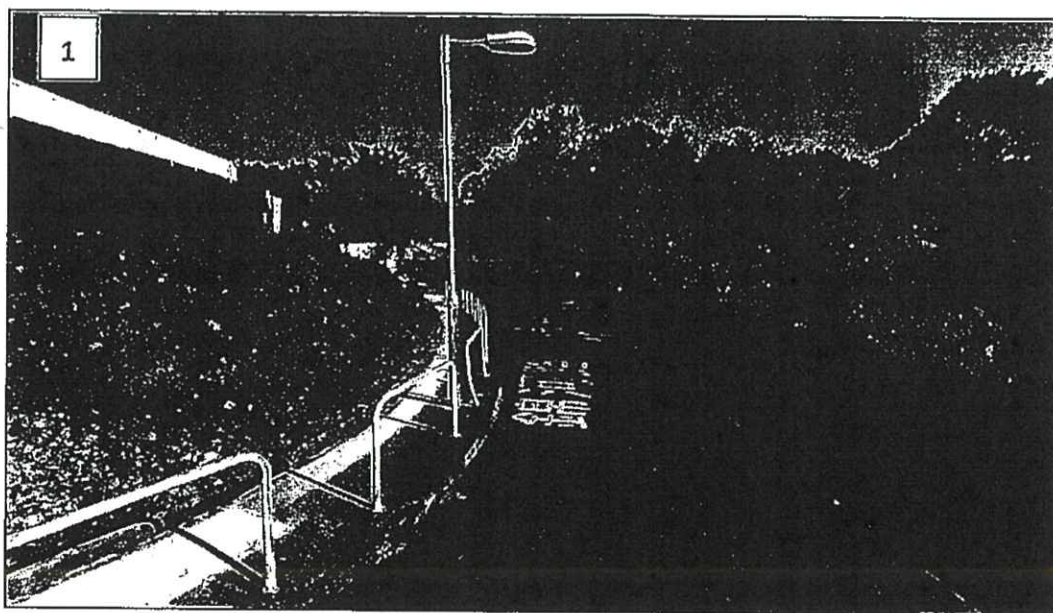


Appendix II - Manoeuvring of Vehicles to / from Kam Ho Road and Along the Local Access

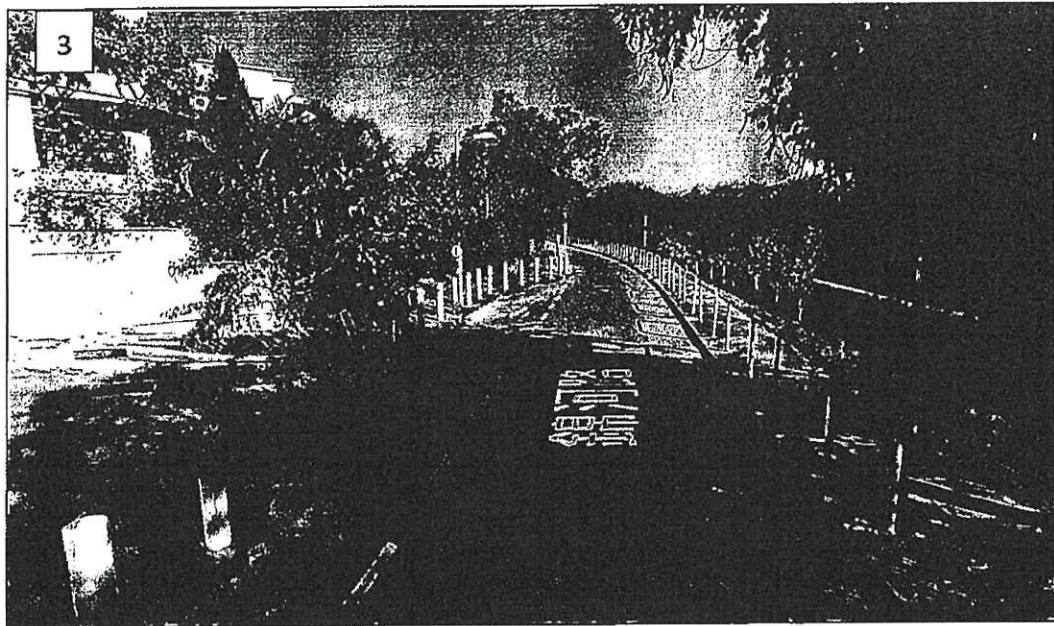
- (i) The Site is accessible from Kam Ho Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Ho Road and along the local access, details are as follows:



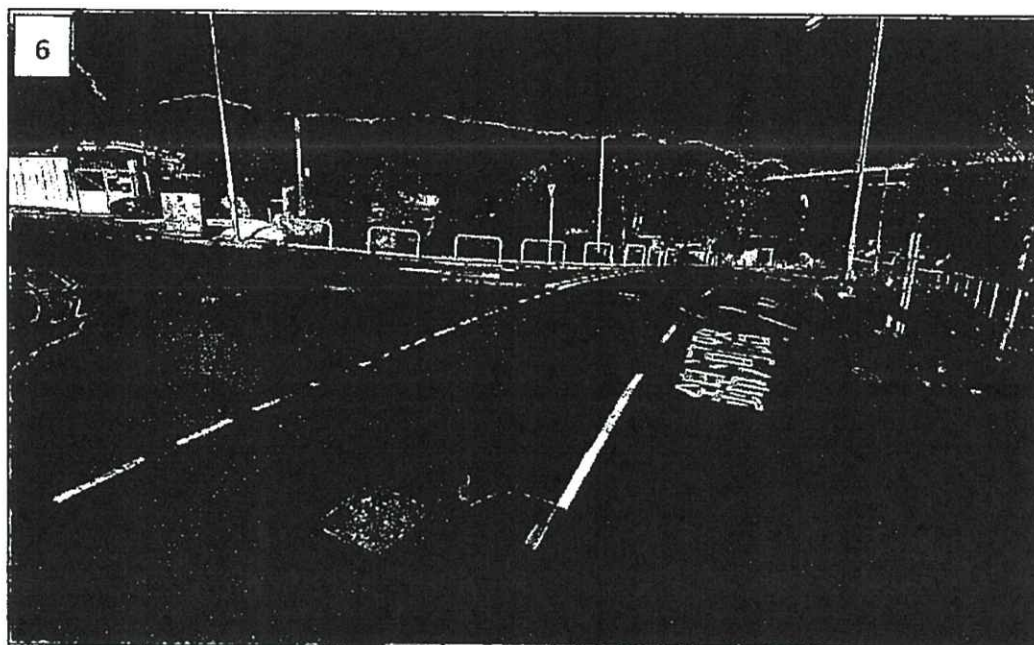
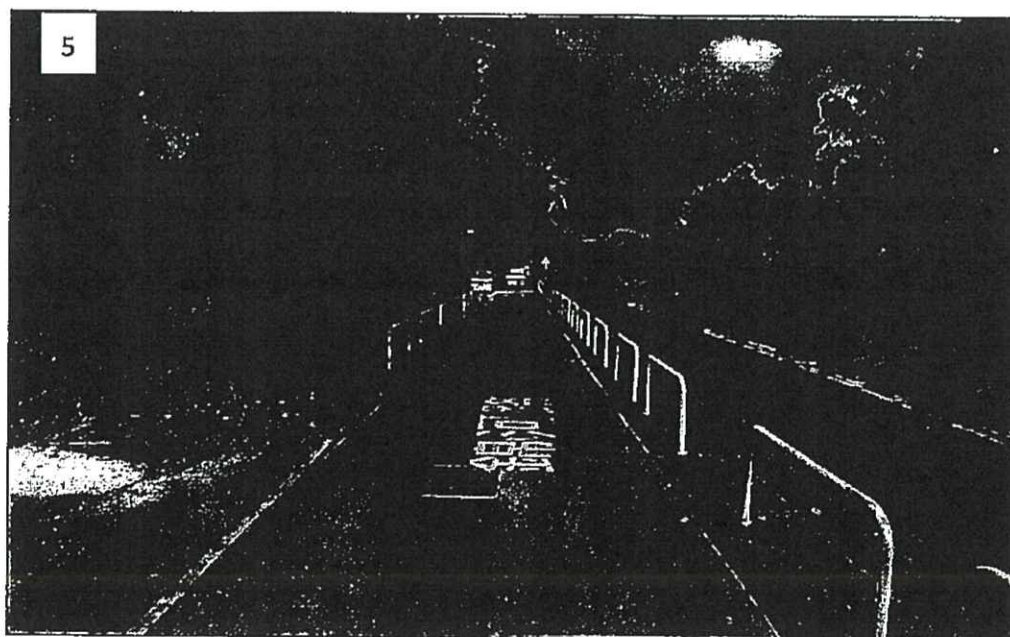
*Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site)
with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone,
Various lot in D.D. 113, Kam Tin, Yuen Long, New Territories*



*Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site)
with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone,
Various lot in D.D. 113, Kam Tin, Yuen Long, New Territories*



*Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site)
with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone,
Various lot in D.D. 113, Kam Tin, Yuen Long, New Territories*



Appendix III - Estimated Trip Generation and Attraction of the Site

- (i) The application site (the Site) is accessible from Kam Ho Road via a local access. A total of 13 parking and loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	10
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	1
L/UL Space for Light Goods Vehicle - 7m (L) x 3.5m (W)	1
L/UL Space for Minibus - 8m (L) x 3m (W)	1

- (ii) The operation hours of the proposed development from 09:00 – 22:00 daily (including public holidays). Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction								
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		Light Bus		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	9	0	1	0	0	0	1	1	12
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	7	0	0	0	0	1	1	9
Traffic trip per hour (average)	3	3	0	0	1	1	1	1	8

- (iii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,381m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL
ACCESS

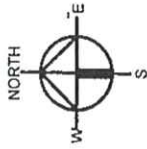
ACCESSIBLE FROM KAM HO
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND



APPLICATION SITE



PLANNED CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM,
FISHING GROUND, BARBECUE
SITE) WITH ANCILLARY
CANTEN FOR A PERIOD OF 3
YEARS AND LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1:5000 @ A4

DATE
17.5.2022

DATE

DATE

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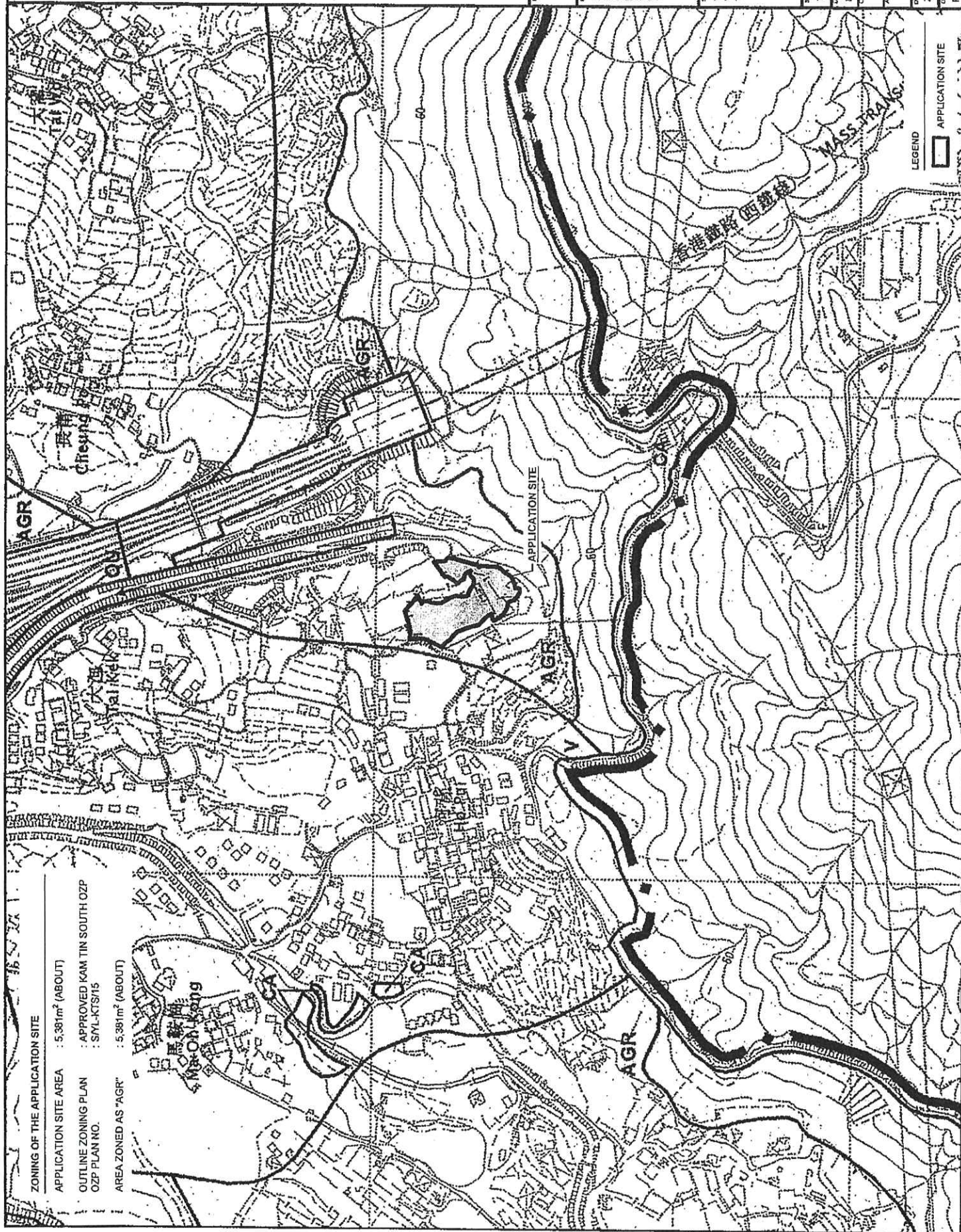
DATE

DWG TITLE
LOCATION PLAN

DWG NO.
P01

SCALE
001

DATE FILE	001
ZONING OF THE SITE	002
YEAR	001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,331 m ² (ABOUT)
COVERED AREA	: 950 m ² (ABOUT)
UNCOVERED AREA	: 4,431 m ² (ABOUT)
PLOT RATIO	: 0.2 (ABOUT)
SITE COVERAGE	: 18 % (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,050 m ² (ABOUT)
TOTAL GFA	: 1,050 m ² (ABOUT)
BUILDING HEIGHT	: 3m - 6m (ABOUT)
NO. OF STOREY	: 1-2

