

Form No. S16-III  
表格第 S16-III 號

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

2022年 6月 1 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。

10 JUN 2022

This document is received on  
The Town Planning Board will formally acknowledge  
the document upon receipt of all required information and documents.

根據《城市規劃條例》  
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](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](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

2201308

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	A176-KTS/930
	Date Received 收到日期	10 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Mark Wealthy Limited 財誌有限公司

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Property Consultants Limited

<b>3. Application Site 申請地點</b>	
(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)	Lot 807 RP (Part) in D.D. 103, Sze Pai Shek, 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 670 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 72 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	/ 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 : 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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

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

## 6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years 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 ..... 598 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 72 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 1 .....

Proposed domestic floor area 擬議住用樓面面積 ..... 1 .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 72 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 72 .....sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION SITE OFFICE STORAGE OF TOOLS WASHROOM AND CHANGING ROOM	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	

## Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities).			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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))	
	No 否	<input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 72 ..... 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？	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"/> ..... .....		

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

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <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：       </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;">         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 .....       </div> <div> <input type="checkbox"/> month(s) 個月 .....       </div>

**7. Justifications 理由**

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

**Background**

The Applicant seeks to use Lot 807 RP (Part) in D.D. 103, Sze Pai Shek, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Holiday Camp 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 local tent camping activities have dramatically increased. The applicant would like to operate a new holiday camp (tent camping site) to meet the pressing demand for such use in Hong Kong.

**Planning Context**

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan No.: SYL-KTS/15 (Plan P02). Although 'holiday camp' use is not a column one nor a column two use within the "AGR" zone, the application is on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone. The proposed use is passive in nature, it should not create nuisance to the surrounding areas.

**Development Proposal**

The Site occupied an area of 670 sq.m (about) of private land (Plan P03). The operation hours are from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). Barbeque activities will be carried out by visitor, however, no fixed barbecue pits will be provided at the Site. One structure is proposed at the Site for reception, site office, washroom and changing room with total GFA of 72 sq.m (about) (Plan P04). The estimated number of staff working at the Site are 4. The estimated maximum number of visitor per day are 25.

The Site is accessible from Kam Sheung Road MTR Station via subway and footpath (Plan P01). No parking space is provided at the Site as it is not directly connected to any road. Visitor and staff are required to make use of public transport, e.g. taking public transport to Kam Sheung Road Station / public transport interchange then walk to the Site (Plan P01).

The Site involves 72 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. One staff will stay overnight at the Site to handle complaints. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

**Conclusion**

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

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

☐ HKJE 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

20/04/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

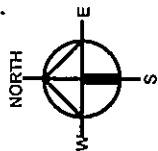
Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 807 RP (Part) in D.D. 103, Sze Pai Shek, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	670 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 Holiday Camp with Ancillary Facilities for a Period of 3 Years and Land Filling

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	72 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
(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	4 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	11 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Light Bus _____ _____		/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