STRUCTURE

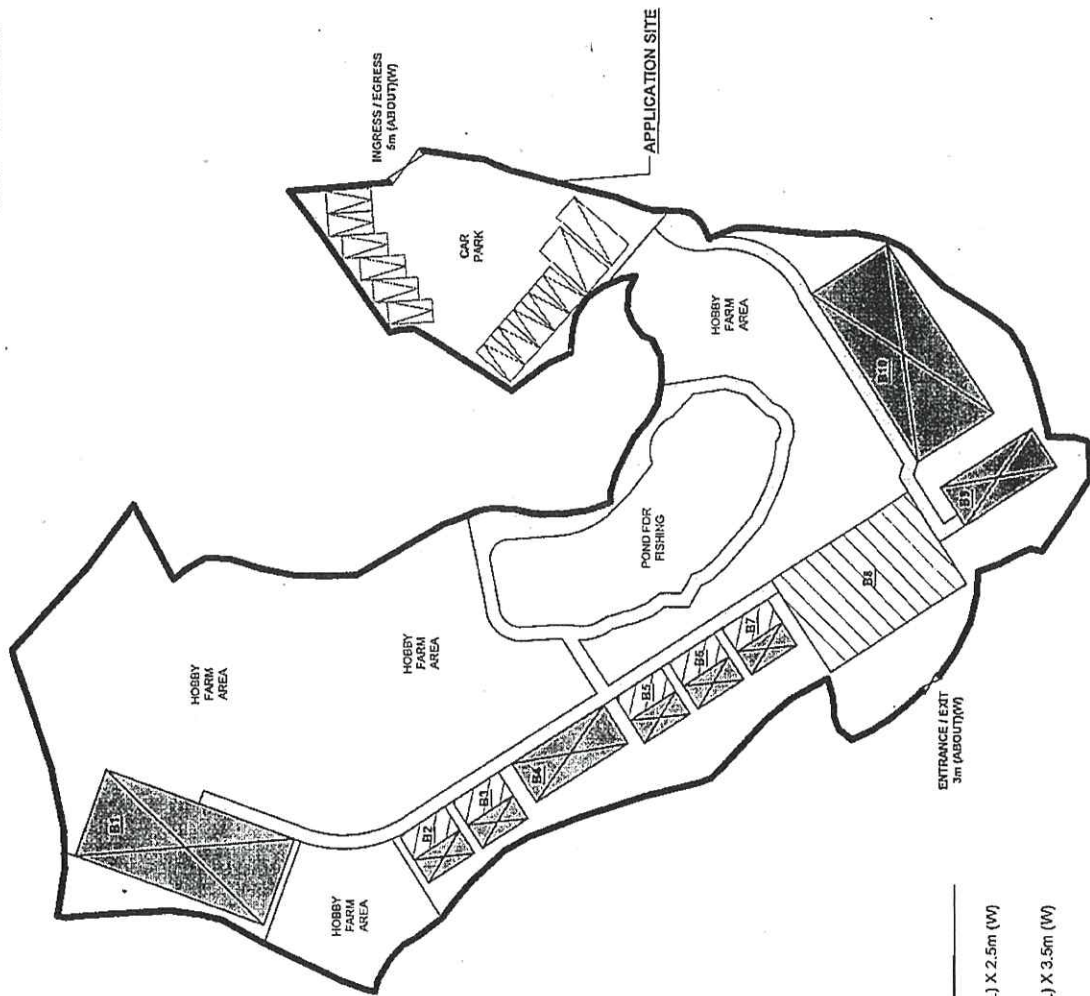
USE

COVERED AREA

GFA

BUILDING HEIGHT

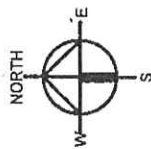
B1	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STORY)
B2	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B3	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B4	REFRESHMENT KIOSK AND STORAGE OF TOOLS	55m ² (ABOUT)	110m ² (ABOUT)	6m (ABOUT)(2-STORY)
B5	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B6	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B7	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B8	BARBEQUE AREA WITH RAIN SHELTER	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STORY)
B9	SITE OFFICE AND STORAGE OF TOOLS	55m ² (ABOUT)	110m ² (ABOUT)	6m (ABOUT)(2-STORY)
B10	CANTEEN, WASHROOM AND CHANGING ROOM	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STORY)
TOTAL		950 m ² (ABOUT)	1,050 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7m (L) X 3.5m (W)
NO. OF LUL SPACE FOR LIGHT BUS	: 1
DIMENSION OF LUL SPACE	: 8m (L) X 3m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT

RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM FISHING GROUND, BARBEQUE SITE) WITH ANCILLARY CANTEEN FOR A PERIOD OF 3 YEARS AND LAND FILLING

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DATE

11.5.2022

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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DATE

DATE

DATE

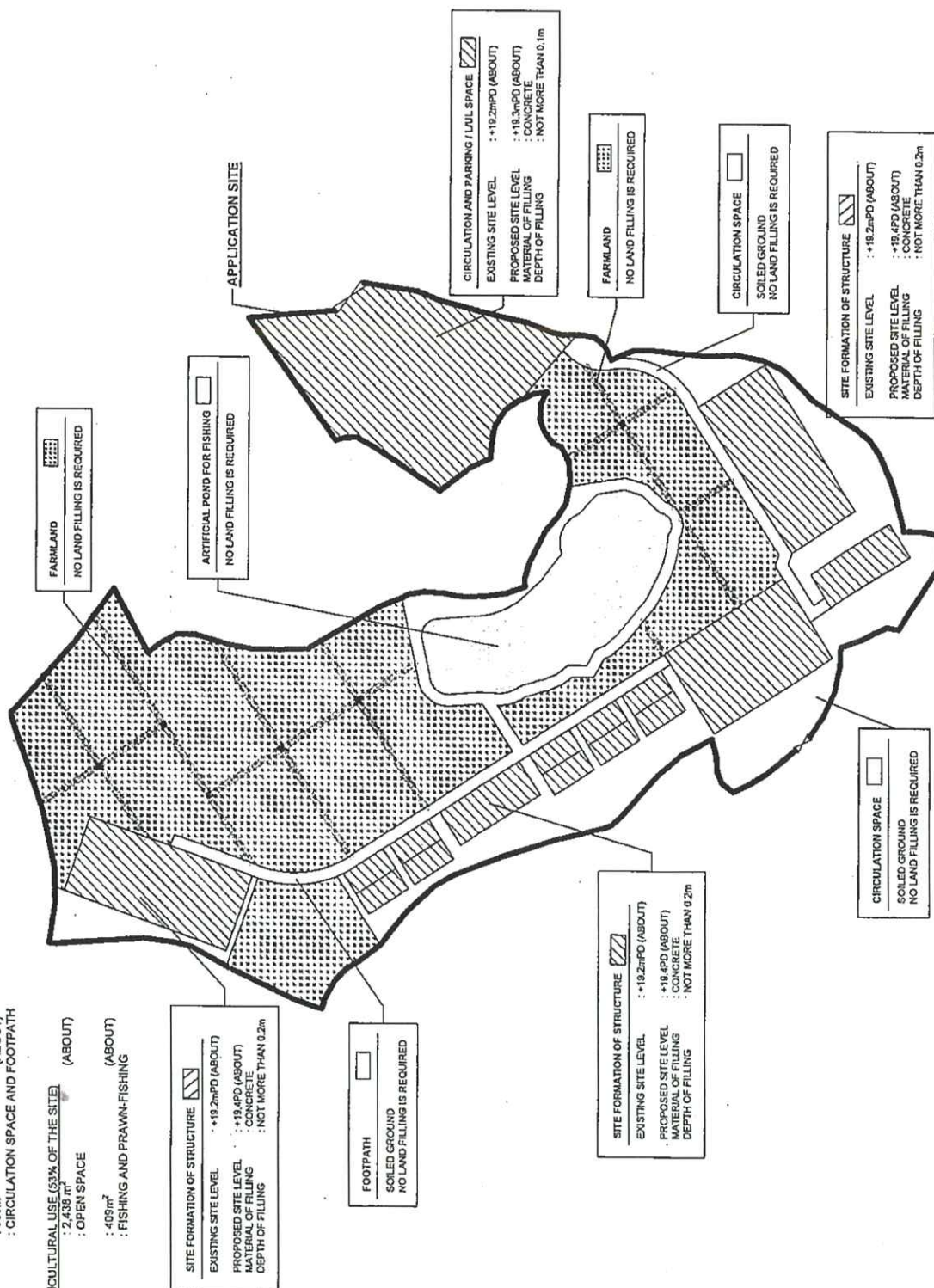
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APPLICATION SITE AREA COVERED BY STRUCTURE	: 5,381 m ² : 950 m ²	(ABOUT) (ABOUT)
LAND FILLING AREA	: 1,545 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	(ABOUT)
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES PARKING AND LUL SPACE	(ABOUT)
SOILED GROUND AREA USE	: 989m ²	(ABOUT)
	: CIRCULATION SPACE AND FOOTPATH	(ABOUT)

FOR RECREATIONAL AGRICULTURAL USE (53% OF THE SITE)
FARMLAND AREA : 2,439 m²
USE : OPEN SPACE (ABOUT)

ARTIFICIAL POND AREA : 409m² (ABOUT)
USE : FISHING AND PRAWN-FISHING



LEGEND

APPLICATION SITE	INGRESS / EGRESS
	

PQ5

001

PLANNING CONSULTANT

RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING GROUND, BARBECUE SITE) WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING

DATE LOCATION

VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

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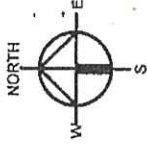
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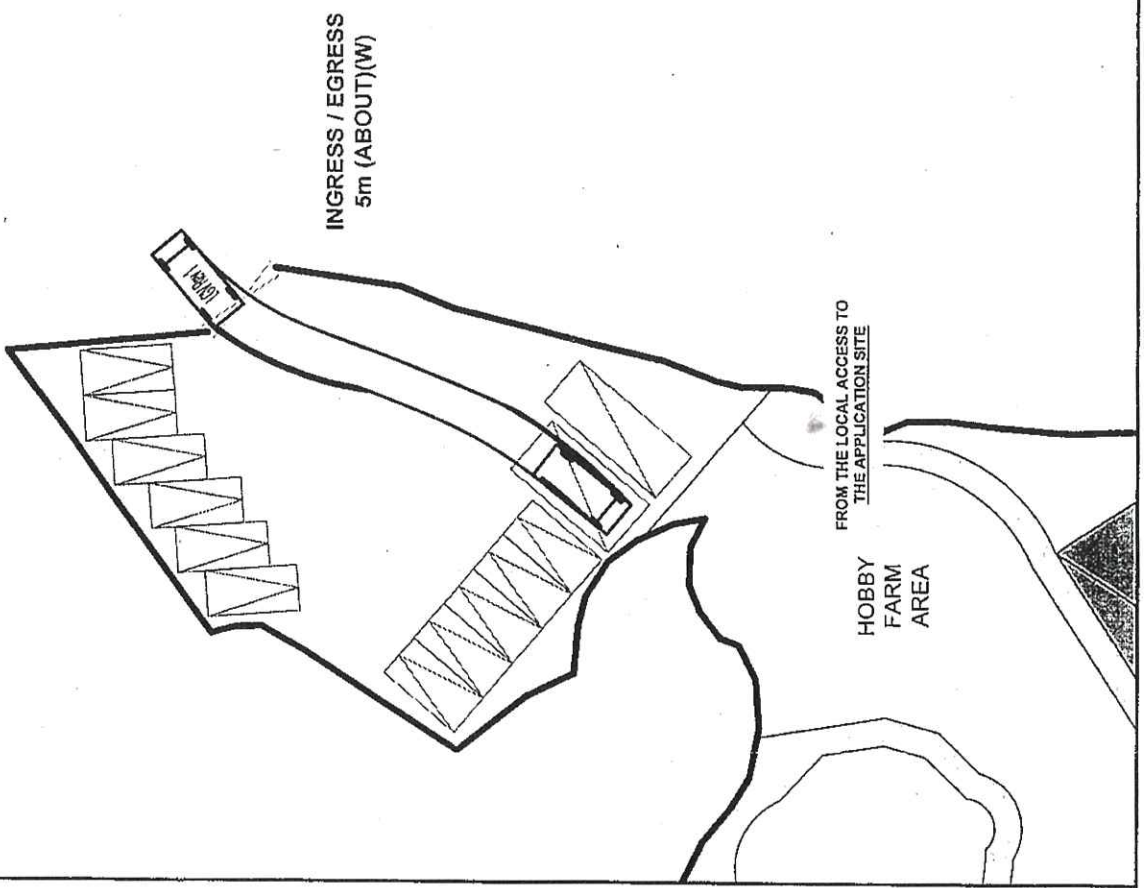
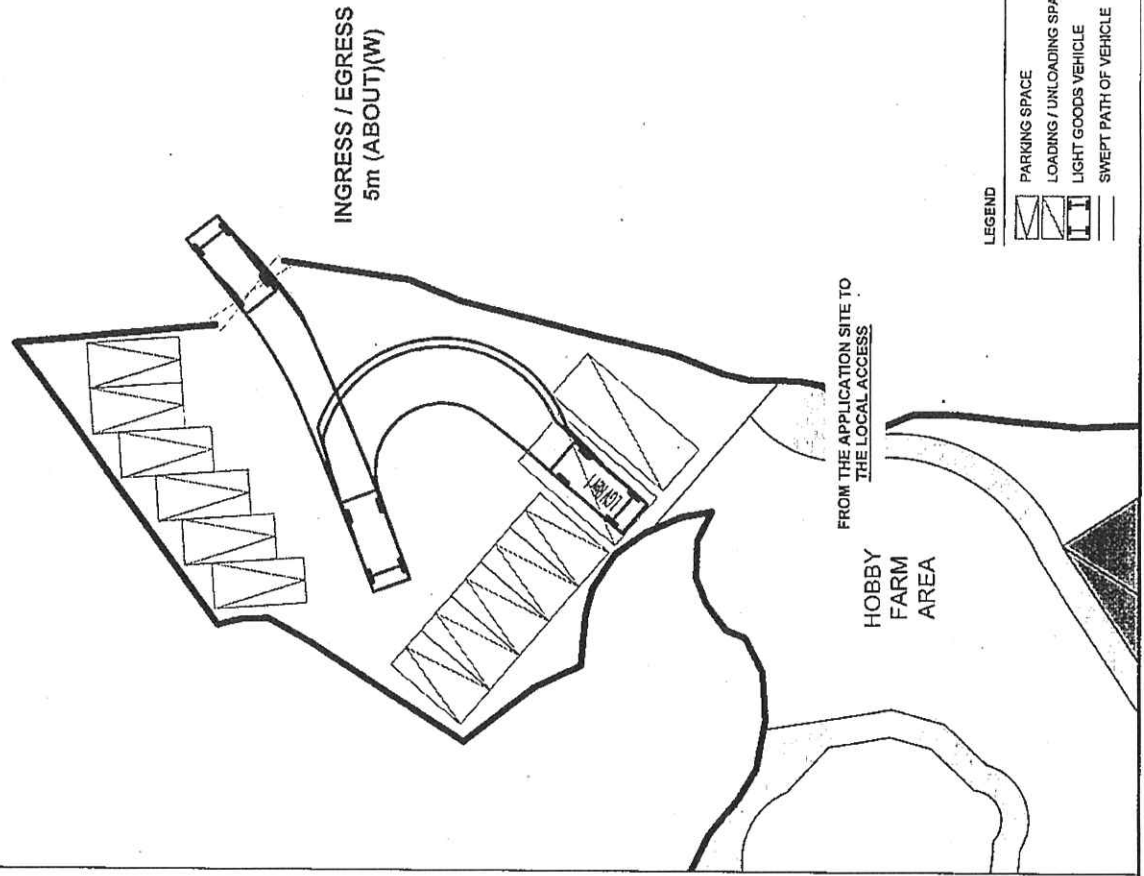
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PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING GROUND, BARBECUE SITE) WITH BACHELLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING
SITE LOCATION	VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1:400 @ A4
COUNTY	HN
DATE	17.5.2022
DESIGNED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS
DRAWN BY	
DATE	
PG#	001

LEGEND
PARKING SPACE
LOADING / UNLOADING SPACE
LIGHT GOODS VEHICLE
SWEPT PATH OF VEHICLE



SWEPT PATH ANALYSIS
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

Our Ref. : DD113 Lot 1013 & VL
Your Ref. : TPB/A/YL-KTS/928

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

By Email

20 June 2022

Dear Sir,

Supplementary Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site), Education Centre with Ancillary Canteen for a Period of 3 Years and Land Filling in "Agriculture" Zone, Various Lots in D.D. 113, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/928)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- (i) Replacement pages of the application form and revised plans, i.e. to include 'Education Centre' to the applied use as per PlanD's request (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultants

cc DPO/FSYLE, PlanD

(Attn.: Mr. Christopher PANG
(Attn.: Ms. Valerie PANG

email: cyfpang@pland.gov.hk)
email: vckpang@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884
(852) 5964 4378



(852) 2323 3662
orpheuslee@r-riches.com.hk

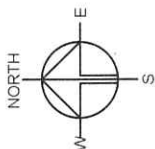
Appendix I

LOCATION OF THE APPLICATION SITE
 APPLICATION SITE AREA : 5,381m² (ABOUT)
 VEHICULAR ACCESS
 ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL
 ACCESS

ACCESSIBLE FROM KAM HO
 ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND
 APPLICATION SITE



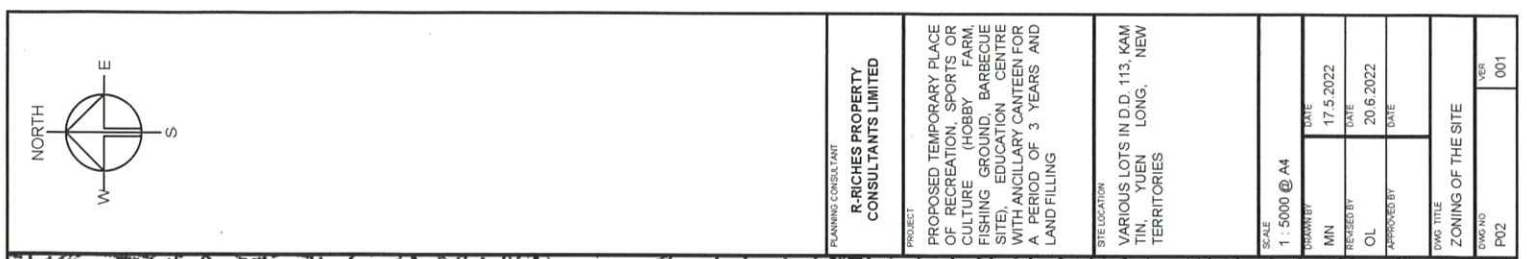
PLANNING CONSULTANT
 R-RICHES PROPERTY
 CONSULTANTS LIMITED

PROJECT
 PROPOSED TEMPORARY PLACE
 OF RECREATION, SPORTS OR
 CULTURE (HOBBY FARM,
 FISHING GROUND, BARBECUE
 SITE), EDUCATION CENTRE
 WITH ANCILLARY CANTEN FOR
 A PERIOD OF 3 YEARS AND
 LAND FILLING

SITE LOCATION
 VARIOUS LOTS IN D.D. 113, KAM
 TIN, YUEN LONG, NEW
 TERRITORIES

SCALE
 1 : 5000 @ A4
 DRAWN BY
 MN
 DATE
 17.5.2022
 REVISION BY
 OL
 DATE
 20.6.2022
 APPROVED BY
 DATE

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



**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM,
FISHING GROUND, BARBECUE
SITE), EDUCATION CENTRE
WITH ANCILLARY CANTEN FOR
A PERIOD OF 3 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY _____ DATE _____

MN 17.5.2022

REMOVED BY	DATE
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ZONING OF THE SITE

VER	001
FWG NO	P02

LEGEND

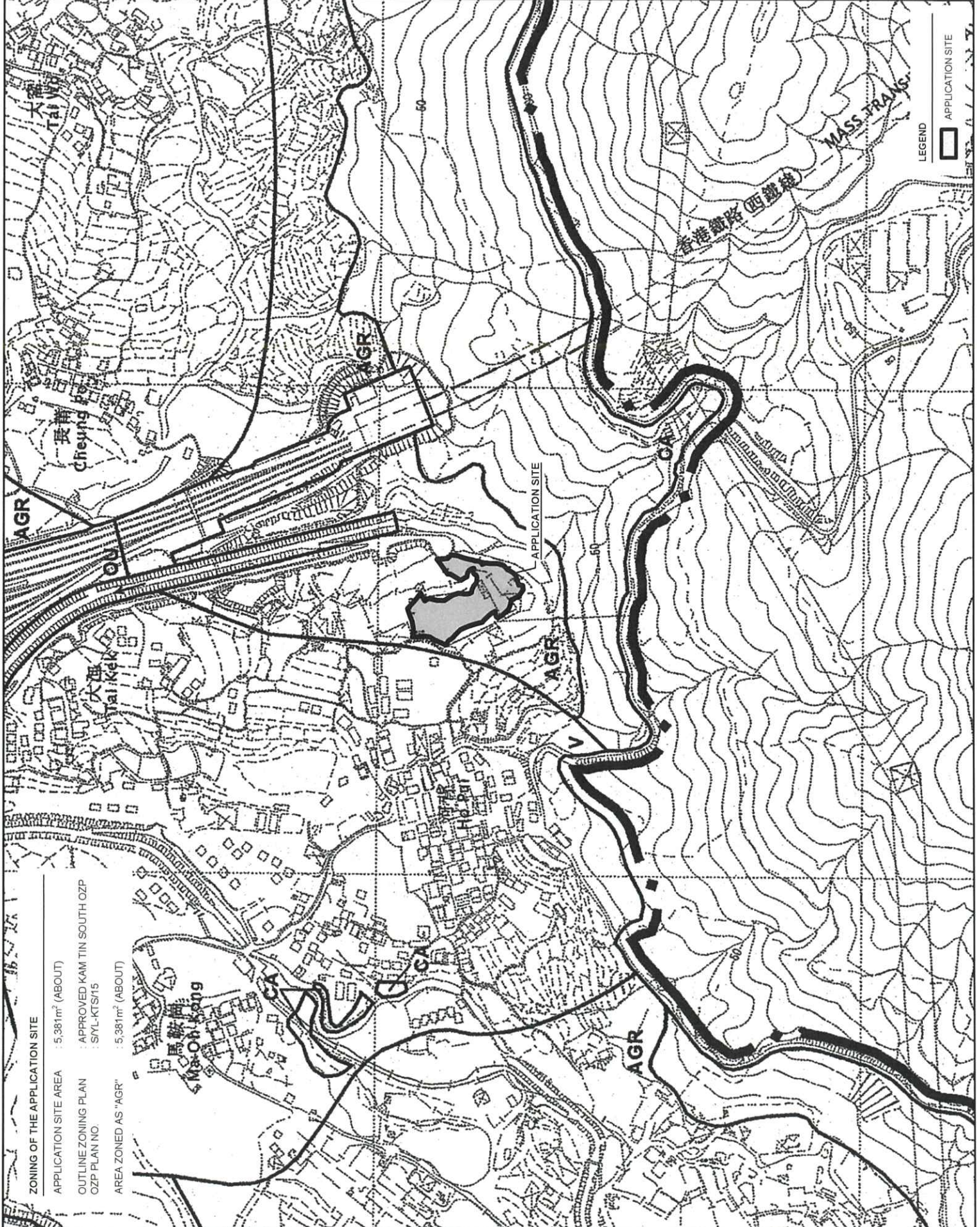
APPLICATION SITE

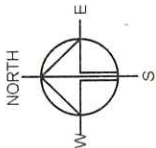
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,381m² (ABOUT)

OUTLINE ZONING PLAN
OZP PLAN NO. : APPROVED KAM TIN SOUTH OZP
: SNL-KTS/15

AREA ZONED AS "AGR" : 5,381m² (ABOUT)





PLANNING CONSULTANT
**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT
PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM,
FISHING GROUND, BARBECUE
SITE), EDUCATION CENTRE
WITH ANCILLARY CANTEN FOR
A PERIOD OF 3 YEARS AND
LAND FILLING

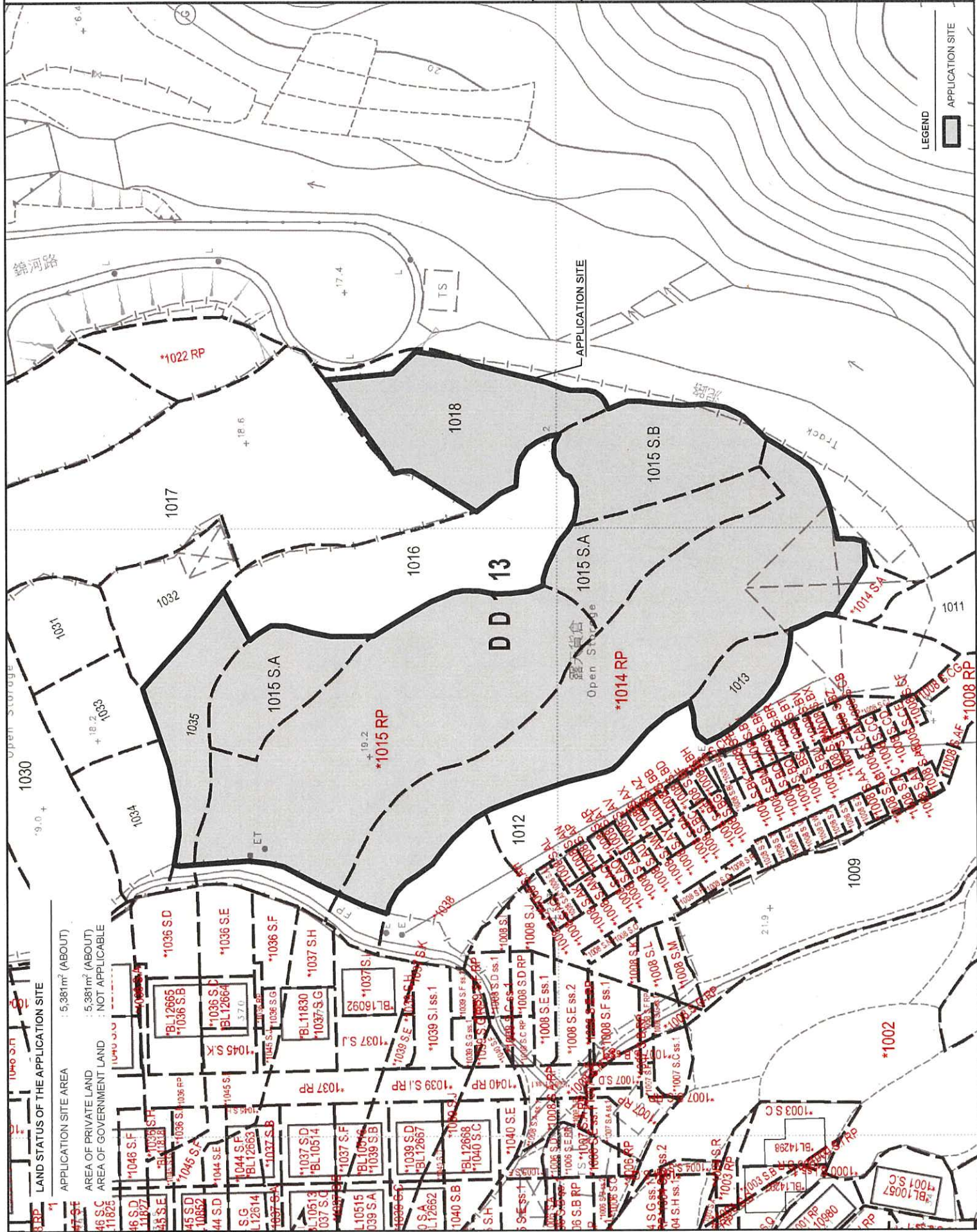
SITE LOCATION
VARIOUS LOTS IN D.D. 113, KAM
TIN YUEN LONG, NEW
TERRITORIES

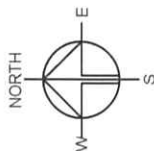
SCALE
1: 800 @ A4

DATE
17.5.2022
CHECKED BY
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APPROVED BY
DATE