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

SITE LOCATION  
LOT 807 RP (PART) IN D.D. 103,  
SIZE PAI SHEK, KAM TIN, YUEN  
LONG, NEW TERRITORIES

SCALE  
1:2000 @ A4

COUNTRY  
MN  
DATE  
13.5.2022  
APPROVED BY  
DATE

DWG TITLE  
LOCATION PLAN  
DWG NO.  
P01  
REV.  
001

ACCESSIBLE FROM KAM  
SHEUNG ROAD MTR STATION  
VIA SUBWAY AND FOOTPATH

TSING LONG HIGHWAY

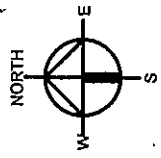
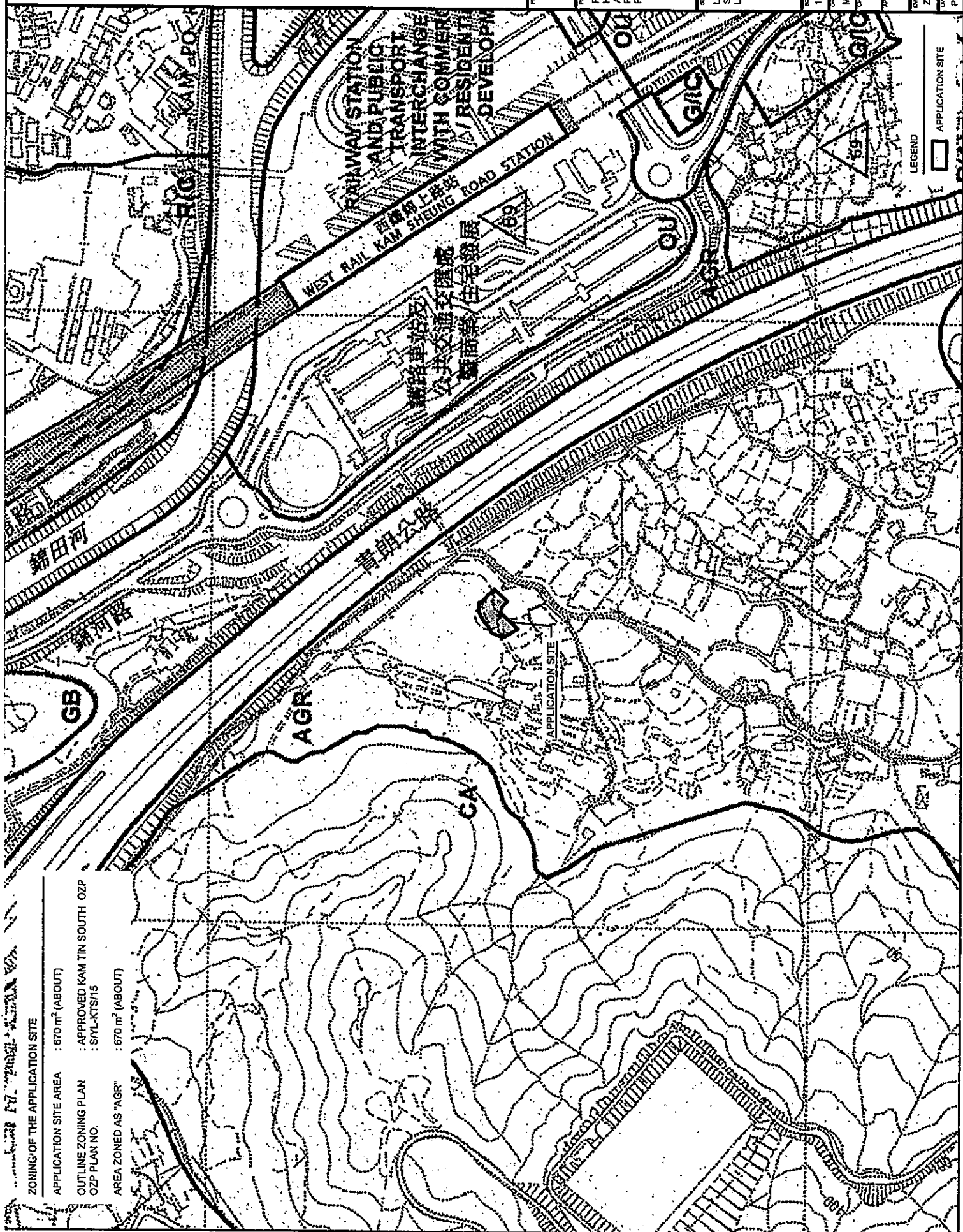
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 670 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS  
ACCESSIBLE FROM KAM SHEUNG ROAD MTR  
STATION VIA SUBWAY AND FOOTPATH

LEGEND  
APPLICATION SITE





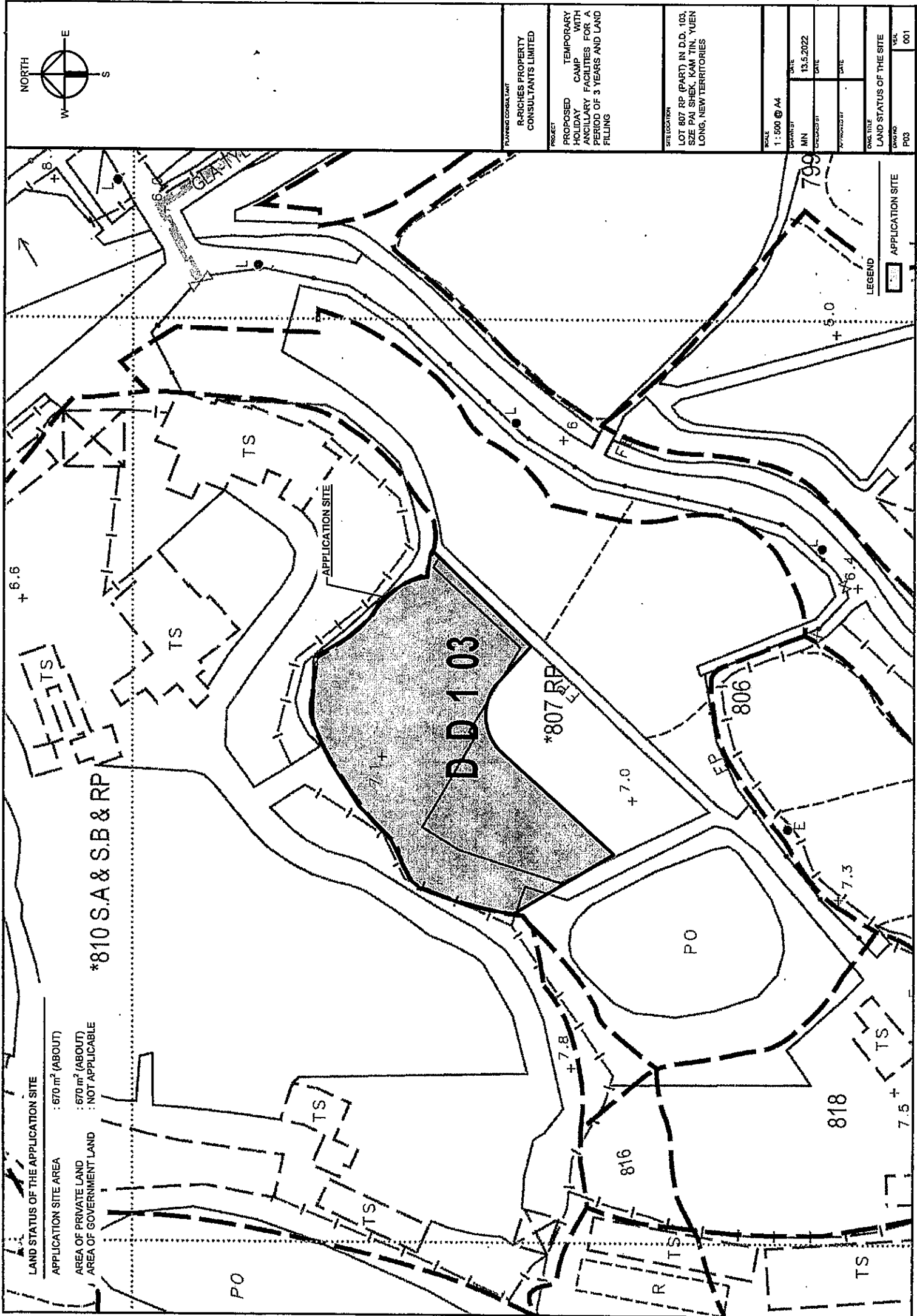
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 670 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP  
OZP PLAN NO. : SYL-KTS/15  
AREA ZONED AS 'AGR' : 670 m<sup>2</sup> (ABOUT)

PLANNING CONSULTANT	RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING
SITE LOCATION	LOT 807 RP (PART) IN D.D. 103, SZE PAI SHEK, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1:4000 @ A4
COUNTY	MN
DATE	13.5.2022
APPROVED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	ZONING OF THE SITE
DATE	
NO. OF	P02
VER.	001







LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 670 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 670 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE

\*810 S.A & S.B & RP

APPLICATION SITE

DD103

\*807 RP

PO

818

816

R

TS

7.5 +

7.3

6.4 +

6.0 +

6.0 +

6.0 +

6.0 +

6.6 +

6.0 +

6.0 +

6.0 +

NORTH

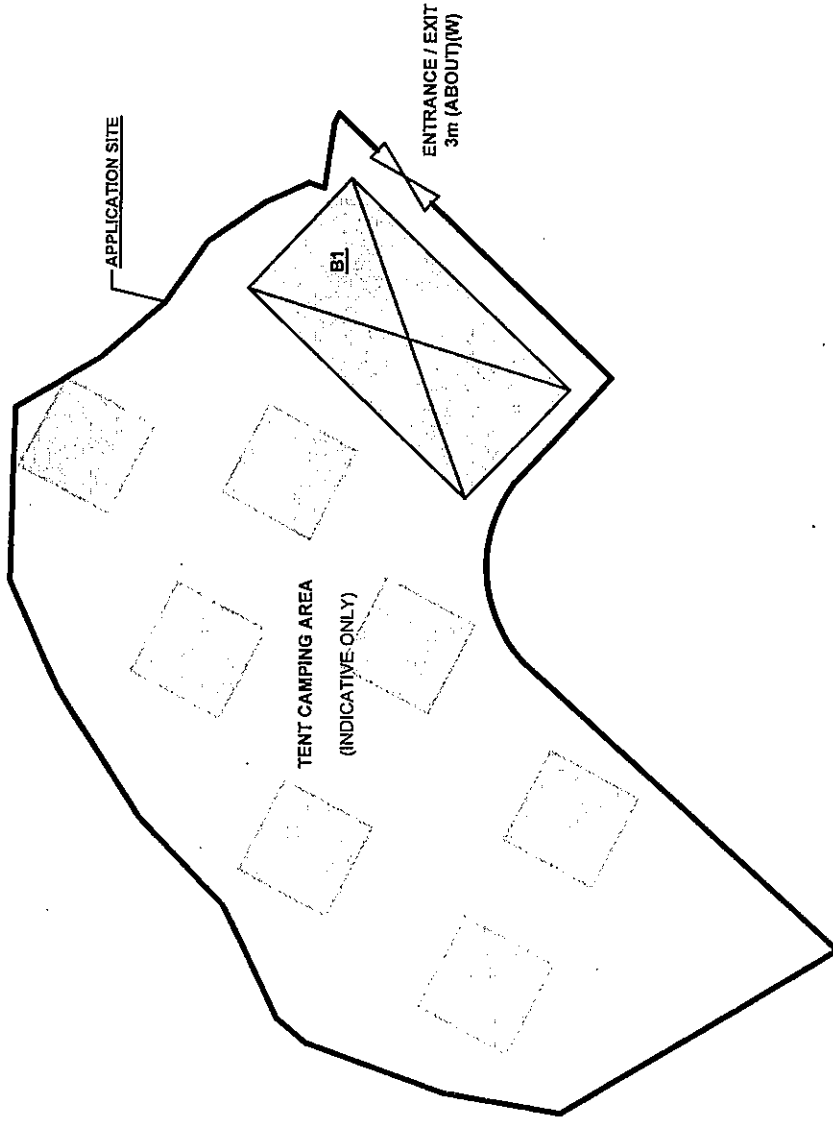
PLANNED CONSULTANT		RICHES PROPERTY CONSULTANTS LIMITED	
PROJECT		PROPOSED HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING	
SITE LOCATION		LOT 807 RP (PART) IN D.D. 103, SZE PAI SHEK, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE		1:500 @ A4	
DRAWN BY		MN	
DATE		13.5.2022	
CHECKED BY			
DATE			
APPROVED BY			
DATE			
DRAWN TITLE		LAND STATUS OF THE SITE	
DRAWING NO.		P03	
SCALE		001	

5

DEVELOPMENT PARAMETERS

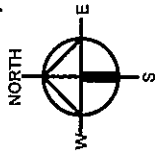
APPLICATION SITE AREA	: 670 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 72 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 598 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 11	% (ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 72 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 72 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION SITE OFFICE STORAGE OF TOOLS WASHROOM AND CHANGING ROOM	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	ENTRANCE / EXIT