DWG TITLE
LAND STATUS OF THE SITE

DWG NO
P03
VER
001





**R-RICHES PROPERTY
CONSULTANTS LIMITED**

**PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM,
FISHING GROUND, BARBECUE
SITE), EDUCATION CENTRE
WITH ANCILLARY CANTEEN FOR
A PERIOD OF 3 YEARS AND
LAND FILLING**

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 800 @ A4

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APPROVED BY	DATE

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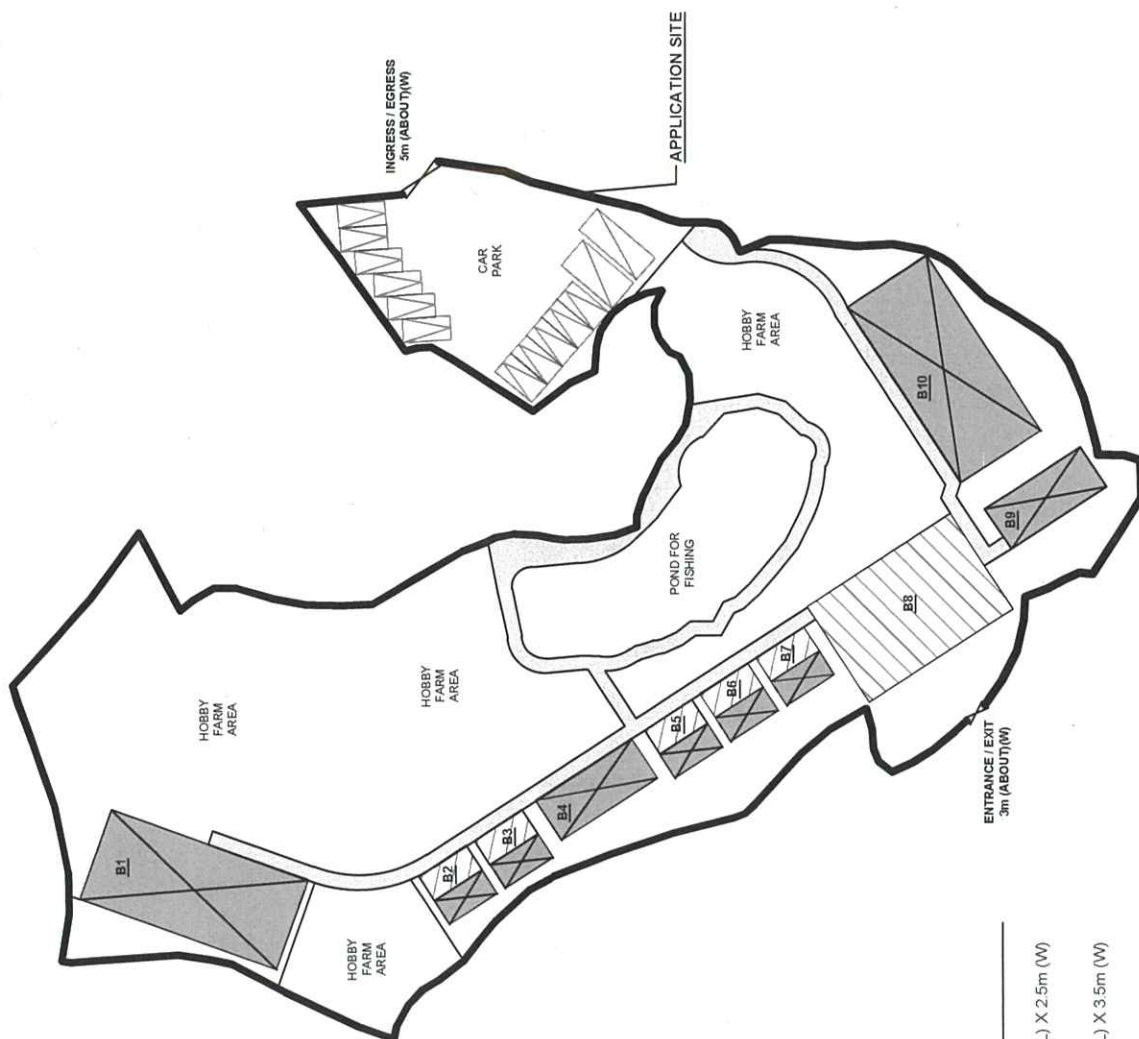
LAYOUT PLAN

FORM NO	VER
P04	001

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STORY)
B2	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B3	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B4	REFRESHMENT KIOSK AND STORAGE OF TOOLS	55m ² (ABOUT)	110m ² (ABOUT)	6m (ABOUT)(2-STORY)
B5	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B6	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B7	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STORY)
B8	BARBEQUE AREA WITH RAIN SHELTER	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STORY)
B9	SITE OFFICE AND STORAGE OF TOOLS	55m ² (ABOUT)	110m ² (ABOUT)	6m (ABOUT)(2-STORY)
B10	CANTEEN, WASHROOM AND CHANGING ROOM	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STORY)
	TOTAL	950 m² (ABOUT)	1,060 m² (ABOUT)	

	950 m ² (ABOUT)	1,060 m ² (ABOUT)
TOTAL		

TOTAL



LEGEND

APPLICATION SITE

APPLICATION SITE

☒ STRUCTURE (ENCLOSED)

STRUCTURE (CANOPY)



PARKING SPACE

☐ LOADING / UNLOADING SPA

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,381 m ²	(ABOUT)
COVERED AREA	: 950 m ²	(ABOUT)
UNCOVERED AREA	: 4,431 m ²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 18 %	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,060 m ²	(ABOUT)
TOTAL GFA	: 1,060 m ²	(ABOUT)
BUILDING HEIGHT	: 3m - 6m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7m (L) X 3.5m (W)
NO. OF LUL SPACE FOR LIGHT BUS	: 1
DIMENSION OF LUL SPACE	: 8m (L) X 3m (W)

PAVED RATIO OF THE APPLICATION SITE

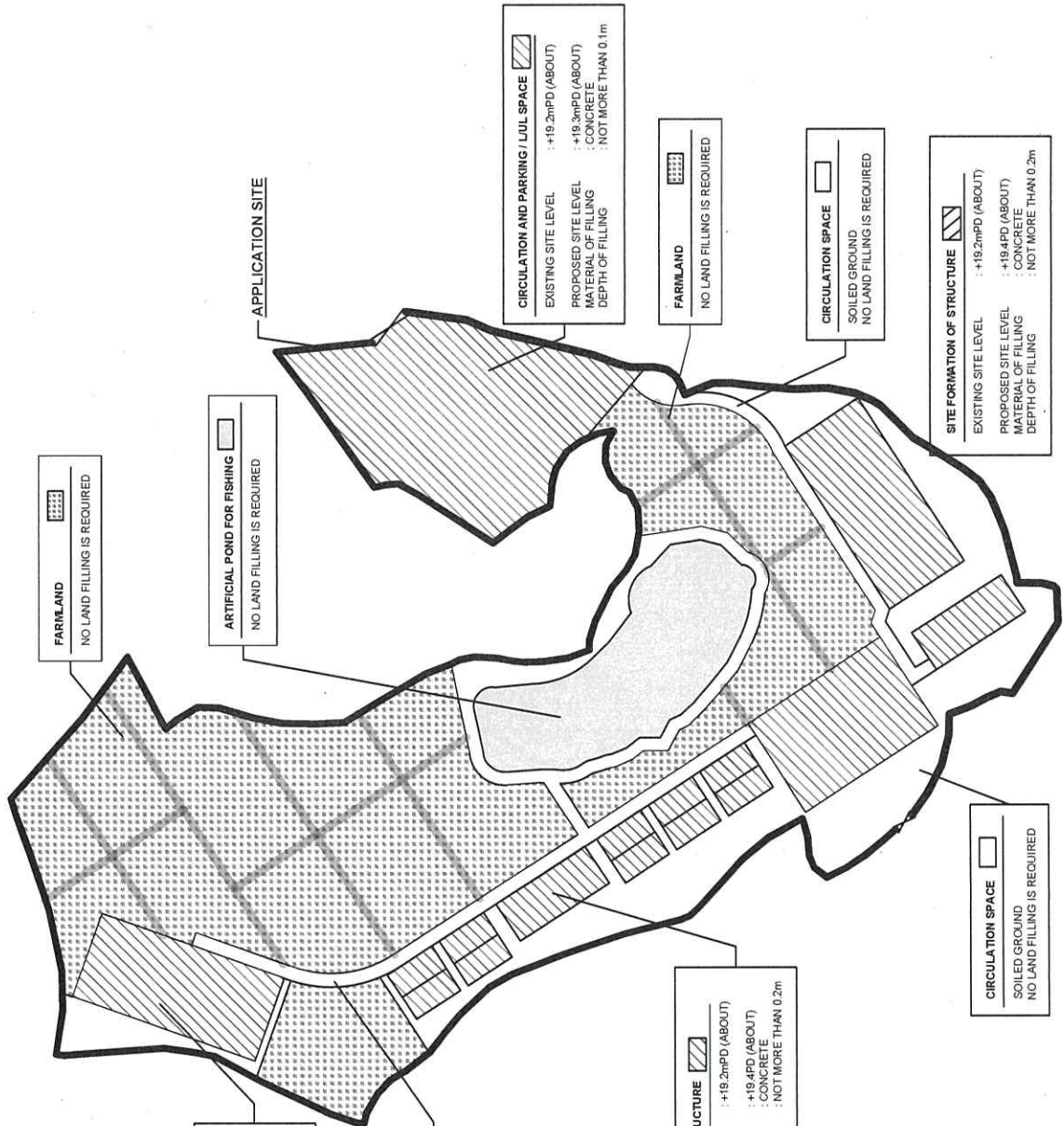
APPLICATION SITE AREA COVERED BY STRUCTURE	5,381 m ² (ABOUT)
LAND FILLING AREA	950 m ² (ABOUT)
DEPTH OF LAND FILLING	1,545 m ² (ABOUT)
MATERIAL OF LAND FILLING	NOT MORE THAN 0.2m (ABOUT)
PURPOSE OF LAND FILLING	CONCRETE (ABOUT)
	SITE FORMATION OF STRUCTURES PARKING AND LUL SPACE
SOILED GROUND AREA	989m ² (ABOUT)
USE	CIRCULATION SPACE AND FOOTPATH
FOR RECREATIONAL AGRICULTURAL USE (53% OF THE SITE)	
FARMLAND AREA	2,438 m ² (ABOUT)
USE	OPEN SPACE
ARTIFICIAL POND AREA	409m ² (ABOUT)
USE	FISHING AND PRAWN-FISHING

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: +19.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +19.4PD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

FOOTPATH	
SOILED GROUND	NO LAND FILLING IS REQUIRED

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: +19.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +19.4PD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

CIRCULATION SPACE	
SOILED GROUND	NO LAND FILLING IS REQUIRED



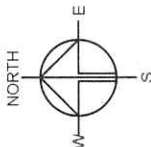
ARTIFICIAL POND FOR FISHING	
NO LAND FILLING IS REQUIRED	

CIRCULATION AND PARKING / LUL SPACE	
EXISTING SITE LEVEL	: +19.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +19.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m

FARMLAND	
NO LAND FILLING IS REQUIRED	

CIRCULATION SPACE	
SOILED GROUND	NO LAND FILLING IS REQUIRED

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: +19.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +19.4PD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m



PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING GROUND, BARBECUE SITE), EDUCATION CENTRE WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS AND LAND FILLING

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1: 300 @ A4

DRAWN BY
MN

DATE
17.5.2022

REVIEWED BY
OL

DATE
20.6.2022

APPROVED BY

DWG TITLE

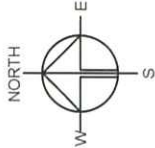
LAND FILLING AREA

DWG NO
P05

YEAR
001

LEGEND

APPLICATION SITE
 INGRESS / EGRESS



PLANNING CONSULTANT
**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT
PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM,
FISHING GROUND, BARBECUE
SITE), EDUCATION CENTRE
WITH ANCILLARY CANTEN FOR
A PERIOD OF 3 YEARS AND
LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1:400 @ A4