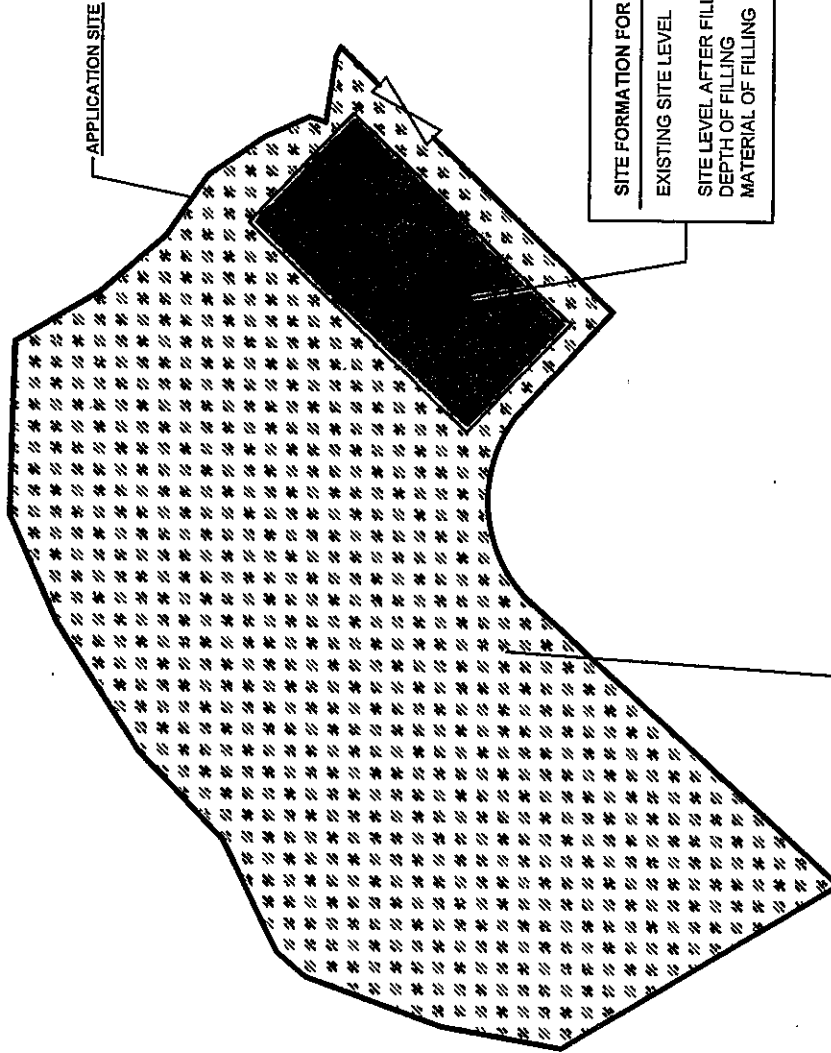
PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING	SITE LOCATION LOT 807 RP (PART) IN D.D. 103, SZE PAI SHEK, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1:300 @ A4	DESIGNER MIN	DATE 13.5.2022	CHECKED BY	DATE	APPROVED BY	DATE	DWG. TITLE LAYOUT PLAN	DWG. NO. PD4	VER. 001
--	---	---	---------------------	-----------------	-------------------	------------	------	-------------	------	---------------------------	-----------------	-------------

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



\* PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 670 m <sup>2</sup> : 72 m <sup>2</sup>	(ABOUT) (ABOUT)
LAND FILLING AREA	: 72 m <sup>2</sup>	(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	(ABOUT)
LAWN AREA	: 598 m <sup>2</sup>	(ABOUT)
USE	: TENT CAMPING AREA	(ABOUT)



**SITE FORMATION FOR STRUCTURE**

EXISTING SITE LEVEL : +7.1 mPD (ABOUT)

SITE LEVEL AFTER FILLING : +7.3 mPD (ABOUT)

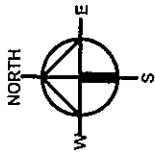
DEPTH OF FILLING : NOT MORE THAN 0.2m

MATERIAL OF FILLING : CONCRETE

**TENT CAMPING AREA**

EXISTING SITE LEVEL : +7.1 mPD (ABOUT)

GROUND SURFACE : LAWN



PLANNING CONSULTANT	RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND LAND FILLING
SITE LOCATION	LOT 807 RP (PART) IN D.D. 103, SZE PAI SHEK, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1 : 300 @ A4
DATE	13.5.2022
DATE	
DATE	
DATE	
DRAWN TITLE	LAND FILLING AREA
DRAWN NO.	P05
VOL.	001

LEGEND

APPLICATION SITE

LAND FILLING AREA

ENTRANCE / EXIT



Our Ref. : DD103 Lot 807 RP  
Your Ref. : TPB/A/YL-KTS/930

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

By Email

16 June 2022

Dear Sir,

**Supplementary Information**

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years  
and Land Filling in "Agriculture" Zone, Various Lots in D.D. 103, Sze Pai Shek,  
Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/930)**

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

- (i) Portion of structure B1 is reserved for storage of tools (i.e. camp lights, hammers, axes, tent pegs etc.) to support the operation of the proposed development.

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Orpheus LEE**  
Planning and Development Consultants







盈卓物業  
顧問有限公司

Our Ref. : DD103 Lot 807 RP  
Your Ref. : TPB/A/YL-KTS/930

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

By Email

14 July 2022

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 807 RP (Part) in D.D.103, Sze Pai Shek, Kam Tin, Yuen Long, N.T.**

**(S.16 Planning Application No. A/YL-KTS/930)**

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

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

A handwritten signature in blue ink is placed over a circular blue stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盈卓物業顧問有限公司' in the center.

**Matthew NG**  
Planning and Development Manager

## Responses-to-Comments

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 807 RP (Part) in D.D.103, Sze Pai Shek, Kam Tin, Yuen Long, N.T.**

**(Application No. A/YL-KTS/930)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should clarify the method of commute of staff / visitors and logistics and justify the proposed number of parking and loading / unloading;	<p>Please note that the application site (the Site) is not directly connected to any vehicular access, visitor and staff are required to access the Site by taking public transport to Kam Ho Road or Kam Sheung Road MTR Station then walk to the Site via a footpath (<b>Plan 1</b>). In case of visitor will access the Site by private car, the nearest public vehicle park is located at the east of Kam Sheung Road MTR Station (<b>Plan 1</b>).</p> <p>As the Site is proposed for holiday camp (tent camping site), goods to support the daily operation of the applied use would be transported by trolley or hand carried to the Site by staff. Same arrangements have already been adopted by the approved S.16 planning application (No. A/YL-KTS/857), which share the same footpath for access with no loading/unloading provision and are workable.</p>
(b)	The applicant should note that the local access between Tsing Long Highway / Kam Ho Road and the site is not managed by this Department.	Noted.
<b>2. Comments of Director of Fire Services (D of FS)</b> (Contact Person: Mr. WONG Ho-yin; Tel: 2733 7737)		
(a)	Please submit a fire service installations proposal.	A fire service installations proposal is provided for your consideration ( <b>Annex I</b> ).





#### LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 670 m<sup>2</sup> (ABOUT)

#### VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD MTR STATION VIA SUBWAY AND FOOTPATH

KAM SHEUNG ROAD MTR STATION

NEAREST PUBLIC VEHICLE PARK

ACCESSIBLE FROM KAM SHEUNG ROAD MTR STATION VIA SUBWAY AND FOOTPATH

APPLICATION SITE

LEGEND  
APPLICATION SITE

PLANNING CONSULTANT  
R-RICHES PROPERTY CONSULTANTS LIMITED

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

SITE LOCATION  
LOT 807 BP (PART) IN D.D. 103, SZE PAI SHEK, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DATE	DATE	DATE
DRAWN BY MN	CHECKED BY	APPROVED BY
14.7.2022		