DATE
17.5.2022

DATE
20.6.2022

DATE

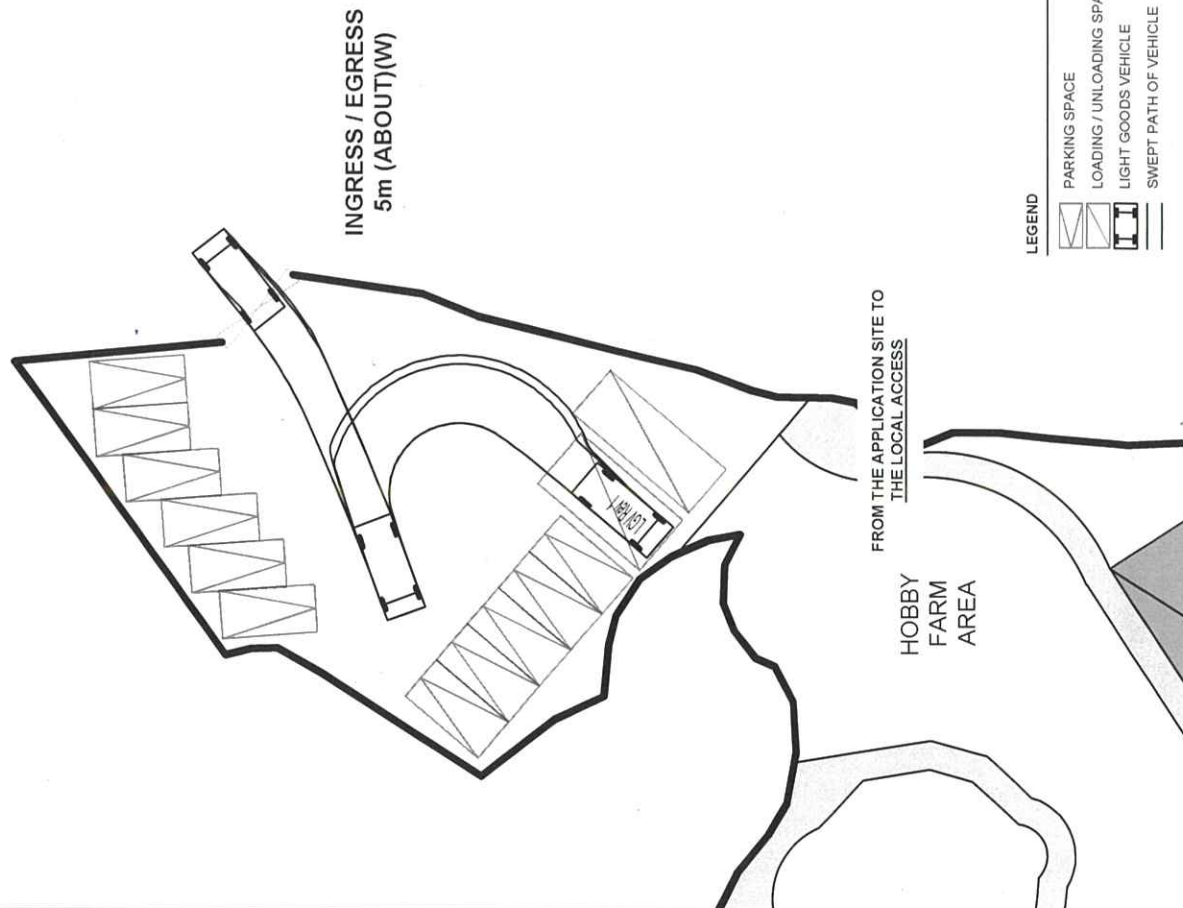
DWG. TITLE
SWEPT PATH ANALYSIS

DWG. NO.
P06

VER.
001

LEGEND

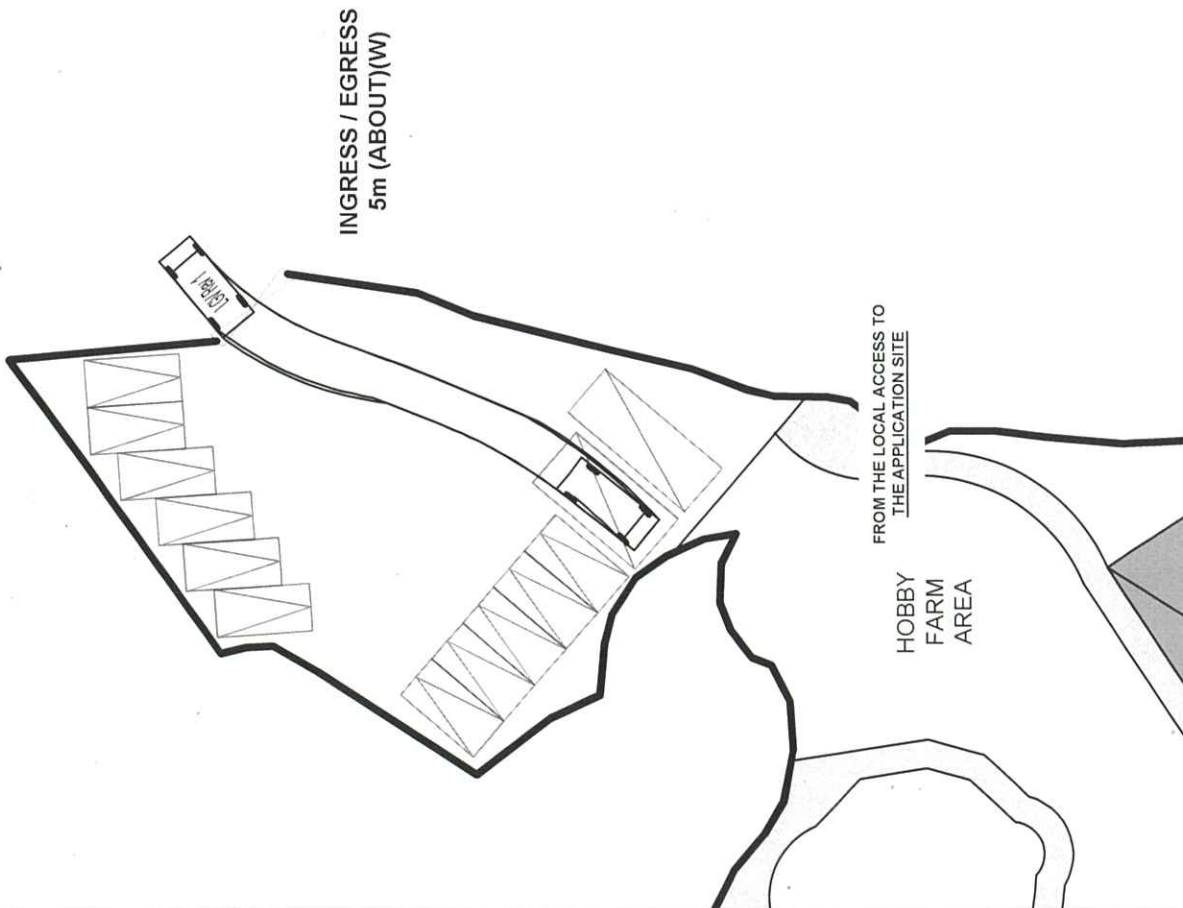
	PARKING SPACE
	LOADING / UNLOADING SPACE
	LIGHT GOODS VEHICLE
	SWEPT PATH OF VEHICLE



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



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 Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site), education centre with Ancillary Canteen for a Period of 3 Years and Land Filling		
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3	
	<input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	4,431	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	950	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10		
Proposed domestic floor area 擬議住用樓面面積	/	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,060	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,060	sq.m	<input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Please refer to Plan 04 .			
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	11		
Motorcycle Parking Spaces 電單車車位			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位			
Others (Please Specify) 其他 (請列明)			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位			
Coach Spaces 旅遊巴車位			
Light Goods Vehicle Spaces 輕型貨車車位	1		
Medium Goods Vehicle Spaces 中型貨車車位			
Heavy Goods Vehicle Spaces 重型貨車車位			
Others (Please Specify) 其他 (請列明)	1 (Light Bus)		

7. Justifications 理由

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

Background

The applicant seek to use various lots in D.D. 113, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site), Education Centre with Ancillary Facilities for a Period of 3 Years and Land Filling' (proposed development) (**Plan P01**).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for recreational organic farming and barbecue sites have dramatically increased. The applicant would like to operate a new place of recreation, sports or culture with barbecue site to meet the pressing demand for such use in Hong Kong and to promote hobby organic farming in Hong Kong.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (**Plan P02**). According to the Notes of the OZP, 'hobby farm' is a 2 use within the "AGR" zone, which requires permission from the Board. The applied use is passive recreational use, which will not cause nuisance to the surrounding area. As the application is only on a temporary basis and the recreational hobby farming activities is similar to the always permitted agricultural use, the proposed development would therefore not frustrate the long term planning intention of the "AGR" zone.

Development Proposal

The Site occupied an area of 5,381 sq.m (about) of private land (**Plan P03**). 10 structures are proposed at the Site for agricultural education centre, agricultural activities room with rain shelter, refreshment kiosk, storage of tools and goods, site office, canteen, washroom and changing room with total GFA of 1,060 sq.m (about) (**Plan P04**).

The Site is accessible from Kam Ho Road via a local access (**Plan P01**). 11 nos. of private car parking spaces, 1 loading/unloading (L/UL) space for light goods vehicle and 1 L/UL space for light bus are provided at the Site (**Plan P04**). Public transport services are also provided within walking distance from the Site for visitor (**Appendix I**). Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Appendix II and Plan P06**). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors / trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix III**).

The Site involves 1,545 sq.m of filling of concrete of not more than 0.2m (about) for site formation of structures (**Plan P05**). As heavy loading of structures would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

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

Operation Mode

The proposed development is operated from 09:00 to 22:00 daily, including public holiday. It is estimated to attract maximum of 50 nos. of visitors per day. 8 nos. of staff will work at the Site. Site office is provided for administrative staff to support the daily operation of the Site. Visitor is required to pay entrance fee to access the Site and for the use of the facilities within the Site.

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As no eating place is provided in close vicinity of the Site, barbecue area and ancillary canteen are provided for visitor to support the operation of the proposed development. The ancillary canteen will only serve visitors of the Site. A maximum of 10 barbecue pits are provided at structures B8 proposed for 'barbecue area with rain shelter'. Organic crops from hobby farming and fish from artificial pond are welcomed to be grilled at the barbecue pits or free to be carried away by visitor.

Conclusion

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

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground, Barbecue Site), Education Centre with Ancillary Facilities for a Period of 3 Years and Land Filling'.

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.)

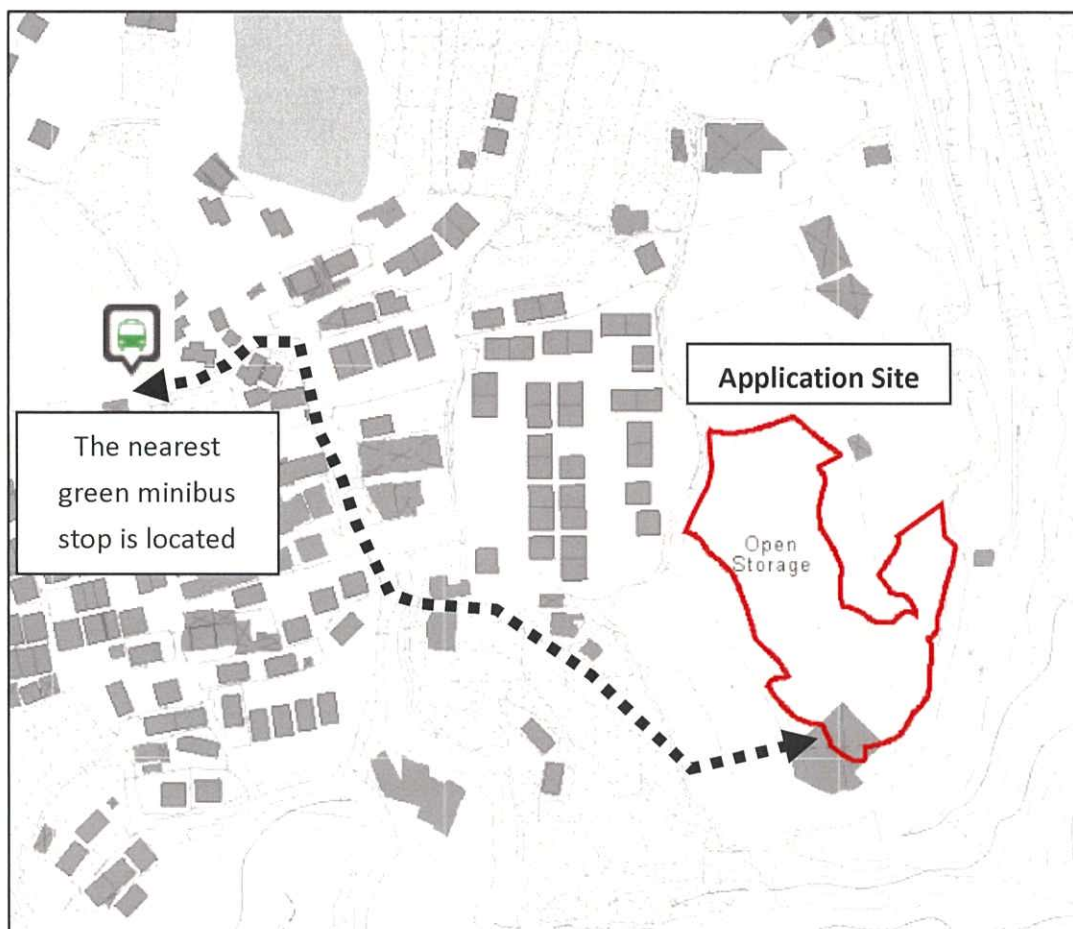
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1013, 1014 RP (Part), 1015 S.A, 1015 S.B, 1015 RP (Part), 1018 (Part) and 1035 (Part) in D.D. 113, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	5,381 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <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
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Appendix I - Public Transport Services Serving the Application Site

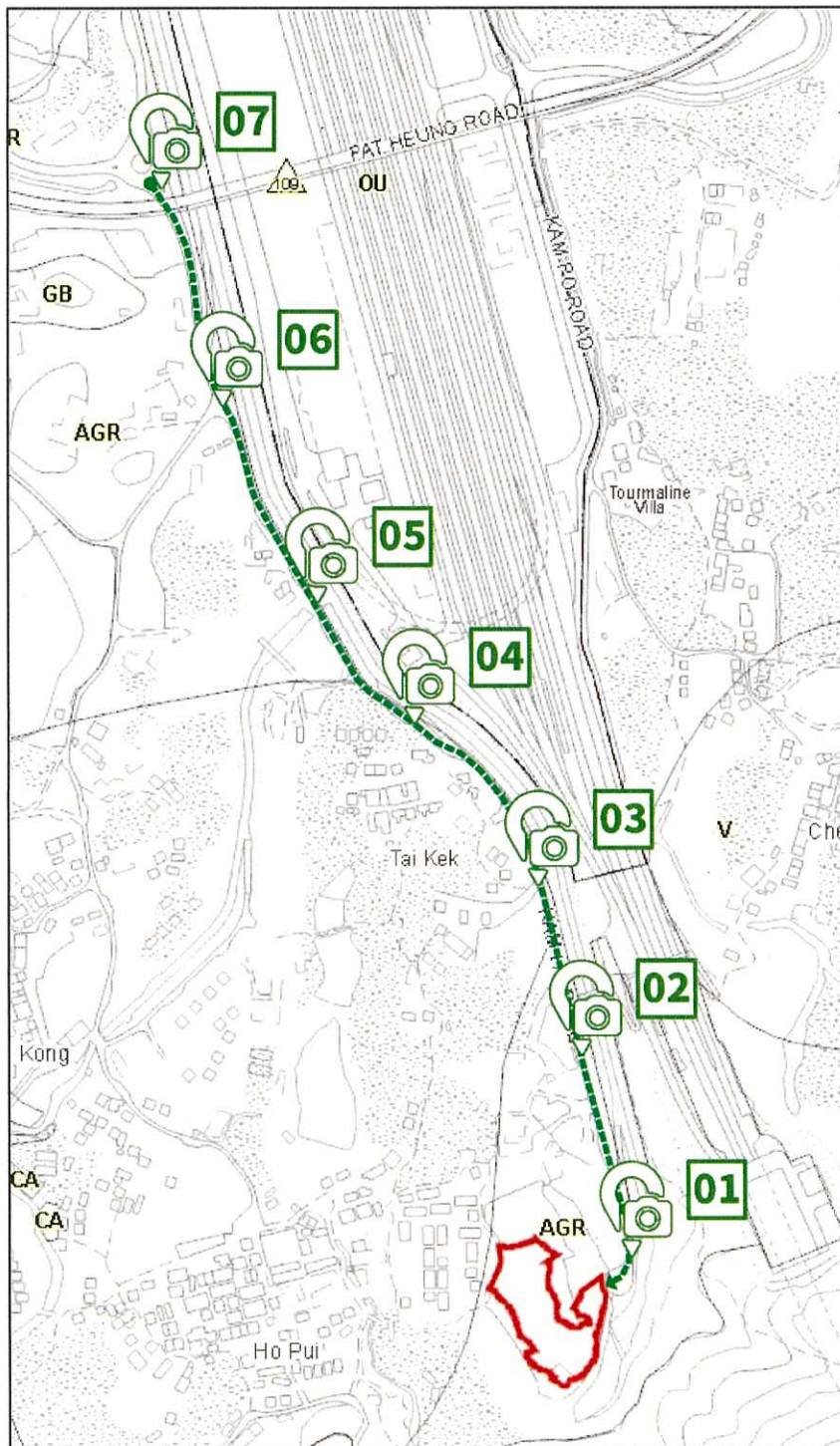
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- (ii) The nearest public transport services are provided at Shek Wu Tong (Ho Pui), details are as follows:

Route No.	Termination Points	
Green Minibus		
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Appendix II - Manoeuvring of Vehicles to / from Kam Ho Road and Along the Local Access

- (i) The Site is accessible from Kam Ho Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Ho Road and along the local access, details are as follows:









Appendix III - Estimated Trip Generation and Attraction of the Site

- (i) The application site (the Site) is accessible from Kam Ho Road via a local access. A total of 13 parking and loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	10
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	1
L/UL Space for Light Goods Vehicle - 7m (L) x 3.5m (W)	1
L/UL Space for Minibus - 8m (L) x 3m (W)	1

- (ii) The operation hours of the proposed development from 09:00 – 22:00 daily (including public holidays). Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction								
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		Light Bus		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	9	0	1	0	0	0	1	1	12
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	7	0	0	0	0	1	1	9
Traffic trip per hour (average)	3	3	0	0	1	1	1	1	8

- (iii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.

Our Ref. : DD113 Lot 1013 & VL
Your Ref. : TPB/A/YL-KTS/928

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

By Email

21 July 2022

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),
Barbecue Site, Education Centre with Ancillary Eating Place for a Period of 3 Years and
Land Filling in "Agriculture" Zone, Various Lots in D.D. 113, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/928)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN

email: llyduen@pland.gov.hk)

(Attn.: Ms. Larissa WONG

email: llkwong@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),
Barbecue Site, Education Centre with Ancillary Eating Place for a Period of 3 Years and
Land Filling in "Agriculture" Zone, Various Lots in D.D. 113, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/928)

- (i) Replacement pages of the application form and revised plans to provide clarifications that only visitor of the application site (the Site) will be served at the ancillary eating place (**Annex I and Plans 1 to 6**).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should provide the trip generation and attraction due to the development in non-peak hours and assess the traffic impact to Kam Ho Road and the local access.	The trip generation and attraction in non-peak hours of the proposed development are provided for your consideration (Annex II). As trips generated and attracted by the proposed development is minimal, adverse traffic impact to Kam Ho Road and the local access should not be anticipated.
(b)	The applicant should note the local access between Kam Ho Road and the site is not managed by his department.	Noted.
2. Comments of Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. Chelly WONG; Tel: 2150 6933)		
(a)	The subject site falls within the 'AGR' zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site for consideration of the Town Planning Board.	The farming activity carried out at the Site is similar to the always permitted agricultural use, hence, not frustrating the planning intention of "AGR" zone. Organic crops (i.e. vegetable and fruit) from hobby farming are welcomed to be grilled at the barbecue pits at the Site or free to carry away by visitor.

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 Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site, Education centre with Ancillary Eating Place for a Period of 3 Years and Land Filling (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																									
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7. Justifications 理由

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

Background

The applicant seek to use various lots in D.D. 113, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site, Education Centre with Ancillary Eating Place for a Period of 3 Years and Land Filling' (proposed development) (Plan P01).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for recreational organic farming and barbecue sites have dramatically increased. The applicant would like to operate a new place of recreation, sports or culture with barbecue site to meet the pressing demand for such use in Hong Kong and to promote hobby organic farming in Hong Kong.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15 (Plan P02). According to the Notes of the OZP, 'hobby farm' is a 2 use within the "AGR" zone, which requires permission from the Board. The applied use is passive recreational use, which will not cause nuisance to the surrounding area. As the application is only on a temporary basis and the recreational hobby farming activities is similar to the always permitted agricultural use, the proposed development would therefore not frustrate the long term planning intention of the "AGR" zone.

Development Proposal

The Site occupied an area of 5,381 sq.m (about) of private land (Plan P03). 10 structures are proposed at the Site for agricultural education centre, agricultural activities room with rain shelter, refreshment kiosk, storage of tools and goods, site office, ancillary eating place, washroom and changing room with total GFA of 1,060 sq.m (about)(Plan P04).

The Site is accessible from Kam Ho Road via a local access (Plan P01). 11 nos. of private car parking spaces, 1 loading/unloading (L/UL) space for light goods vehicle and 1 L/UL space for light bus are provided at the Site (Plan P04). Public transport services are also provided within walking distance from the Site for visitor (Appendix I). Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Appendix II and Plan P06). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors / trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix III).

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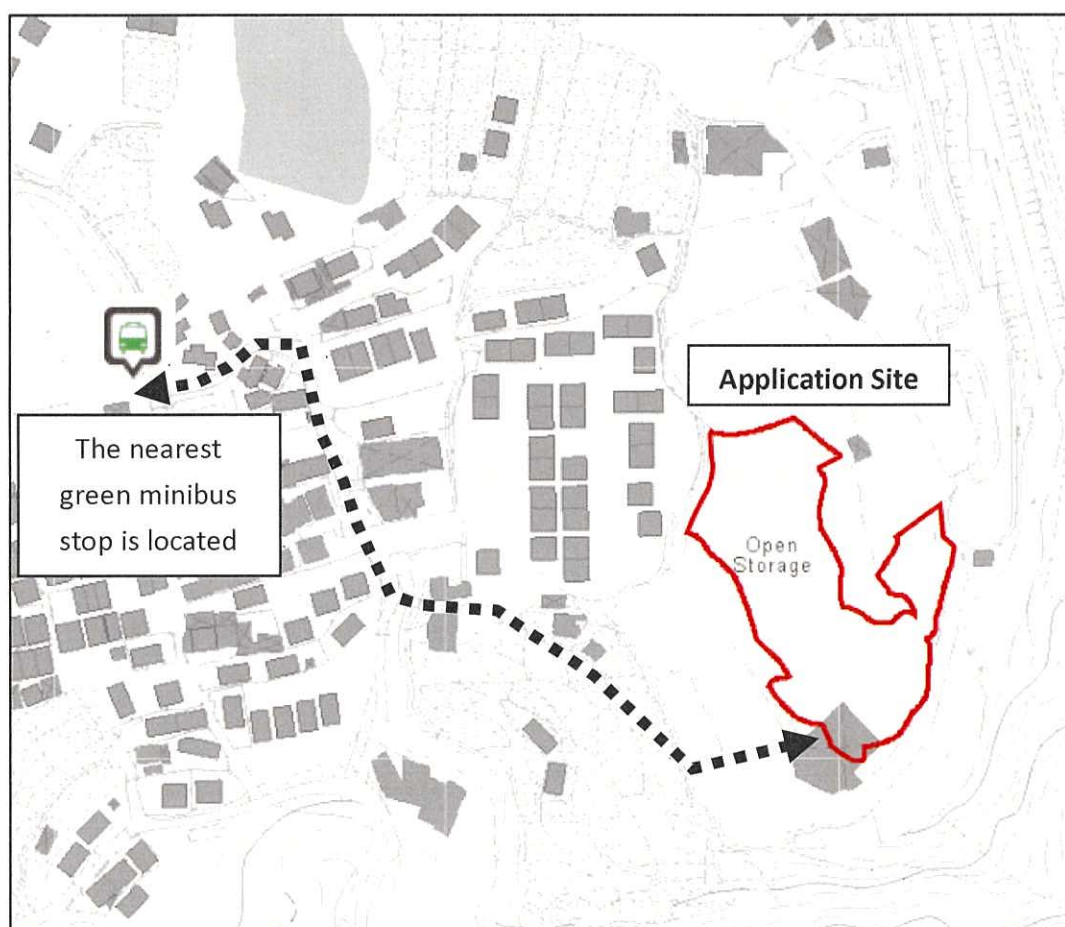
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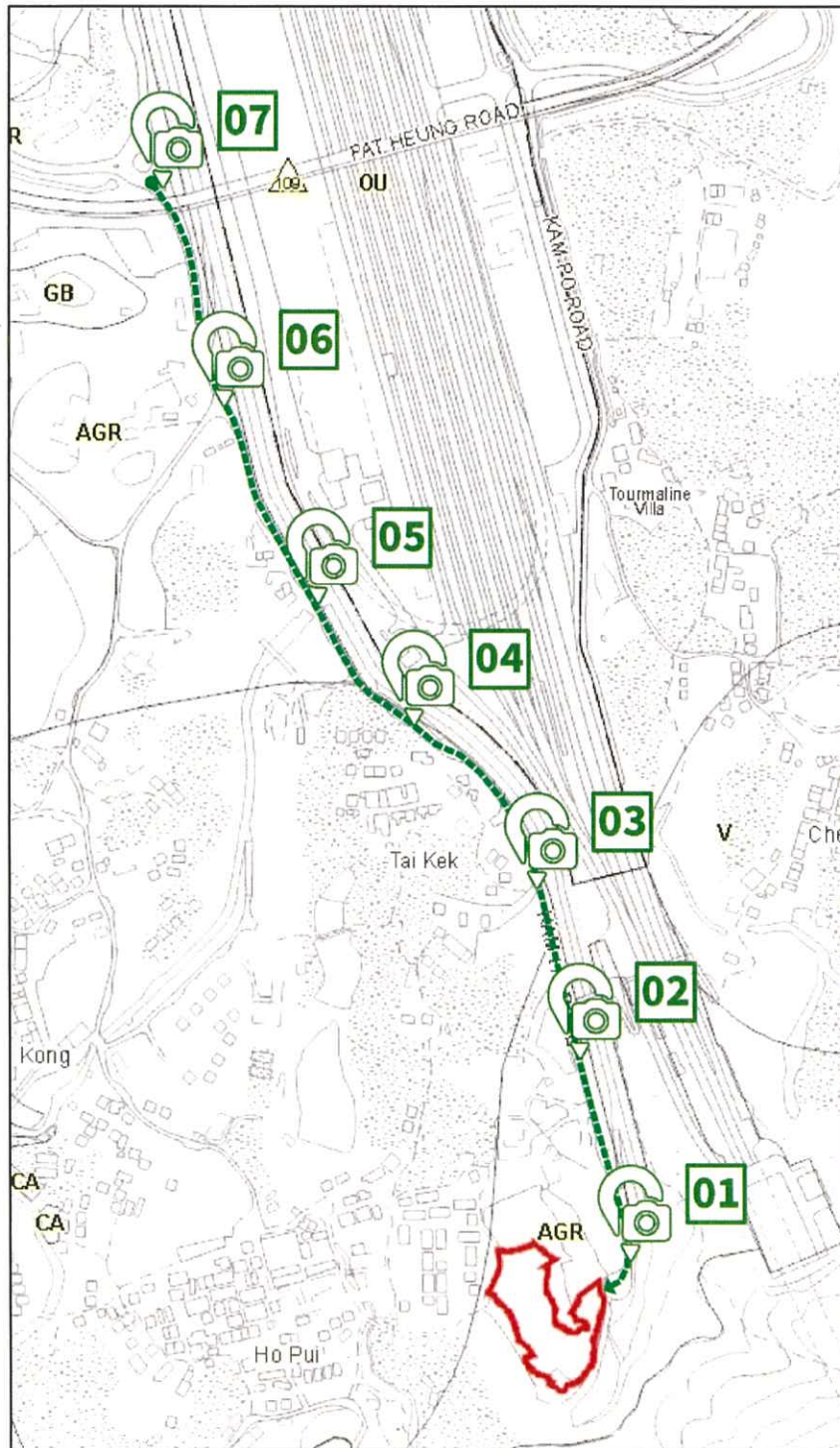
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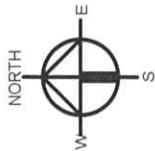
Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	10
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	1
L/UL Space for Light Goods Vehicle - 7m (L) x 3.5m (W)	1
L/UL Space for Minibus - 8m (L) x 3m (W)	1

- (ii) The operation hours of the proposed development from 09:00 – 22:00 daily (including public holidays). Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction								
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		Light Bus		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM</u> peak per hour (09:00 – 10:00)	9	0	1	0	0	0	1	1	12
Trips at <u>PM</u> peak per hour (17:00 – 18:00)	0	7	0	0	0	0	1	1	9
Traffic trip per hour (average)	3	3	0	0	1	1	1	1	8

- (iii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.

Time Period	Trip Generation and Attraction								
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		Light Bus		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> <i>per hour</i> (09:00 – 10:00)	9	0	1	0	0	0	1	1	12
Trips at <u>PM peak</u> <i>per hour</i> (17:00 – 18:00)	0	7	0	0	0	0	1	1	9
Trip at <u>non-peak</u> <i>per hour</i> (10:00 - 17:00) and (19:00 - 22:00)	3	3	0.5 (1 per 2 hours)	0.5 (1 per 2 hours)	0.5 (1 per 2 hours)	0.5 (1 per 2 hours)	1	1	10



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,381m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM KAM HO
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT
**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT

PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM AND
FISHING GROUND), BARBECUE
SITE, EDUCATION CENTRE WITH
ANCILLARY EATING PLACE FOR
A PERIOD OF 3 YEARS AND
LAND FILLING

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 5000 @ A4

DATE	DATE
17.5.2022	17.5.2022
DATE	DATE
21.7.2022	21.7.2022
DATE	DATE

DWG TITLE
LOCATION PLAN

DWG NO
P01

VER
001

PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), BARBECUE SITE, EDUCATION CENTRE WITH ANCILLARY EATING PLACE FOR A PERIOD OF 3 YEARS AND LAND FILLING

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:5000 @ A4

DESIGNED BY

MN 17.5.2022

REVISED BY

MN 21.7.2022

APPROVED BY

DATE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,381m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP

OZP PLAN NO. : SYL-KTS/15

AREA ZONED AS "AGR" : 5,381m² (ABOUT)

LEGEND

APPLICATION SITE

ZONING OF THE SITE

DWG NO. P02

VER 001



R-RICHES PROPERTY
CONSULTANTS LIMITED

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), BARBECUE SITE, EDUCATION CENTRE WITH ANCILLARY EATING PLACE FOR A PERIOD OF 3 YEARS AND LAND FILLING

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 800 @ A4

0

1

0

1

0

1

0

LEGEND

LAND STATUS OF THE SITE

LAND STATUS OF THE SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,381 m ² (ABOUT)
COVERED AREA	: 950 m ² (ABOUT)
UNCOVERED AREA	: 4,431 m ² (ABOUT)
PLOT RATIO	: 0.2 (ABOUT)
SITE COVERAGE	: 18 % (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,080 m ² (ABOUT)
TOTAL GFA	: 1,080 m ² (ABOUT)
BUILDING HEIGHT	: 3m - 8m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE

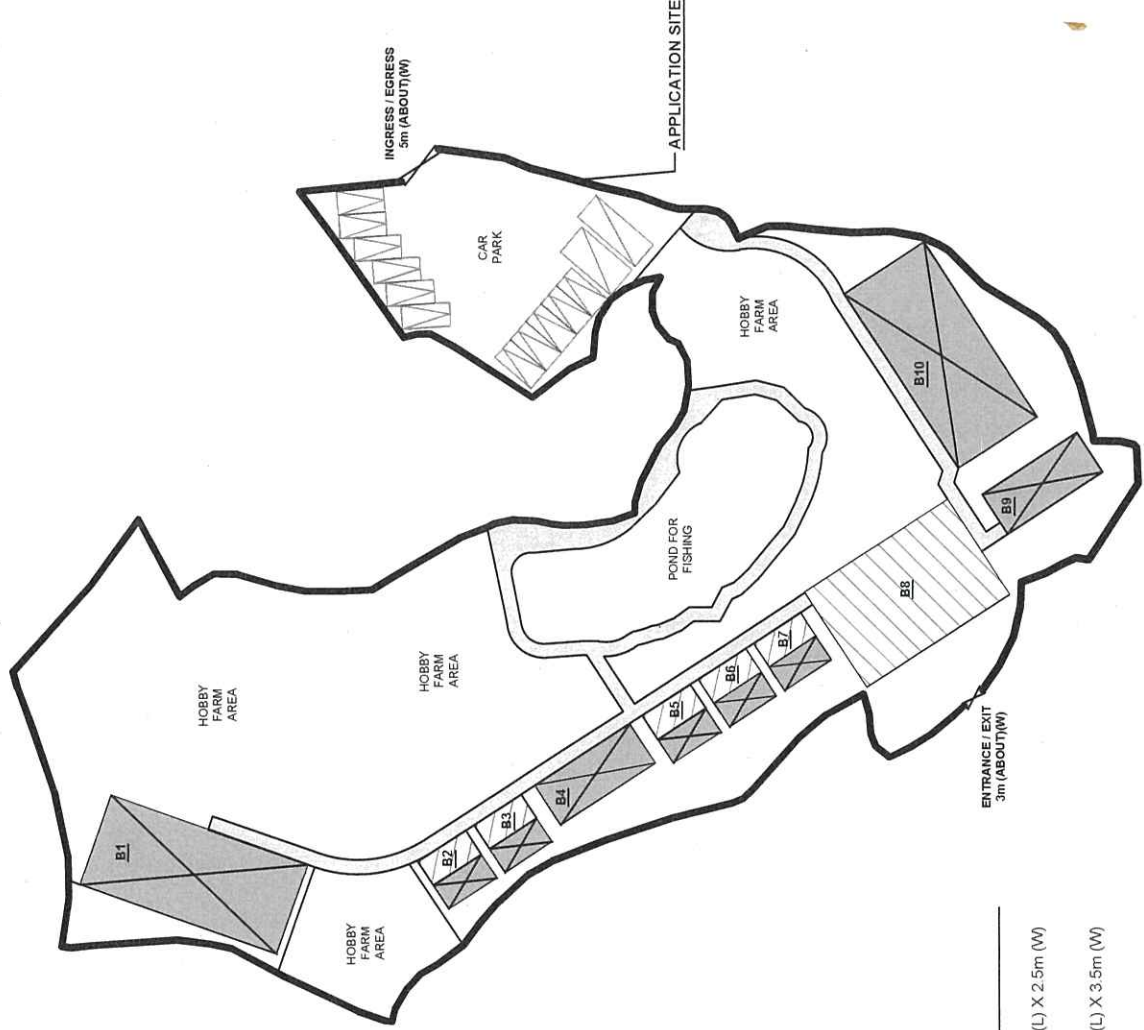
USE

COVERED AREA

GFA

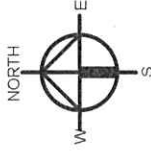
BUILDING HEIGHT

B1	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B2	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	REFRESHMENT KIOSK AND STORAGE OF TOOLS	55m ² (ABOUT)	110m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B5	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	BARBEQUE AREA WITH RAIN SHELTER	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B9	SITE OFFICE AND STORAGE OF TOOLS	55m ² (ABOUT)	110m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B10	ANCILLARY EATING PLACE, WASHROOM AND CHANGING ROOM	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STOREY)
TOTAL		950 m ² (ABOUT)	1,080 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7m (L) X 3.5m (W)
NO. OF LUL SPACE FOR LIGHT BUS	: 1
DIMENSION OF LUL SPACE	: 8m (L) X 3m (W)



PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), BARBEQUE SITE, EDUCATION CENTRE WITH ANCILLARY EATING PLACE FOR A PERIOD OF 3 YEARS AND LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY
MN

DATE
11.5.2022

REVIEWED BY
MN

DATE
21.7.2022

APPROVED BY
DATE

DWG. TITLE
LAYOUT PLAN

DWG. NO.
P04

VER.
001

PAVED RATIO OF THE APPLICATION SITE

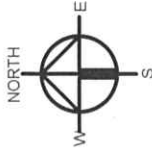
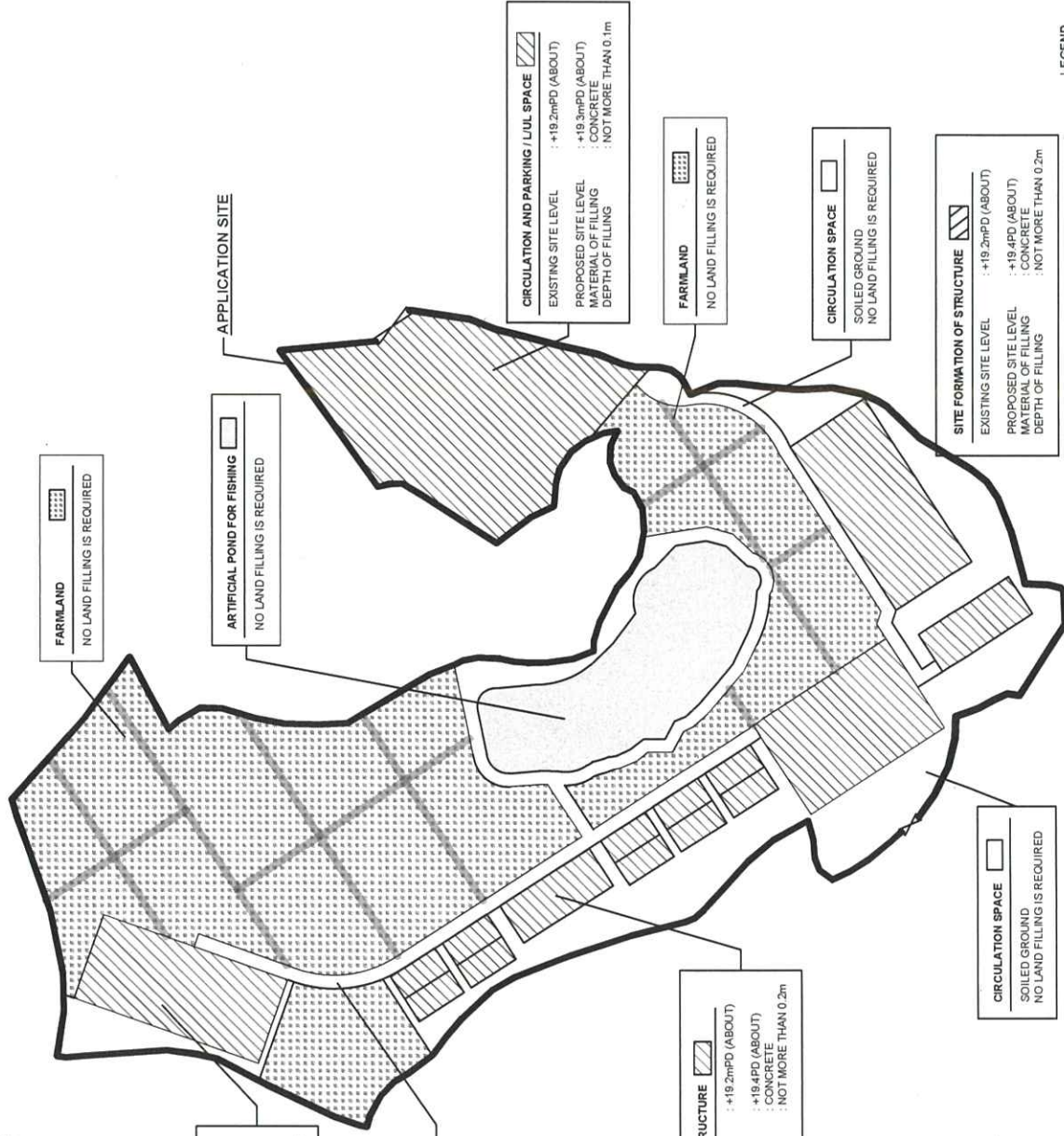
APPLICATION SITE AREA COVERED BY STRUCTURE	: 5,381 m ² (ABOUT)
	: 950 m ² (ABOUT)
LAND FILLING AREA	: 1,545 m ² (ABOUT)
EXISTING SITE LEVEL	: +19.2 mPD (ABOUT)
PROPOSED SITE LEVEL	: +19.3 mPD TO +19.4 mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES
	: PARKING AND LUL SPACE
SOILED GROUND AREA	: 989m ² (ABOUT)
USE	: CIRCULATION SPACE AND FOOTPATH

FOR RECREATIONAL AGRICULTURAL USE (53% OF THE SITE)	(ABOUT)
FARM LAND AREA	: 2,438 m ²
USE	: OPEN SPACE

ARTIFICIAL POND AREA	: 409m ² (ABOUT)
USE	: FISHING AND PRAWN-FISHING

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: +19.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +19.4PD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

FOOTPATH	
SOILED GROUND	: NO LAND FILLING IS REQUIRED



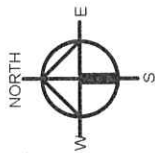
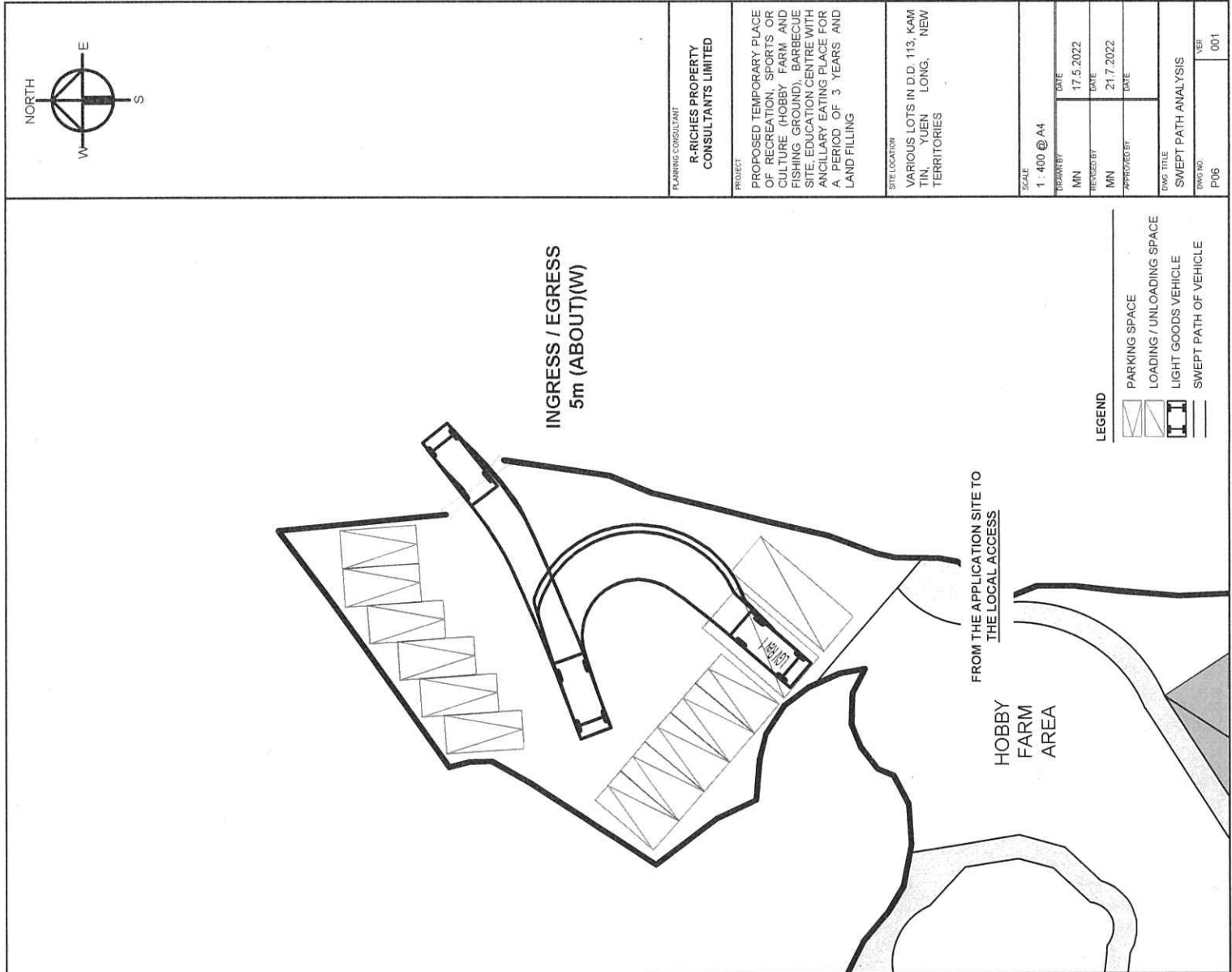
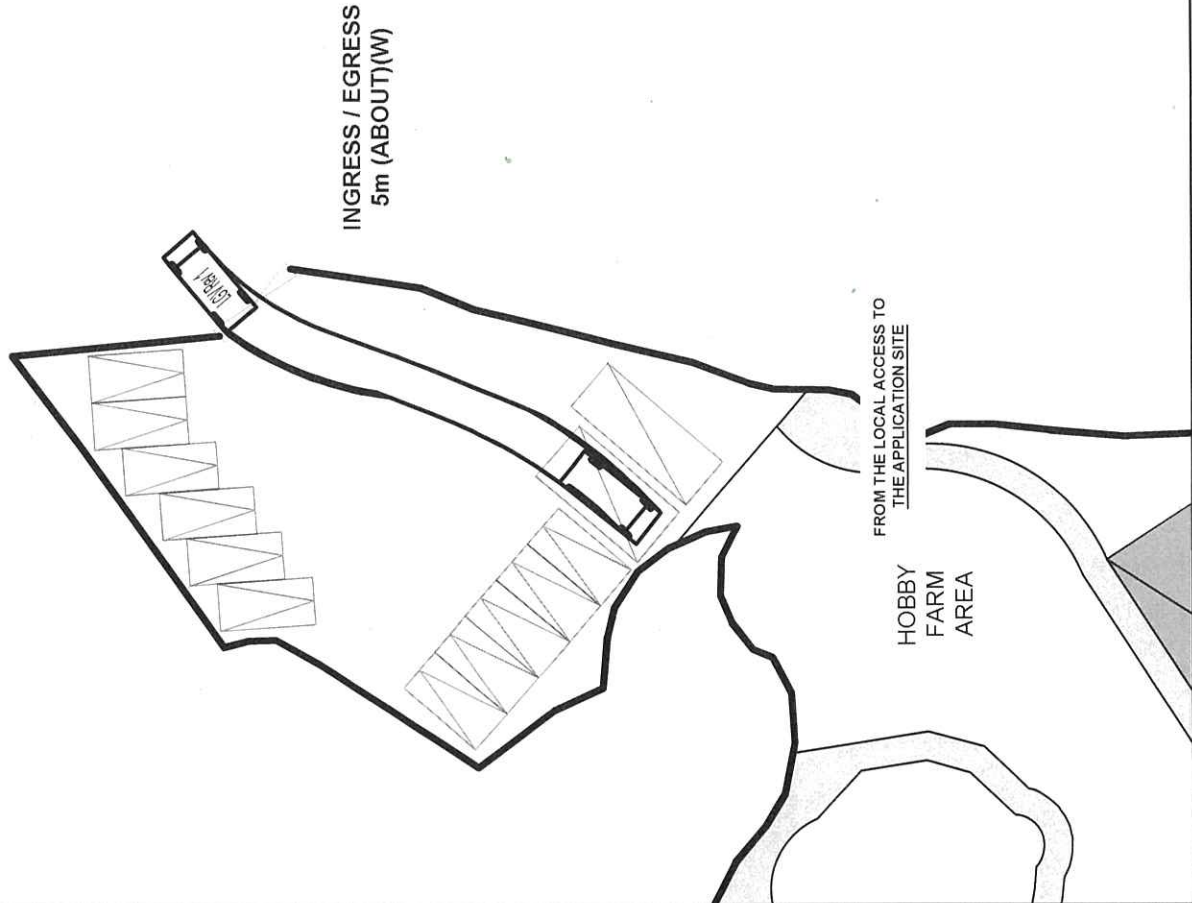
PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), BARBECUE SITE, EDUCATION CENTRE WITH ANCILLARY EATING PLACE FOR A PERIOD OF 3 YEARS AND LAND FILLING
SITE LOCATION	VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1 : 800 @ A4
DATE	17.5.2022
REVISION BY	DATE
MIN	21.7.2022
APPROVED BY	DATE
DWG TITLE	LAND FILLING AREA
DWG NO	P05
VER	001

LEGEND	APPLICATION SITE
	LAND FILLING AREA
	INGRESS / EGRESS

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM AND
FISHING GROUND), BARBECUE
SITE, EDUCATION CENTRE WITH
ANGULAR EATING PLACE FOR
A PERIOD OF 3 YEARS AND
LAND FILLING

SITE LOCATION
VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE 1 : 400 @ A4	DATE 17.5.2022
DRAWN BY MN	DATE 21.7.2022
REVIEWED BY MN	DATE
APPROVED BY	DATE
DWG TITLE SWEPT PATH ANALYSIS	
DWG NO. P06	VER. 001

Our Ref. : DD113 Lot 1013 & VL
Your Ref. : TPB/A/YL-KTS/928

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

By Email

1 August 2022

Dear Sir,

2nd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),
Barbecue Site, Education Centre with Ancillary Eating Place for a Period of 3 Years and
Land Filling in "Agriculture" Zone, Various Lots in D.D. 113, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/928)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN

email: llyduen@pland.gov.hk)

(Attn.: Ms. Larissa WONG

email: llkwong@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),
Barbecue Site, Education Centre with Ancillary Eating Place for a Period of 3 Years and
Land Filling in "Agriculture" Zone, Various Lots in D.D. 113, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/928)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Executive Secretary (A&M), Antiquities and Monuments Office (Contact Person: Mr. Jeffer MAK; Tel: 2655 0822)		
(a)	The application site is situated within the Ho Pui Site of Archaeological Interest ("SAI"). However, it is noted the application and the supplementary information do not provide the result of study on the possible impact on the SAI. It is suggested the proponent to conduct desktop study to review the archaeological potential of the project site, and propose appropriate mitigation measure, if necessary, for the consideration of AMO.	Please note that the proposed pond for fishing is provided at-grade with no excavation involved. Excavation work is also not required for erection of structures at the application site (the Site). Regarding the construction method of structures, details are provided at Annex I. As the proposed development is only on a temporary basis and involves no excavation work, adverse impact to Ho Pui Site of Archaeological Interest should not be anticipated.

Annex I – Construction Method of Proposed Structures

- (i) Majority of structures are container-converted structures, while the remaining are steel-frame structures with no foundation (i.e. excavation work is not required), details are as follows:

Structure	Proposed Use	Construction Method
B1	Agricultural Education Centre	Steel-frame structure with no foundation, will be assembled at the Site
B2	Agricultural Activities Room with Rain Shelter	Container-converted structure
B3	Agricultural Activities Room with Rain Shelter	Container-converted structure
B4	Refreshment Kiosk and Storage of Tools	Steel-frame structure with no foundation, will be assembled at the Site
B5	Agricultural Activities Room with Rain Shelter	Container-converted structure
B6	Agricultural Activities Room with Rain Shelter	Container-converted structure
B7	Agricultural Activities Room with Rain Shelter	Container-converted structure
B8	Barbeque Area with Rain Shelter	Steel-frame shed structure with no foundation, will be assembled at the Site
B9	Site Office and Storage of Tools	Steel-frame structure with no foundation, will be assembled at the Site
B10	Ancillary Eating Place, Washroom and Changing Room	Steel-frame structure with no foundation, will be assembled at the Site

Previous S.16 Applications Covering the Site

Rejected Applications

	<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1.	A/YL-KTS/385	Temporary Workshop for Welding of Mild Steel Pipe	12.1.2007 (on review)	(1), (2), (3), (4), (5)
2.	A/YL-KTS/424	Temporary Steel Fabrication Yard and Open Storage of Steel Materials for 12 Months	6.6.2008 (on review)	(1), (2), (3), (4), (5)
3.	A/YL-KTS/425	Temporary Open Storage of Construction Machinery (Excavators) for a Period of 3 Years	26.9.2008 (on review)	(1), (3), (4), (5)
4.	A/YL-KTS/522	Temporary Open Storage of Used Vehicle and Vehicle Parts for a Period of 3 Years	27.5.2011 (on review)	(1), (3), (4), (5)

Main Rejection Reasons:

- (1) The development was not in line with the planning intention.
- (2) The development was not compatible with the surrounding land uses.
- (3) The application did not comply with the then Town Planning Board Guidelines No. 13D on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance.
- (4) There was insufficient information to demonstrate that the proposed development would not generate adverse drainage, landscaping and environmental impacts on the surrounding areas.
- (5) The approval of the application would set an undesirable precedent for similar applications.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- having reviewed the FI submitted (**Appendix Ia**), he has no further comment on the application from traffic engineering perspective.
- an approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be stipulated.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Landscape

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

- she has no objection to the application from landscape planning perspective.
- based on the aerial photo of 2020, the Site is located in an rural landscape character comprising of farmlands, vacant lands, village houses, temporary structures and woodland within "Conservation Area" zone to the south of the Site. The proposed use is not incompatible with the landscape character of the surrounding area.

- according to the site photos taken in April 2022, the Site is vacant and hard paved. No existing tree is observed within the Site. Significant adverse impact on landscape resources within the Site arising from the proposed use is not anticipated.

5. **Drainage**

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

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

6. **Nature Conservation and Agriculture**

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

- the Site falls within the “AGR” zone and possesses potential for agricultural rehabilitation. On the understanding that agricultural activities are involved in the Site, he has no strong view against the application from agricultural perspective; and
- noting the Site is a vacant land, he has no adverse comment on the application from nature conservation perspective.

7. **Building Matters**

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

- no objection to the application.

8. **Fire Safety**

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

- he has no objection in-principle to the proposal subject to fire service installations being provided to his satisfaction.

9. **Heritage Conservation**

Comments from Antiquities and Monuments Office, Development Bureau (AMO, DEVB);

- he has no objection in-principle to the application from archaeological and built heritage conservation perspectives after reviewing the FI (**Appendix Ib**) that

excavation works are not required for the proposed pond for fishing and the proposed erection of structures at the Site.

10. District Office's Comments

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

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

11. Other Departments

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) the permission is given to the development under application. It does not condone any other development currently exists on the Site which are not covered by the application. The applicant should be requested to take immediate action to discontinue such development 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 lot 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 the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by TD. 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD is shall not be responsible for the maintenance of any access connecting the Site and Kam Ho Road. Presumably, the relevant department will provide their comments to you, if any; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to (i) 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) avoid the use of loudspeakers, audio amplifier and public announcement system or any form of audio amplification system on the Site; (iii) provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. The design and construction of the septic tank and soakaway system 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; (iv) to control the oily fume and cooking odour emissions from the canteen, the applicant should follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” (https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentin_hk/air/guide_ref/files/pamphlet_oilfume_eng.pdf) issued by EPD; and (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (g) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to 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; and
 - the applicant is reminded that 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 Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant shall be reminded to adopt appropriate measures to avoid polluting the watercourse located to the east of the Site (**Plan A-2**) during the land filling activity and operation;
- (i) to note the comments from Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that:
- the applicant is required to inform his department immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- if the existing structures (not being New Territories Exempted House) are erected on leased land without approval of the 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 BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- if the proposed use under application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licencing authority; and
- detailed checking under the BO will be carried out at building plan submission stage; and

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

- proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public 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.

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Comments on the Section 16 Application No. A/YL-KTS/928

07/07/2022 14:46

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1 attachment



TPB20220707(KTS928).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Yours faithfully,

(Ms.)

Campaign Officer

The Conservancy Association

T: .

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社

(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

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網址 Website: www.cahk.org.hk

7th July 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-KTS/928

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

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

According to the approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15, 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 uses in this application are not related to agricultural purposes, especially land filling of 1,545m². We cannot see any details to justify how such plan would fulfill the above planning intention.

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 agricultural education centre, barbecue area, canteen, agriculture activities rooms, a refreshment kiosk, a site office and areas for storage of tools and so on, 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.
- Adverse sewage impact: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans,



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and so on. Besides, insufficient details are available to identify other sources of wastewater arising from operation, particularly potential oily wastewater from recreation and floor washing activities in barbeque 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 number of expected visitors/users, crowd control, waste management, additional provision of ancillary utilities, and so on. Regarding the proposed recreation activities rooms, no details are available to describe their exact uses and activities, and whether additional wastewater would be generated during operation. 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). Enforcement Notice (Case No. E/YL-KTS/0464) has been issued by Planning Department. It is 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,
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>

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





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KFBG's comments on two planning applications

12/07/2022 20:41

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

2 attachments



220712 s16 KTS 928.pdf 220712 s16 KTS 930.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two 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)

12th July, 2022.

By email only

Dear Sir/ Madam,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing Ground and Barbecue Site) and Education Centre with Ancillary Canteen for a Period of 3 Years and Land Filling
(A/YL-KTS/928)

1. We refer to the captioned.
2. We object to this application as some proposed uses (e.g., barbecue site) are unlikely to be in line with the planning intention of the Agriculture (AGR) zone. As shown in the gist, there is a watercourse close to the application site. We urge the Board to consider whether a sewage impact assessment and/ or water quality impact assessment has been provided/ is required for this application. Please be reminded that this watercourse drains into the Deep Bay Area.
3. We also urge the Board to investigate with relevant authorities as to whether the site is covered with ongoing enforcement case.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