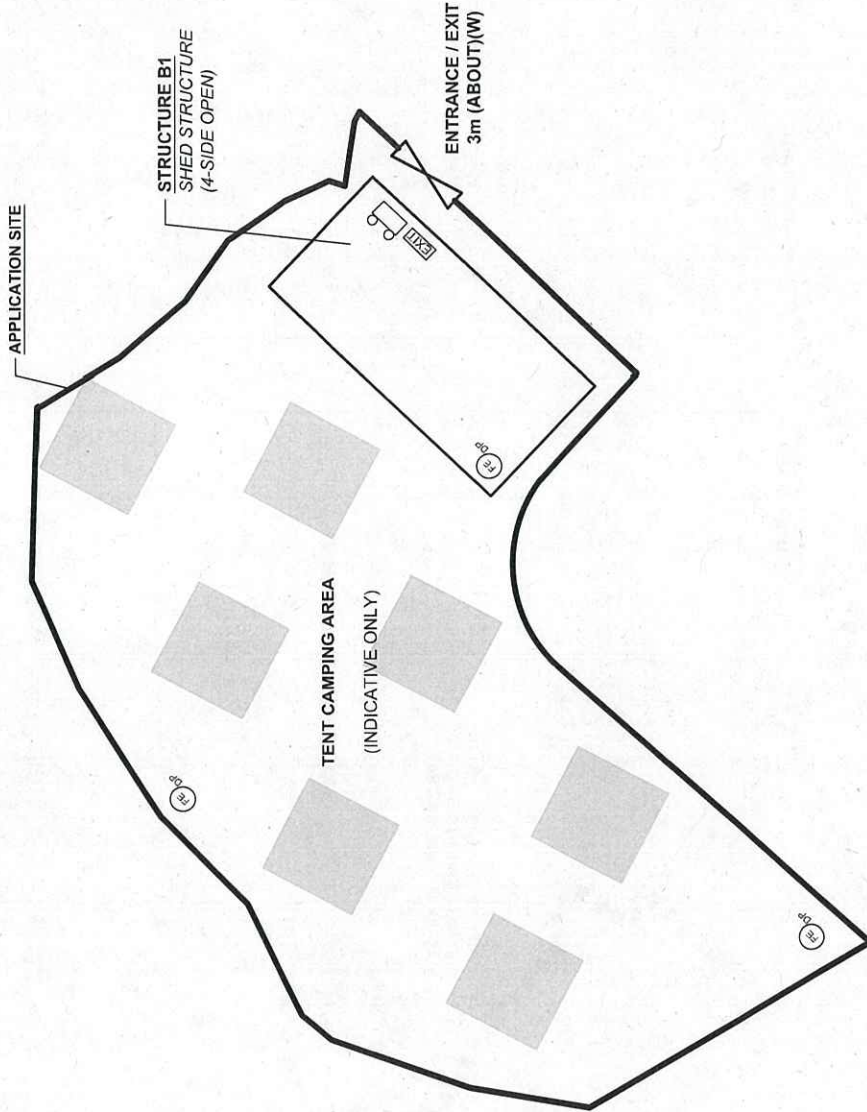
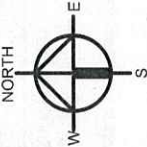
LOCATION PLAN	
DWG. NO.	VER.
PLAN 1	001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 670 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 72 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 598 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 11	% (ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 72 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 72 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION SITE OFFICE STORAGE OF TOOLS WASHROOM AND CHANGING ROOM	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	



FIRE SERVICE INSTALLATIONS

- 1 x EXIT SIGN
- 1 x EMERGENCY LIGHT
- 3 x 4 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

PLANNING CONSULTANT  
R-RICHES PROPERTY  
CONSULTANTS LIMITED

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

SITE LOCATION  
LOT 807 RP (PART) IN D.D. 103,  
SZE PAI SHEK, KAM TIN, YUEN  
LONG, NEW TERRITORIES

SCALE  
1 : 300 @ A4  
DRAWN BY  
MN  
DATE  
14.7.2022  
CHECKED BY  
DATE  
APPROVED BY  
DATE

DWG. TITLE  
FSIS PROPOSAL  
DVG. NO.  
ANNEX I  
VER.  
001

LEGEND

- APPLICATION SITE
- STRUCTURE
- ENTRANCE / EXIT

Our Ref. : DD103 Lot 807 RP  
Your Ref. : TPB/A/YL-KTS/930

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

By Email

18 July 2022

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 807 RP (Part) in D.D.103, Sze Pai Shek, Kam Tin, Yuen Long, N.T.**

**(S.16 Planning Application No. A/YL-KTS/930)**

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

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

**Appendix I – Clarifications for the Subject Application**

*No. of Camps and Visitors*

- (i) The estimated maximum number of visitor per day are 25. It is predicted that the Site would be able to accommodate a maximum of 12 camps per day based on the number of visitors and the assumption of 2 visitors per camp.

*Waste Treatment*

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



**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application.

**2. Traffic**

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

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

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

- noting that no vehicular access to the Site is proposed, he has no comment on the application from the highways maintenance point of view.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**4. Drainage**

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal, the implementation and maintenance of the drainage proposal for the development to his satisfaction or of the Board should be included in the planning approval.

**5. Fire Safety**

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

- no in-principle objection to the application subject to the FSIs being provided to his satisfaction; and
- the FSIs proposal submitted in FI (**Appendix Ia**) is considered acceptable.

#### 6. **Building Matters**

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

- no objection to the application.

#### 7. **Food and Environmental Hygiene**

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

- no adverse comments on the application.

#### 8. **District Officer's Comments**

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

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

#### 9. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Director of Electrical and Mechanical Services (DEMS); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD); the Chief Estate Surveyor/Railway Development, LandsD (CES/RDS, LandsD) and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.



**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the proposed development with other concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site comprises an Old Schedule Agricultural Lot 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
  - should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on the private lot. 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised: (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance; (ii) to avoid the use of public announcement system or any form of audio amplification system on the site to minimise the potential noise nuisance on the surrounding area; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and (iv) to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

- the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during operation (**Plan A-2**);
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and
  - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - 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;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
  - the Site does not abut on a specified street of not less than 4.5 m wide and 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 the Part VII of the B(P)R;
  - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
  - detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:



- proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk, etc.). The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from his department whatever the general public is admitted with or without payment; and
- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.



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**Comments on the Section 16 Application No. A/YL-KTS/930**

07/07/2022 13:32

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

1 attachment



TPB20220707(KTS930).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

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

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

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7<sup>th</sup> 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](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTS/930

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 72m<sup>2</sup>. 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 one non-domestic single-storey structure and 72m<sup>2</sup>-land filling for reception, site office, storage of tent camping tools, toilet and changing room, 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,



and so on. Besides, insufficient details are available to identify other sources of wastewater arising from operation, particularly potential oily wastewater from camping 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, which is active agriculture land.

- 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). 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*”<sup>1</sup>. 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

---

<sup>1</sup> 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 from November 2017 (marked in red) (Source: Google Earth & Google street view). It is suspected that this is a case of “destroy first, build later”







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**A/YL-KTS/930 DD 103 Sze Pai Shek, Kam Tin**

11/07/2022 03:17

From:

To:

File Ref:

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

A/YL-KTS/930

Lot 807 RP (Part) in D.D.103, Sze Pai Shek, Kam Tin

Site area : About 670sq.m

Zoning : " Agriculture"

Applied use :Holiday Camp / Filling of Land

Dear TPB Members,

Another 'patriotic' landowner who, instead of respecting the edict of his President that arable land be used to feed the nation, is jumping on the latest scam, the holiday camp.

No information provided with regard to how many tents, guests, arrangements for toilets, water for showers, disposal of grey water from catering, etc

Members must request that more data be provided.

Mary Mulvihill



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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](mailto:tpbpd@pland.gov.hk))

12th July, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years  
and Filling of Land  
(A/YL-KTS/930)**

1. We refer to the captioned.
2. We object to this application as the proposed use is unlikely to be in line with the planning intention of the Agriculture (AGR) zone. As shown in the gist, there is a watercourse not far from 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 consider the potential cumulative impact of approving this application as the approval would set a precedent for other similar applications in this area.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden