

2024年 7月 2 5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。

25 JUL 2024

The application is received on
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC Paper
No. A/YL-NTM/475B

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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2401783

18/1

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/16-NTM/475
	Date Received 收到日期	25 JUL 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Chan Yuen Yi (陳婉怡)

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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,109 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 37 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) 616 sq.m 平方米 <input checked="" 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	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D) ("R(D)")
(f) Current use(s) 現時用途	Vacant land (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
3.7.2024 - 16.7.2024 (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 3.7.2024 (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Holiday Camp for a Period of 3 years (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	2,072sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	37sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	37sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	37sq.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)	
One 1-storey storeroom (height: about 2.5m)	
One 1-storey site office (height: about 2.5m)	
Three 1-storey portable toilets (height: about 2.5m)	
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	4 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 24 hours Daily (including Public Holidays)			
(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)) Chun Shin Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</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 or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the planning statement attached.

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

.....
Cannis Lee

Associate Director (Planning)

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 MPA

on behalf of
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

18 JUL 2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.
Site area 地盤面積	2,109 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 616 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/13
Zoning 地帶	Residential (Group D) ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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 for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	37 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	1.8 % <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		4
	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) _____ _____		4 (2.5m x 5m) NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA NA NA NA NA NA

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



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/6966

Section 16 Planning Application

Proposed Temporary Holiday Camp for a Period of 3 Years at Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Planning Statement

Applicant:

Chan Yuen Yi (陳婉怡)

Prepared by

Lawson David and Sung Surveyors Limited

July 2024

Executive Summary

This planning statement is submitted to the Town Planning Board (the "Board") in support of a planning application for Proposed Temporary Holiday Camp (the "proposed development") for a Period of 3 Years at Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T. ("the Application Site").

The Application Site, covering an area of about 2,109 sq.m. (including Government Land of about 616 sq.m.), falls within an area zoned "Residential (Group D)" ("R(D)") on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/13 exhibited on 8.3.2024. According to the Notes of the OZP, 'Holiday Camp' is neither Column 1 nor Column 2 use of the "R(D)" zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site is currently vacant. In view of the land being left idled for many years, the Applicant intends to utilize the existing natural landscape and convert the Application Site into a holiday camp to promote recreational development in the locality.

The majority of the Application Site will be used as private tent camping area. About 10 canvas tents will be set up at the free tent camping area with each tent accommodating a maximum of 2 campers. The Applicant will propose one 1-storey (height: about 2.5m) storeroom and one 1-storey (height: about 2.5m) site office both with a floor area of 15 sq.m. at the eastern boundary of the Application Site to assist the operation of the holiday camp. Meanwhile, three portable toilets with a total floor area of 7 sq.m. and height of 2.5m (1-storey) will be proposed next to the site office at the eastern boundary as well.

The ingress/egress point will be at the northern boundary connecting Chun Shin Road with 6.5m in width. There will be 4 private car parking spaces for staff/visitors (2.5m x 5m). The operation hours of the Application Site will be 24 hours daily including public holidays. A visit-by-appointment scheme will be adopted to assist the crowd control of the proposed holiday camp.

The justifications of this application are:

1. The proposed development promotes recreational development in the Ngau Tam Mei Locality;
2. The proposed development will not contravene with the planning intention of the "R(D)" zone;
3. The proposed development is considered compatible with surrounding environment;
4. The proposed development allows optimization of valuable land resources;
5. The proposed development would not set an undesirable precedent;
6. The proposed development will not generate adverse environmental, traffic, drainage and landscape impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界元朗牛潭尾丈量約份第 104 約地段第 1213 號餘段、第 1215 號餘段、第 1216 號餘段、第 1217 號 C 分段餘段(部分)、第 2579 號(部分)、第 2583 號(部分)、第 2584 號(部分)及毗連政府土地(“申請地點”)，作為期三年的臨時度假營(“擬議發展”)的規劃申請。

申請地點的面積約 2,109 平方米 (包括政府土地約 616 平方米)，座落於在 2024 年 3 月 8 日展示的牛潭尾分區計劃大綱草圖 (圖則編號：S/YL-NTM/13) 上的「住宅(丁類)」地帶。根據該大綱圖的註釋，「度假營」不屬「住宅(丁類)」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點現時已空置多年。申請人計劃善用現時申請地點的自然環境，將申請地點用作臨時度假營，以在牛潭尾地區推廣康樂發展用途。

申請地點大部分位置將用作私人帳幕營地，可容納約 10 個帳幕，每個帳幕最多可容納 2 人。申請人擬議於申請地點東面興建一座一層高(約 2.5 米高)的貯物室及一座一層高(約 2.5 米高)的辦公室，樓面面積各約 15 平方米。另外，申請人會於擬議的辦公室旁設置 3 個約 2.5 米高、總樓面面積約 7 平方米的流動洗手間。

申請人會於現時申請地點北面設置出入口(約 6.5 米闊)，連接真善路。申請地點亦會設有 4 個供職員/訪客使用的私家車停車位 (2.5 米 x 5 米)。擬議發展的營運時間為每日 24 小時(包括公眾假期)。申請人將採用預約制度，以協助管理人流。

本規劃申請的理據為：

1. 擬議發展能推廣牛潭尾地區的康樂用途發展；
2. 擬議發展不會違背「住宅(丁類)」地帶的規劃意向；
3. 擬議發展與周邊土地用途兼容；
4. 擬議發展可有效利用寶貴的土地資源；
5. 擬議發展不會成為不良的先例；及
6. 擬議發展不會對附近地方構成不良的環境、交通、排水及景觀影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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Site Photos

Existing Condition of the Application Site

1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board ("the Board") in support of a planning application for Proposed Temporary Holiday Camp (the "proposed development") for a Period of 3 Years at Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T. (hereafter referred to as "the Application Site"). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 2,109 sq.m. (including Government land of about 616 sq.m.), falls within an area zoned "Residential (Group D)" ("R(D)") on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/13 exhibited on 8.3.2024. According to the Notes of the OZP, 'Holiday Camp' is neither a Column 1 nor Column 2 use of the "R(D)" zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site is currently vacant. In view of the land being left idled for many years, the Applicant intends to utilize the existing natural landscape and convert the Application Site into a holiday camp to serve the local visitors and visiting campers for recreational purposes and promote recreational development in the locality.

1.2 Organization of the Planning Statement

Following this introductory chapter, this planning statement contains five further chapters:

- Chapter 2 presents the background details of the Application Site in terms of current land-use characteristics and neighbouring developments;
- Chapter 3 discusses the planning context of the Application Site;
- Chapter 4 outlines the development proposal;
- Chapter 5 gives account to the justifications of the proposed development;
- Chapter 6 is the conclusion of the planning statement.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 2,109 sq.m. (including Government land of about 616 sq.m.), is located next to Chun Shin Road, Ngau Tam Mei, Yuen Long, N.T. The Application Site is generally flat, currently vacant. The Application Site is partially fenced off by chain-link fence of 2.5m high at the northern boundary (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding area of the Application Site is rural in nature and consists of a mixture of vacant land / fishponds, scattered temporary structures/village houses and residential dwellings. The Application Site is surrounded by vacant land and fishponds at the immediate east, south and west. Two planning approvals for proposed houses (Nos. A/YL-NTM/372 and A/YL-NTM/377) are located at the immediate east and west of the Application Site respectively. A temporary transitional housing with planning approval (No. A/YL-NTM/470), which is currently under construction, is located at the southeastern direction of the Application Site. To the north is Chun Shin Road and a nullah.

Meanwhile, the village settlement of Yau Tam Mei Tsuen is situated to the further southeast. Private house developments such as Elegant Park, Elegant Estate, The Vineyard, La Maison Vineyard and Green Crest, as well as the village settlements of Wai Tsai Tsuen are located at the further north and northeastern direction across Chun Shin Road and Ngau Tam Mei Road.

2.3 Accessibility

Public transport service (i.e. bus and minibus) is readily available along San Tam Road in vicinity of the Application Site. The Applicant proposes a site entrance of about 6.5m wide at the north of the Application Site with direct access to Chun Shin Road. A plan showing the proposed vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the Subject Lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years. The Applicant will apply for a Short Term Waiver (STW) for the proposed temporary structures and a Short Term Tenancy (STT) for the use of government land to the Lands Department upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/13 exhibited on 8.3.2024 (see **Figure 1**). The planning intention of "R(D)" zone is "primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board."

Despite the fact that the proposed development ('holiday camp') is neither one of the Column 1 nor Column 2 uses under the Schedule of Uses for the subject "R(D)" zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the Town Planning Ordinance.

3.2 Previous Application

The Application Site is not subject to any previous planning application.

3.3 Similar Application

There is no similar application within the same "R(D)" zone under the Ngau Tam Mei OZP.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant intends to utilize the existing natural landscape and proposes to use the Application Site as a temporary holiday camp for a period of 3 years. The proposed holiday camp intends to serve the local visitors and visiting campers for recreational purposes.

The Application Site has an area of about 2,109 sq.m. The majority of the Application Site will be used as private tent camping area. About 10 canvas tents will be set up at the free tent camping area and each tent will accommodate a maximum of 2 campers. The Applicant will also erect a 1-storey (height: about 2.5m) storeroom and a 1-storey (height: about 2.5m) site office both with floor area of 15 sq.m. at the eastern boundary to meet the operation needs of the proposed holiday camp. Meanwhile, three portable toilets with total floor area of 7 sq.m. and height of about 2.5m will be proposed next to the site office at the eastern boundary. (see Layout Plan at **Figure 4**)

No permanent structures will be erected and no filling or excavation of land will be involved. The remaining part will be grassland for passive recreational uses including sitting out areas, landscape planting area and open space. As there are two electrical transformers within the Application Site, a 2m buffer area will be provided from the centre of the electrical transformer.

The Application Site will be fenced off by 2.5m high chain-link fence on all sides to ensure that the Application Site is clearly defined.

4.2 Site Operations

The proposed development will be privately-owned and will be operated by the Applicant to provide overnight accommodation to campers for leisure purpose. Onsite staff will be employed to manage the campsite. The proposed hours of operation at the Application Site will be 24 hours daily (including public holidays). A visit-by-appointment scheme will be adopted to ensure the Application Site will not be overcrowded with a maximum of 20 visitors at once. No public announcement system and loud speaker will be used on the site. The site office will provide canvas tents to visitors, which would only be temporarily set up at the site and could be easily removed from the site after visitors' stay.

4.3 Parking and Traffic Arrangement

The Applicant proposes a new ingress/egress point for the proposed development. The width of the proposed ingress/egress point will be about 6.5m wide and located at the northern side of the Application Site connecting to the Chun Shin Road. 4 private car parking spaces (2.5m x 5m) for staff/visitors are proposed. Visitor parking will be provided on appointment basis. As most visitors will travel to the Application Site via public transport, the number of generated trips from the proposed holiday camp will not be more than 4 round trips daily, which could be absorbed by the existing road.

4.4 Landscape and Tree Preservation

The major tree clusters are located along Chun Shin Road. Given the nature of the proposed development, the Applicant would preserve the existing trees within the Application Site as far as practical, which would enhance the overall amenity of the area and act as a noise barrier to minimize any potential noise impact. The proposed development would also fit well into the setting in the existing natural surroundings without causing any significant visual impact.

4.5 Safety Precautions

2 electrical transformers are found and will be kept within the Application Site. To avoid any accidents, 2m buffer distance and warning signs will be put up around the existing transformers to ensure visitors will not go near or set their camps nearby. No open burning or any fuel-burning equipment will be allowed within the Application Site. Verbal and written reminders will also be given to visitors by staff to make sure the visitors understand the potential risk. The Applicant will also provide access to the responsible party for maintenance of the electrical transformers.

4.6 Drainage Proposal and Sewage Treatment

The Application Site will not be hard-paved. As the Application Site will only be fenced off by chain link fence, free flow of rainwater will be absorbed or diverted to the nearby ponds. These ponds are seasonal, receiving rainwater surface run-off in the wet season and gradually drying up in the dry season. Three portable toilets will be provided within the Application Site. Vacuum tanker would be visiting the Application Site for emptying excrement on a regular basis.

4.7 Environmental Consideration

The nature of the proposed development is passive recreational use only. To minimize the possible environmental nuisance, the Applicant will adopt and implement the following mitigation measures:-

- (a) No more than 20 visitors will be allowed at the Application Site at the same time;
- (b) Mandatory advance booking to the proposed holiday camp and visitor car parking spaces are required to minimize any additional traffic pressure to the existing Chun Shin Road;
- (c) No open burning or any fuel-burning equipment will be allowed within the Application Site;
- (d) No public announcement system, whistle-blowing, portable loud speaker or any form of audio amplification system will be used on site;
- (e) Any waste generated by the proposed development will be treated and removed on a regular basis in order to avoid any hygienic nuisance to the surroundings; and
- (f) On-site staff will be employed to manage the Application Site and keep the site in a tidy manner.

5. Planning Justifications

5.1 Promote Recreational Development in the Ngau Tam Mei Locality

While subject locality is characterized by rural and residential uses, there is no major recreational development in the vicinity of the Application Site. As highlighted in the Ngau Tam Mei OZP, passive recreational development is encouraged to complement the existing low-density suburban developments including private residential development and village housing. In consideration of the future transitional housing development in the locality, as well as the future San Tin Technopole nearby, the approval of the subject application could therefore promote recreational development in the Ngau Tam Mei locality and satisfy the demand for local visitors.

5.2 Not Contravene with the planning intention of the "R(D)" Zone

The Application Site falls within an area zoned "R(D)" on the Ngau Tam Mei OZP No. S/YL-NTM/13. While the planning intention of the "R(D)" zone is for improvement and upgrading existing temporary structures within rural areas, it should be noted that the Application Site is currently vacant with overgrown vegetations and no known long-term residential development. In contrary, the proposed development would actually complement the surrounding residential uses with provision of recreational facilities and preservation of the existing rural and natural landscape. Additionally, the proposed development is a temporary use which would not jeopardize the long-term planning intention of "R(D)" zone, and the Application Site will be reinstated upon expiry of the planning permission.

5.3 Compatible with Surrounding Environment

The surrounding environment of the Application Site consists of a mixture of vacant land / fishponds, scattered temporary structures/village houses and residential dwellings. The proposed development is a passive recreational use with little to nil impacts to the surroundings, which could be considered compatible with the rural surroundings and natural landscape. All proposed structures of the proposed development are all one-storey of not exceeding 2.5m in height, which would be compatible with the surrounding low-density residential developments. Additionally, in view of the surrounding existing and future residential developments in vicinity, the proposed development would complement these residential uses with provision of recreational facilities.

5.4 Optimization of Valuable Land Resources

The Application Site has been left idled for a long period of time without any active usage. In view of the existing condition and surrounding natural landscape, the proposed development is considered a suitable interim use for the Application Site. Since the Applicant will preserve the existing trees and upkeep the maintenance of the Application Site, it can actually enhance the visual amenity and avoid any further degradation of the site. Compared to the existing idled status of the site, the proposed development is a better land use in terms of promoting optimization of valuable land resources and safeguarding the character and environment of the site.

5.5 Would not Set an Undesirable Precedent

As majority of the Application Site will merely be used as private tent camping ground, no filling / excavation of land or tree felling would be required for the operation of the proposed holiday camp. Additionally, the Applicant will preserve the existing trees within the Application Site as far as practical, the proposed development will promote preservation of the existing natural landscape and enhance the visual quality of the site. In view of the existing and future development of the subject locality, the proposed development would therefore be compatible with the surrounding environment. Moreover, the proposed development will promote recreational development in the Ngau Tam Mei locality. The approval of the proposed development would therefore not set an undesirable precedent.

5.6 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Environment

The proposed development is merely a passive recreational use. The Applicant will preserve the existing trees as far as practical and provide maintenance to the existing natural landscape. Additionally, the Applicant will adopt and implement the mitigation measures mentioned in Paragraph 4.7 to minimize any possible environmental nuisance to the surrounding area. In this regard, it is envisaged that no environmental pollution or nuisance is anticipated from the proposed development.

Traffic

The Application Site is not a high traffic generating use. All visitor car parking spaces will require advance booking and most visitors will travel to the Application Site by public transport, which is readily available along San Tam Road. It is foreseen that there will be less than 4 round trips daily to and from the Application Site, which can be easily absorbed by the existing Chun Shin Road and induce minimal traffic generation to the existing local road networks. Since sufficient spaces will be provided within the Application Site for parking and vehicle manoeuvring, there will be no vehicles waiting or queuing up at Chun Shin Road under any circumstances.

Drainage

The Application Site will not be hard-paved and only fenced off by chain link fence, in which the rainwater surface run-off from the site can be easily absorbed or diverted to nearby ponds. Therefore, no adverse drainage impact is anticipated from the proposed development.

Landscape

The existing trees that are in good conditions will be maintained in-situ. The camping ground will be filtered by the existing on-site vegetation and surrounding trees. The existing landscape character will generally be maintained.

6. Conclusion

The Application Site falls within "R(D)" zone on the Draft Ngau Tam Mei OZP No. S/YL-NTM/13. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered suitable for proposed holiday camp use.

Despite the fact that the Application Site fall within the "R(D)" zone, the proposed development could be considered complementing the planning intention of "R(D)" as it promotes recreational development in the Ngau Tam Mei locality and provide passive recreational use for local visitors.

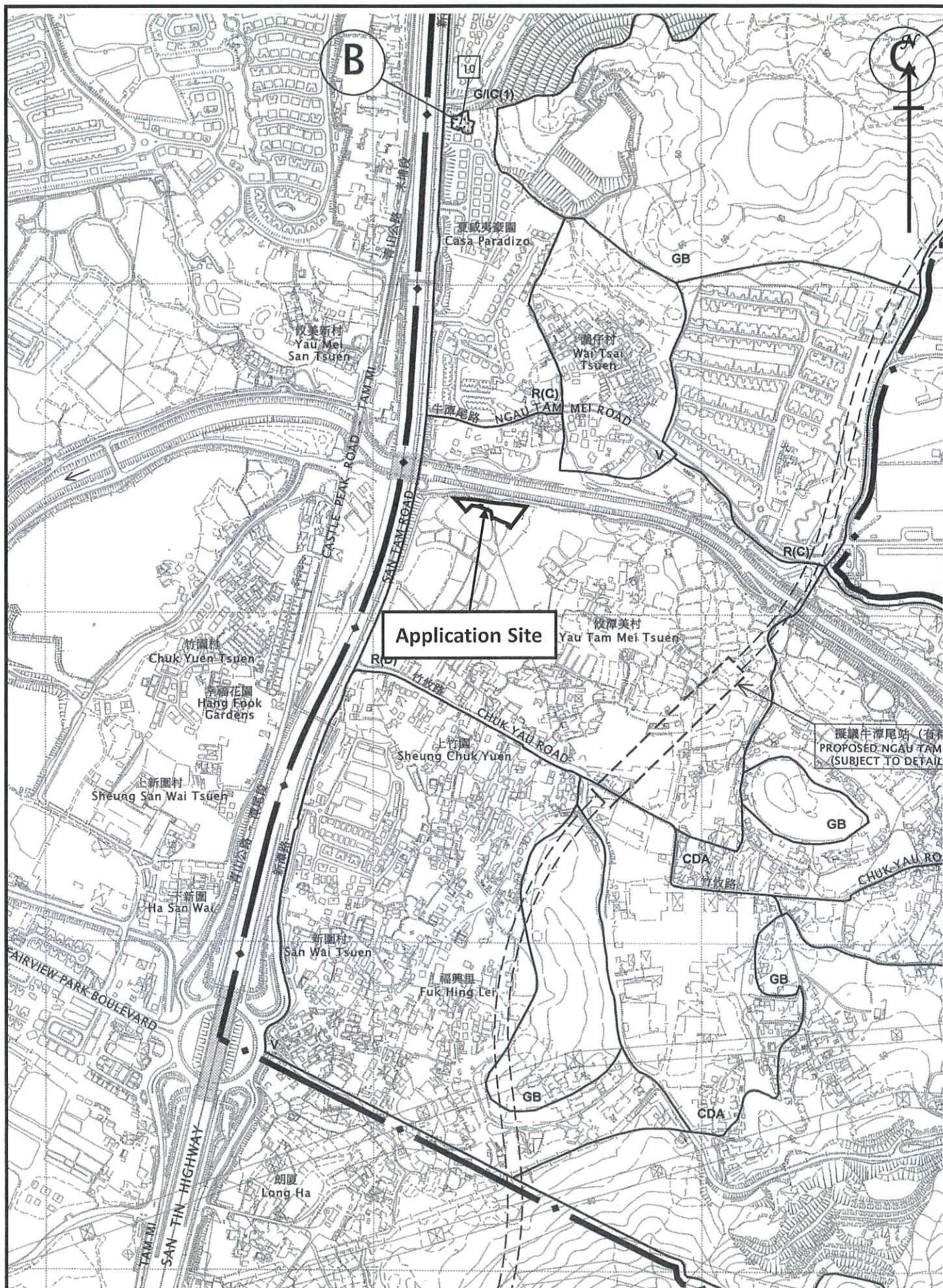
In view of the passive recreational nature of the proposed development, the proposed development would actually preserve existing natural landscape and is considered compatible with the surrounding environment. It also encourages optimization of valuable land resources by utilizing the existing physical state of the Application Site without causing any adverse impacts on the surrounding areas. Therefore, the proposed development would not set an undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Ltd.
July 2024

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan



Location Plan
(Extract from Draft Ngau Tam Mei Outline Zoning Plan
No. S/YL-NTM/13)

Figure 1

1 : 7500



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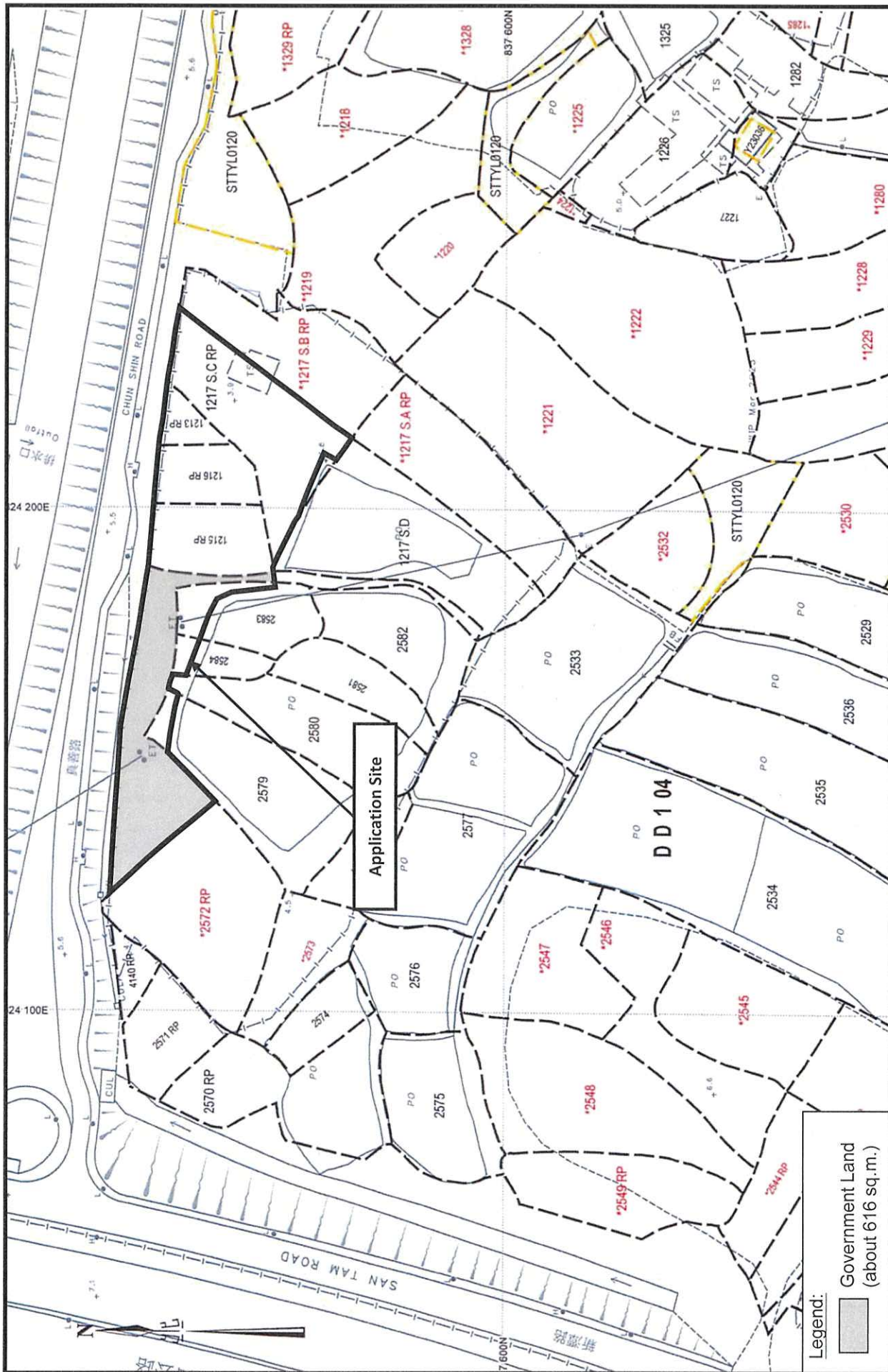
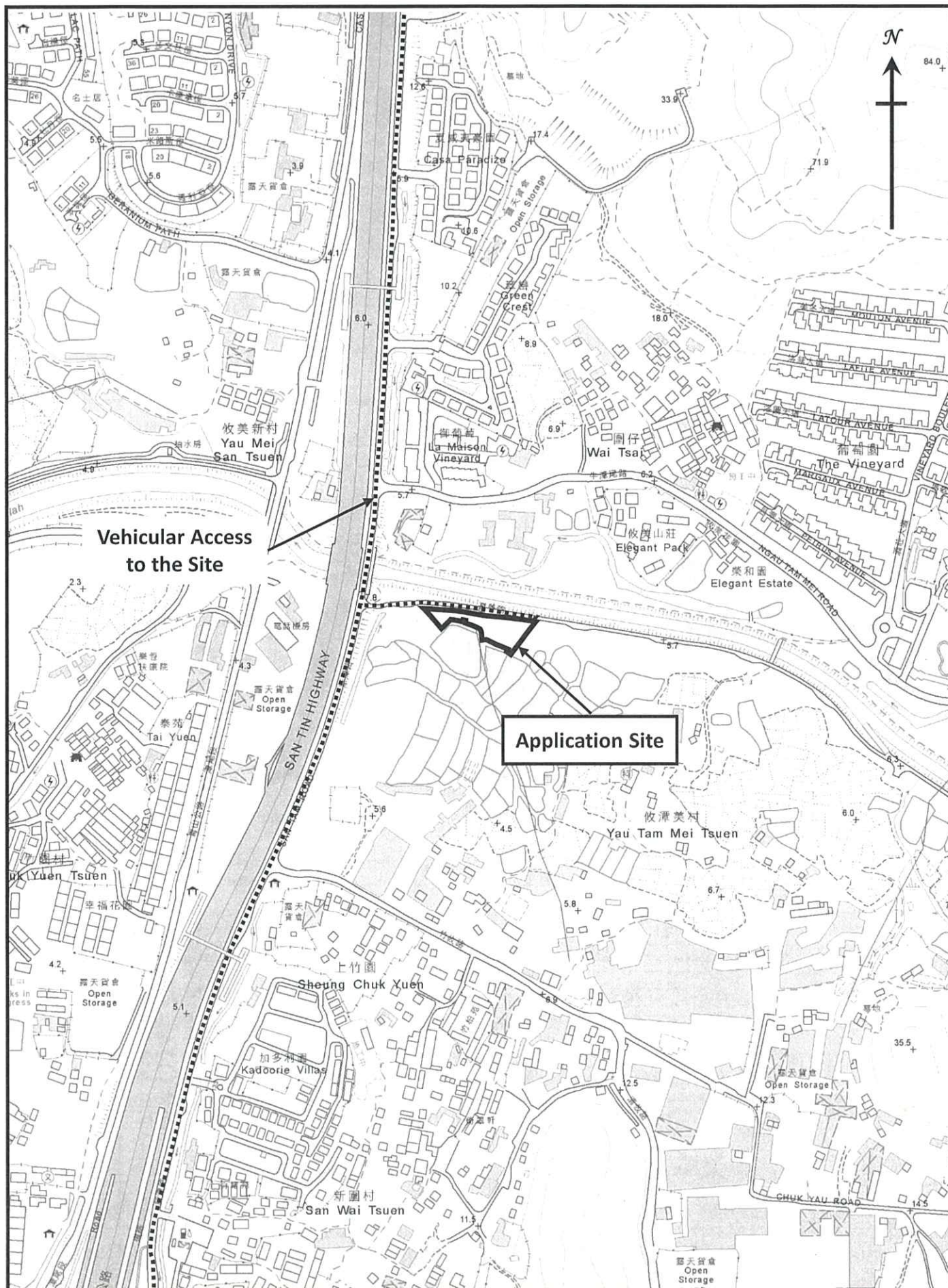


Figure 2

1 : 1000

Lot Index Plan

Legend:
Government Land
(about 616 sq.m.)



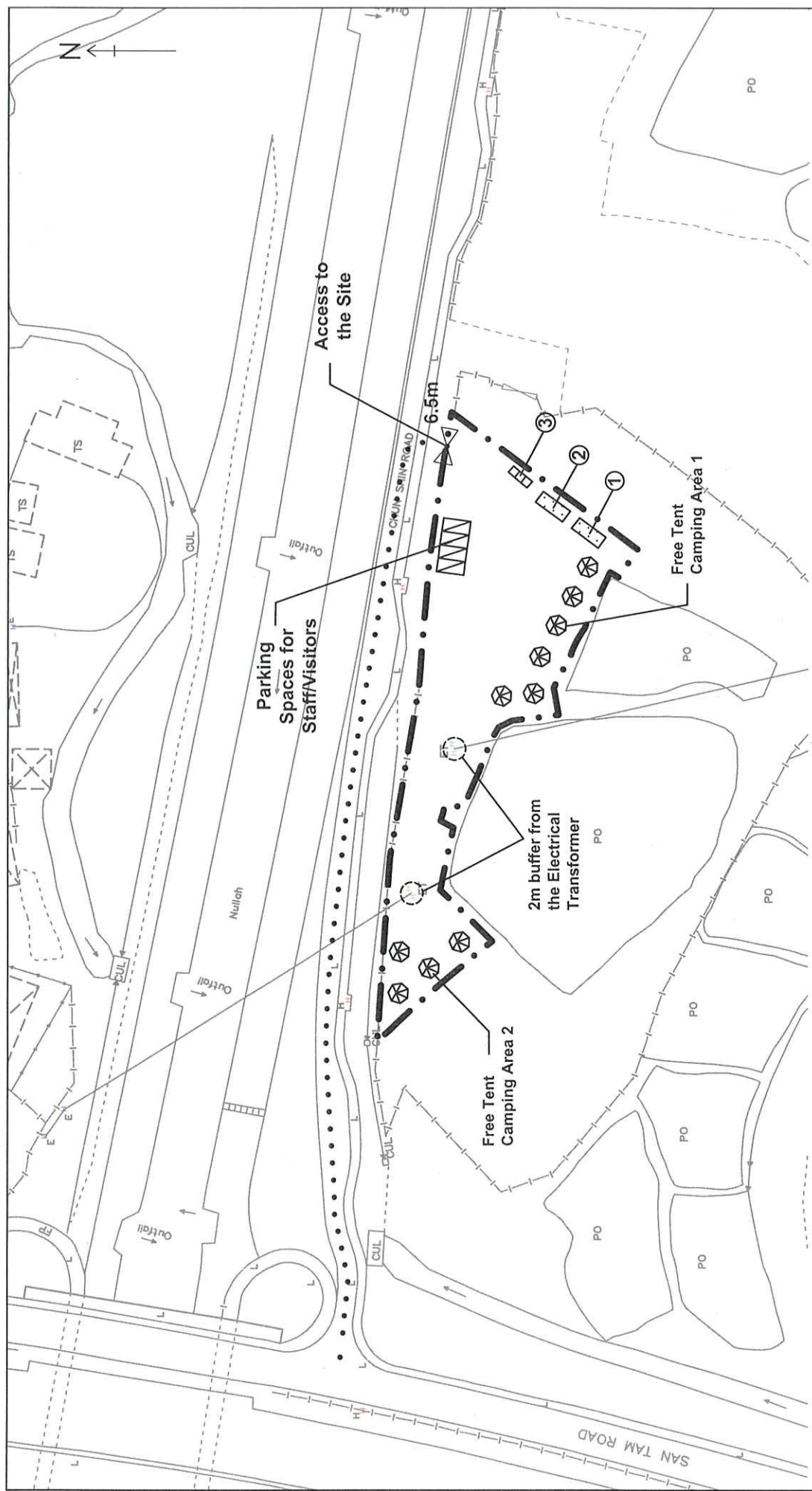
Vehicular Access to the Application Site

Figure 3

1 : 5000



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Estate Agency Licence No. C-086338



Legend:

- Application Site (Area: about 2,109 sq.m.)
- Temporary Structures
- Parking Spaces for Staff/Visitors (Private Vehicles) (2.5m x 5m) (4 nos.)

Site Photos



Existing Condition of the Application Site

Site Photos

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Jane Ching Kei LAU/PLAND

寄件者: [REDACTED]
寄件日期: 2024年11月08日星期五 9:46
收件者: tpbpd/PLAND
副本: Pak Him CHIU/PLAND; Jane Ching Kei LAU/PLAND
主旨: Application No. A/YL-NTM/475
附件: A_YL_NTM_475_FI1_20241108.pdf

類別: Internet Email

Dear Sir/Madam,

We refer to the captioned application and submit herewith our response to departmental comments for your consideration.

Should you have any queries, please feel free to call me at [REDACTED] Thank you.

Best Regards,
Cannis Lee

Lawson David & Sung Surveyors Ltd.

[REDACTED]

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If you have received this email in error please contact the sender.



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Daniel K.K. Lam
MRICS MHKIS MCIREA RPS(GP) BSc

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FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

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Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 8 November 2024

Your Ref.: TPB/A/YL-NTM/475

Our Ref. : LDS/PLAN/6966

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

Dear Sir/Madam,

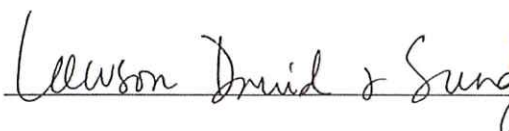

Application for Planning Permission for Proposed Temporary Holiday Camp for a Period of 3 Years at Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

(Application No. A/YL-NTM/475)

We refer to the comments from Urban Design and Landscape Section of Planning Department, Agriculture, Fisheries and Conservation Department and Fire Services Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.

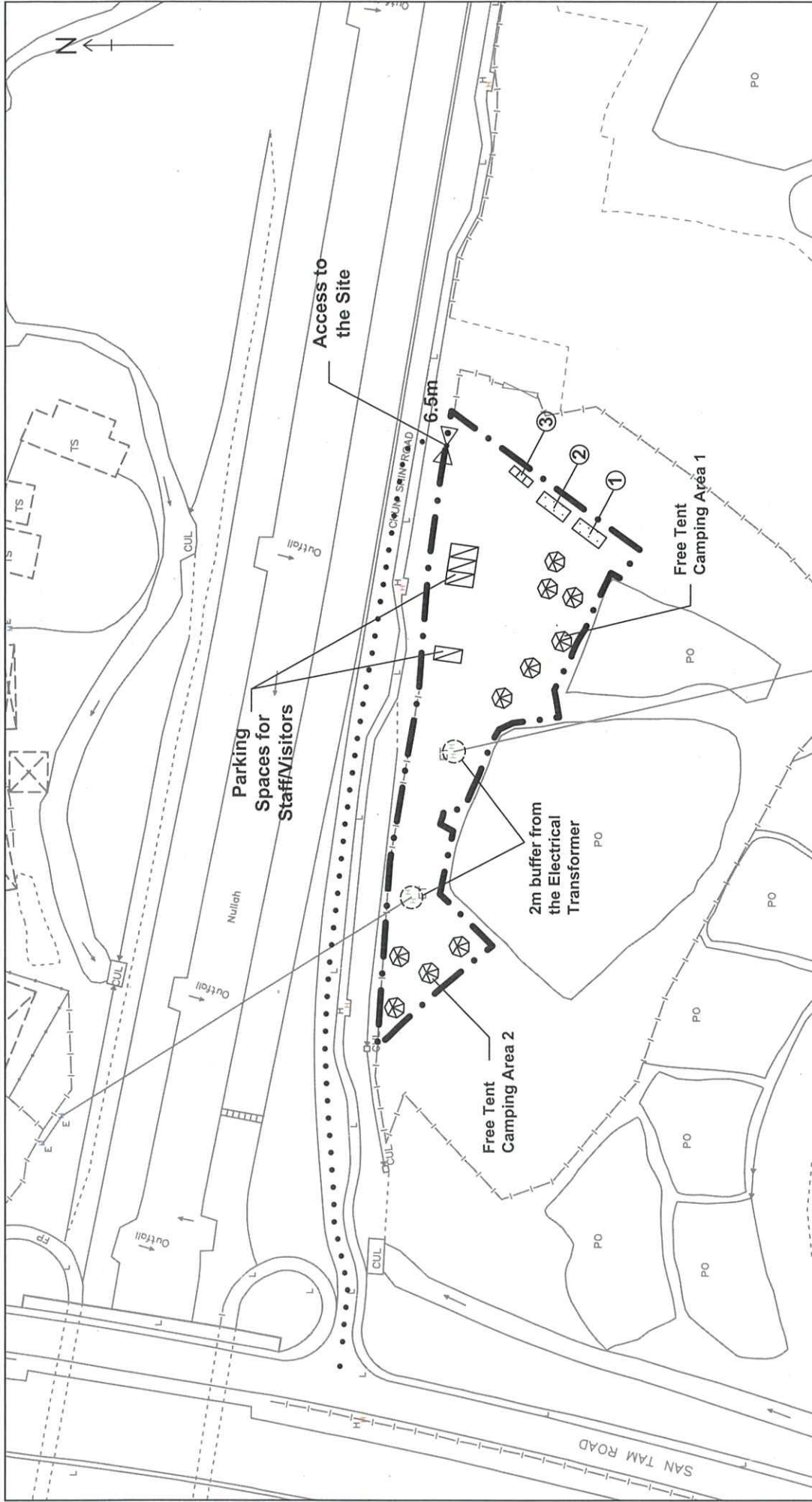
c.c. DPO/FSYLE (Attn.: Ms. Jane Lau) – By Email
Client

Your Assets for Growth

Table 1: Responses to Comments from Various Government Departments on Planning Application No. A/YL-NTM/475 (8 Nov, 2024)

COMMENTS	RESPONSES
<p>1. Landscape Unit, Urban Design & Landscape Section, Planning Department</p> <p>With reference to the aerial photo of Oct 2023 and our site visit, the Site is densely vegetated with trees and shrubs. However, there is no information on the existing trees in relation to the proposed development shown on Figure 4 of the Planning Statement (PS). Whilst it is stated in part 6 (e) (iii) of the Application Form that no tree felling will be caused, ambiguous statements are given in the PS (i.e. para 4.4 “the Applicant would preserve the existing trees within the Application Site as far as practical...” and para 5.6 “Landscape: The existing trees that are in good conditions will be maintained in-situ...”), which could mean that preservation of existing trees may not be practical and trees will not be maintained in-situ unless they are in good conditions. Please provide tree information, including location, species, size, general condition with photos, proposed tree treatment and mitigation measures of the trees or landscape proposal as appropriate.</p>	<p>A tree survey was undertaken on 28 October 2024 and a tree survey report showing the location, species, size, general condition with photos is submitted (see Annex 1). A total of 34 nos. of trees (including 2 collapsed trees) were identified within the Application Site. In general, a high percentage of these trees have a fair form, their structural and health condition are generally fair to poor. No registered Old and Valuable Trees and no protected specimen exists on site. In order to maximize the tree preservation opportunities and maintain the natural character of the site, all the existing trees will be preserved in-situ while the 2 collapsed trees will be removed by the Applicant.</p> <p>Having considered the retention of existing trees within the site, the location of proposed car parking spaces and tent camping area are minor adjusted to minimize the effect on the existing trees (see the revised Layout Plan at Figure 4A and Tree Preservation Proposal at Figure 5). To maintain the existing trees, the Applicant will provide regular maintenance/pruning and monitor the health conditions to avoid hazard to public safety.</p>
<p>2. Agriculture, Fisheries and Conservation Department</p> <p>It is noted from the aerial photo that the subject site is vegetated, yet it is noted from application form (item 6) that there will be no tree felling. The applicant shall clarify whether tree will be felled for the proposed use.</p>	<p>There will be no tree felling and the Applicant will remove the 2 collapsed trees within the Application Site. Please refer to our response to the Landscape Unit, Urban Design & Landscape Section of Planning Department above.</p>

COMMENTS	RESPONSES
<p>3. Fire Services Department</p> <p>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 this Department for approval. In addition, the applicant should also be advised on the following points:</p> <ul style="list-style-type: none"> i. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii. The location of proposed FSIs to be installed should be clearly marked on the layout plans. 	<p>The Applicant will provide fire extinguishers, emergency light and exist sign to the satisfaction of Fire Services Department. A fire service installations proposal is submitted (see Annex 2) for approval.</p>



Legend:

- Application Site (Area: about 2,109 sq.m.)
- Temporary Structures
- Parking Spaces for Staff/Visitors (Private Vehicles) (2.5m x 5m) (4 nos.)

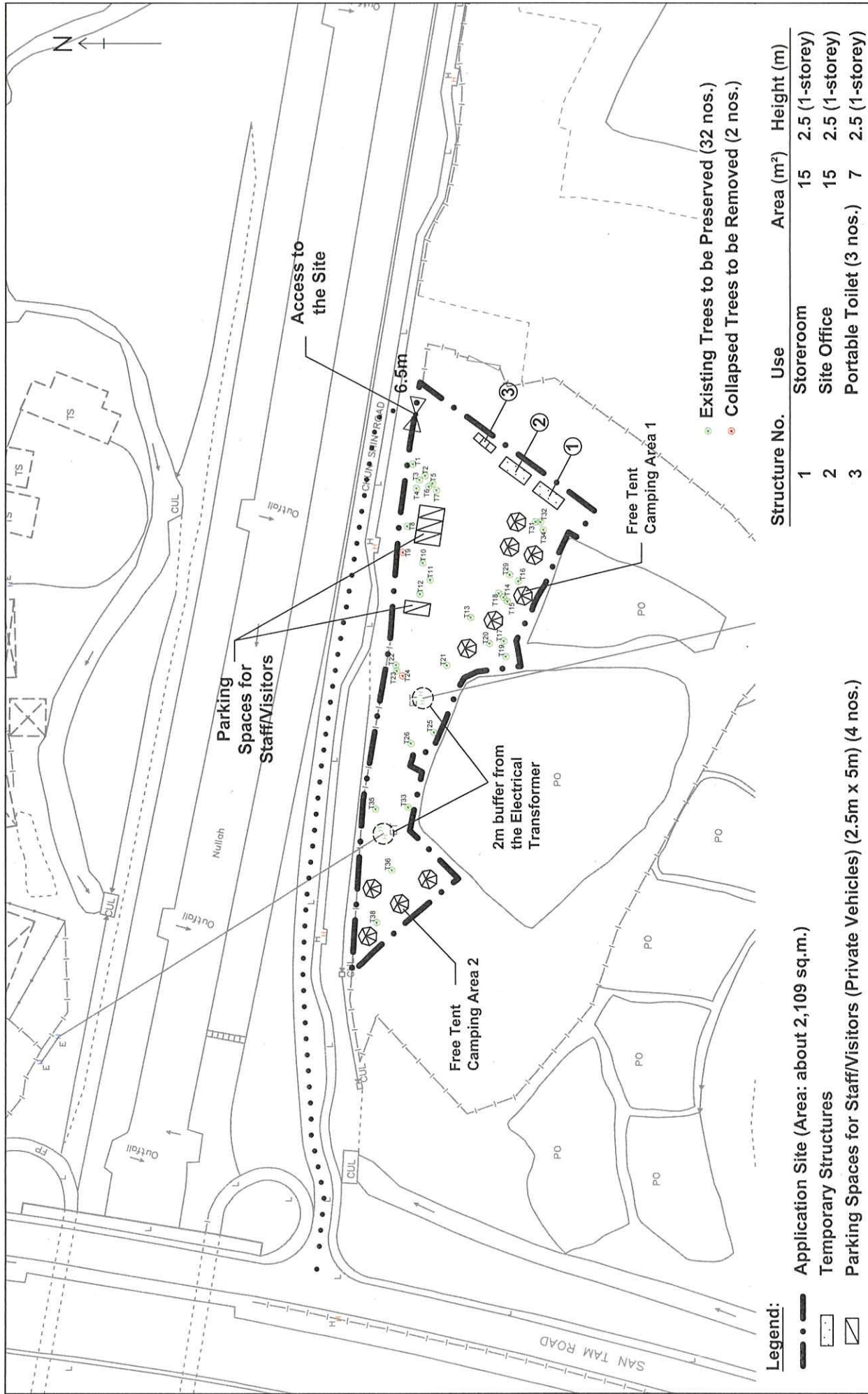
Structure No.	Use	Area (m ²)	Height (m)
1	Storeroom	15	2.5 (1-storey)
2	Site Office	15	2.5 (1-storey)
3	Portable Toilet (3 nos.)	7	2.5 (1-storey)

Figure 4A

Scale 1:1000

Indicative Layout Plan

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Annex 1

Tree Survey Report

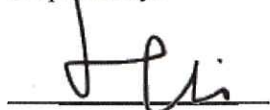
Tree Survey Report

Date of Survey: 28th October 2024

Location:

Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 29th October 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

I. Tree Survey Plan	
II. Tree Survey Schedule	
III. Photo Records	

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 28th October 2024. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

The surveyed site is located at Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long.

At the time of inspection on 28th October 2024, **34 nos.** trees were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



SITE LOCATION

LOTS 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (PART), 2579 (PART), 2583 (PART) AND 2584 (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG

LEGEND

 APPLICATION SITE

● SURVEYED TREE

GVXX GENERAL VIEW

SCALE

AS SHOWN

DRAWN BY

KYU

DATE

28.10.2024

DWG TITLE

TREE SURVEY PLAN

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location:

Tree surveyor(s):

Field Survey was conducted on:

Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
Mak Ka Hei
28 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)					High /Fair /Med /Low	Good /Fair /Poor /Dead	
T1	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	8.0	230	6.0	Low	Fair	Fair	Fair	Low		
T2	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	8.0	130	5.0	Low	Fair	Fair	Fair	Low		
T3	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	7.0	120	4.0	Low	Fair	Fair	Fair	Low		
T4	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	7.0	120	4.0	Low	Poor	Fair	Poor	Low		uprooted
T5	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	7.0	160	4.0	Low	Poor	Fair	Poor	Low		uprooted
T6	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	6.0	110	4.0	Low	Fair	Fair	Fair	Low		
T7	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	6.0	240	5.0	Low	Fair	Fair	Fair	Low		
T8	<i>Celtis sinensis</i>	朴樹	8.0	220	7.0	Low	Fair	Fair	Fair	Low		
T9	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	7.0	393	9.0	Low	Poor	Fair	Poor	Low		collapsed, dead trunk, multi-trunks
T10	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	7.5	110	5.0	Low	Fair	Fair	Fair	Low		
T11	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	8.0	300	6.0	Low	Fair	Fair	Fair	Low		
T12	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	7.0	100	5.0	Low	Fair	Fair	Fair	Low		
T13	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	120	6.0	Low	Fair	Fair	Fair	Low		
T14	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	120	6.0	Low	Fair	Fair	Fair	Low		
T15	<i>Citrus maxima</i>	柚	6.0	100	3.0	Low	Fair	Fair	Fair	Low		
T16	<i>Celtis sinensis</i>	朴樹	7.0	210	5.0	Low	Poor	Fair	Poor	Low		included bark
T17	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	110	6.0	Low	Fair	Fair	Fair	Low		
T18	<i>Macaranga tanarius var. tomentosa</i>	血桐	8.0	149	7.0	Low	Fair	Fair	Fair	Low		
T19	<i>Celtis sinensis</i>	朴樹	7.0	280	8.0	Low	Poor	Poor	Poor	Low		cavity at trunk
T20	<i>Celtis sinensis</i>	朴樹	10.0	390	8.0	Low	Fair	Fair	Fair	Low		
T21	<i>Bischofia javanica</i>	秋楓	11.0	330	8.0	Low	Fair	Fair	Fair	Low		
T22	<i>Hibiscus tiliaceus</i>	黃槿	9.0	230	7.0	Low	Fair	Fair	Fair	Low		
T23	<i>Hibiscus tiliaceus</i>	黃槿	9.0	340	6.0	Low	Fair	Fair	Fair	Low		
T24	<i>Hibiscus tiliaceus</i>	黃槿	8.0	410	8.0	Low	Poor	Fair	Poor	Low		collapsed
T25	<i>Melia azedarach</i>	楝(苦楝)	11.0	330	9.0	Low	Fair	Fair	Fair	Low		
T26	<i>Leucaena leucocephala</i>	銀合歡	7.0	110	5.0	Low	Fair	Fair	Fair	Low		
T29	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	110	5.0	Low	Fair	Fair	Fair	Low		
T31	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	120	7.0	Low	Fair	Fair	Fair	Low		
T32	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	220	6.0	Low	Fair	Fair	Fair	Low		
T33	<i>Celtis sinensis</i>	朴樹	10.0	470	9.0	Low	Fair	Fair	Fair	Low		
T34	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	95	7.0	Low	Fair	Fair	Fair	Low		
T35	<i>Albizia lebeck</i>	大葉合歡	9.0	210	5.0	Low	Fair	Fair	Fair	Low		
T36	<i>Leucaena leucocephala</i>	銀合歡	8.0	100	4.0	Low	Fair	Fair	Fair	Low		
T38	<i>Leucaena leucocephala</i>	銀合歡	9.0	120	7.0	Low	Fair	Fair	Fair	Low		

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07



General view 08

Photo Record



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview) (Uprooted)

Photo Record



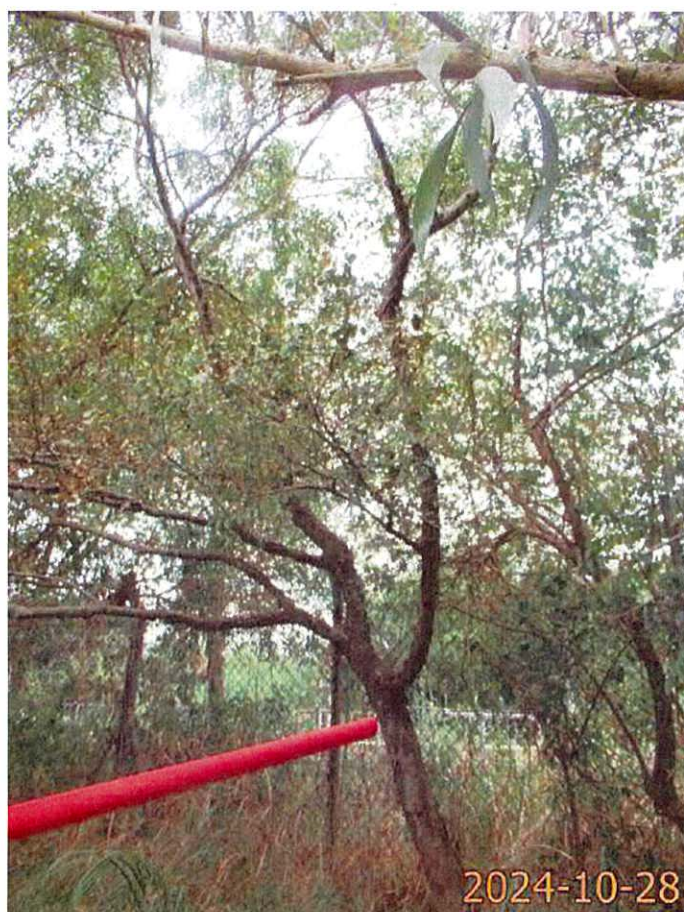
T5 (Overview) (Uprooted)



T6 (Overview)



T7 (Overview)



T8 (Overview)

Photo Record



T9 (Overview)



T9 Collapsed



T9 Dead trunk

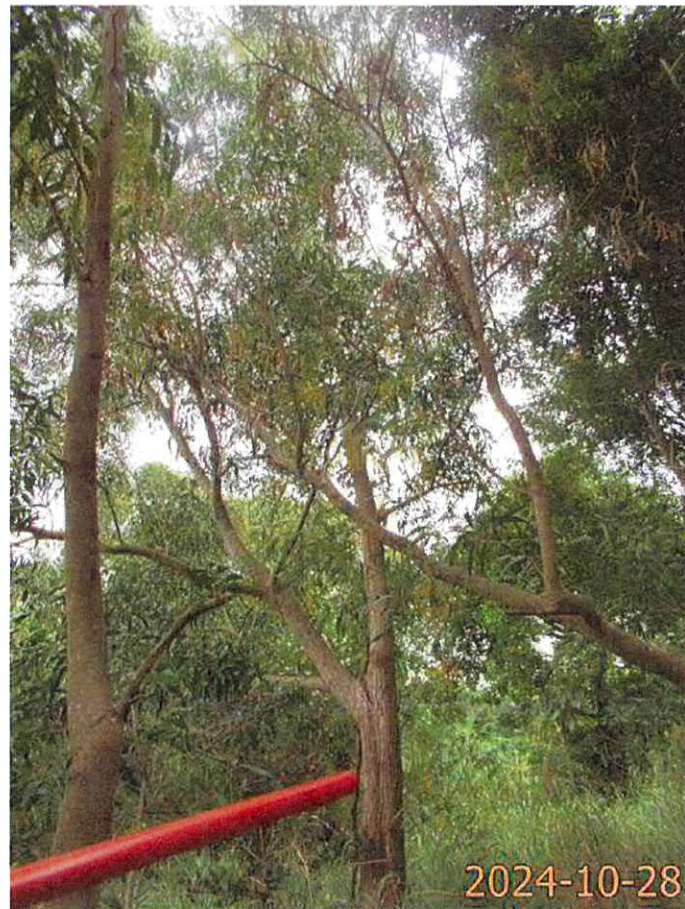


T9 Multi-trunks

Photo Record



T10 (Overview)



T11 (Overview)



T12 (Overview)



T13 (Overview)

Photo Record



T14 (Overview)



T15 (Overview)

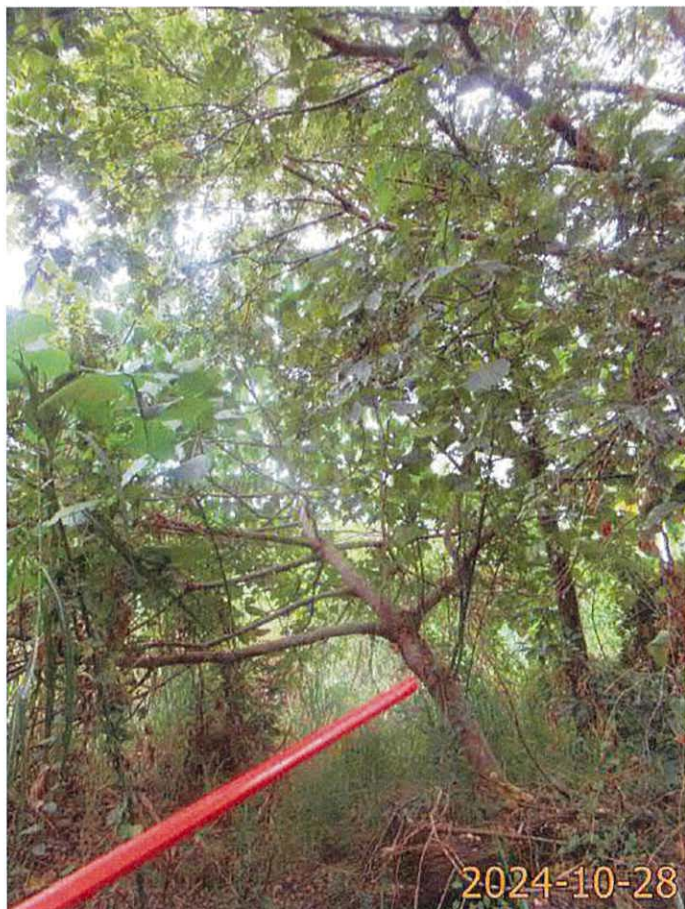


T16 (Overview)



T16 Included bark

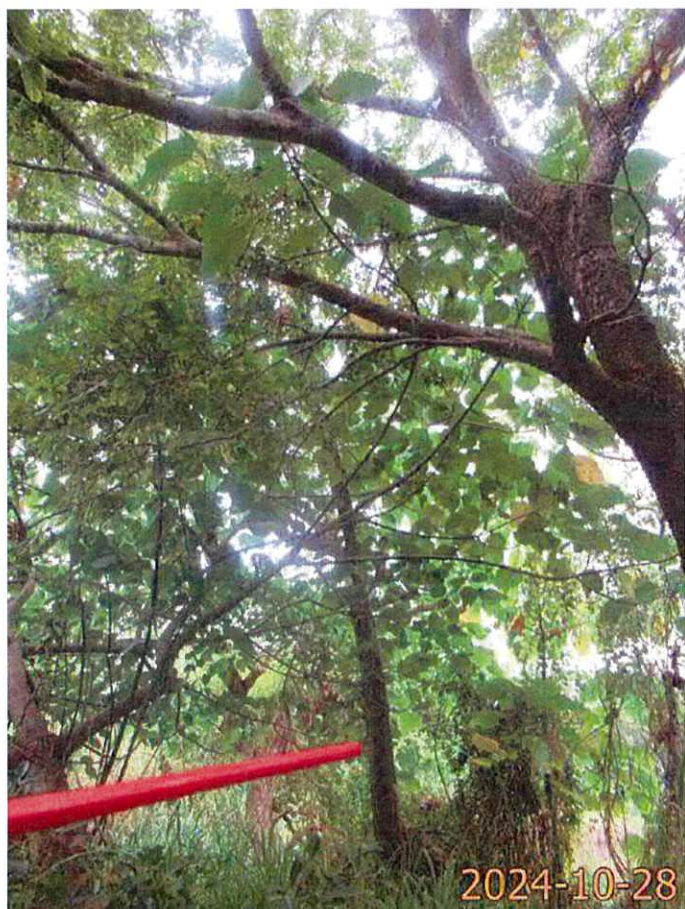
Photo Record



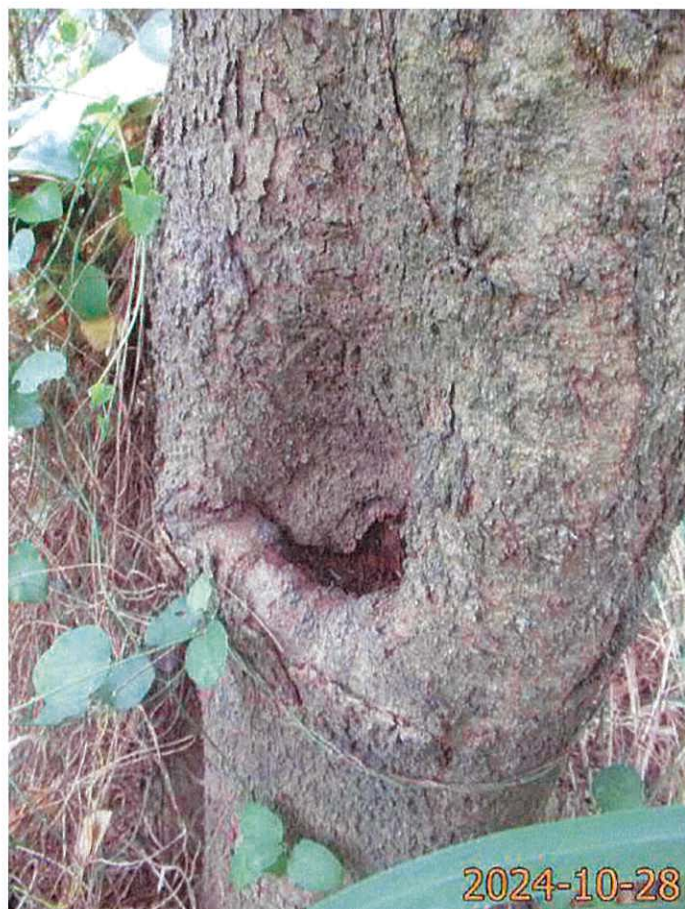
T17 (Overview)



T18 (Overview)

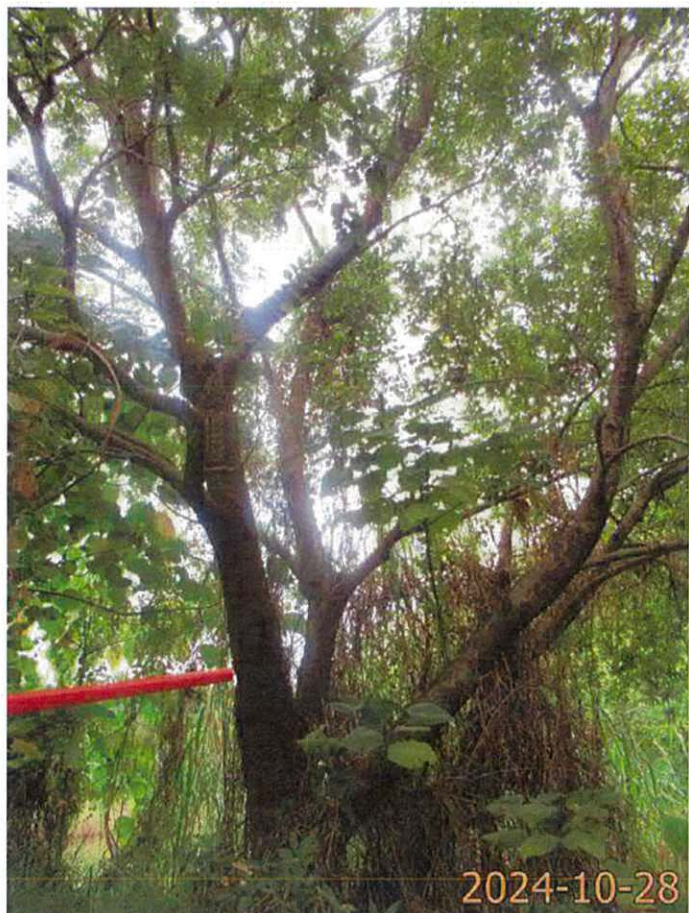


T19 (Overview)



T19 Cavity at trunk

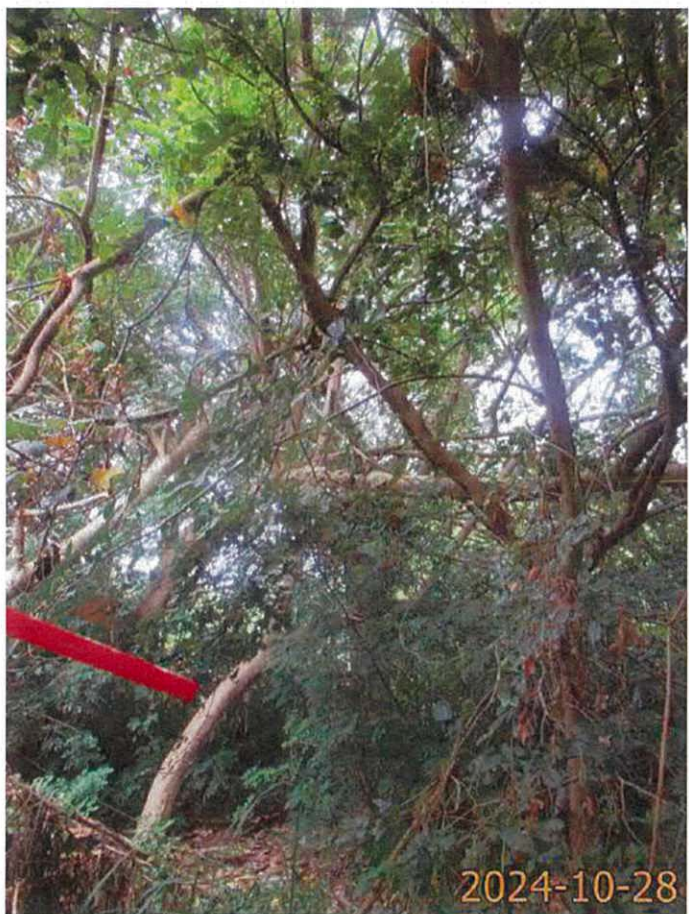
Photo Record



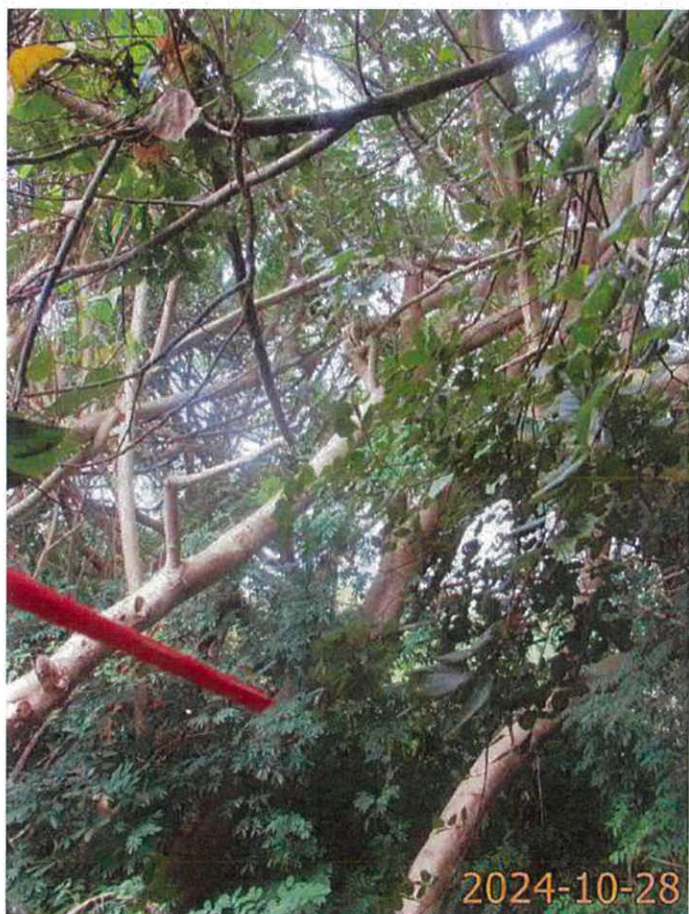
T20 (Overview)



T21 (Overview)

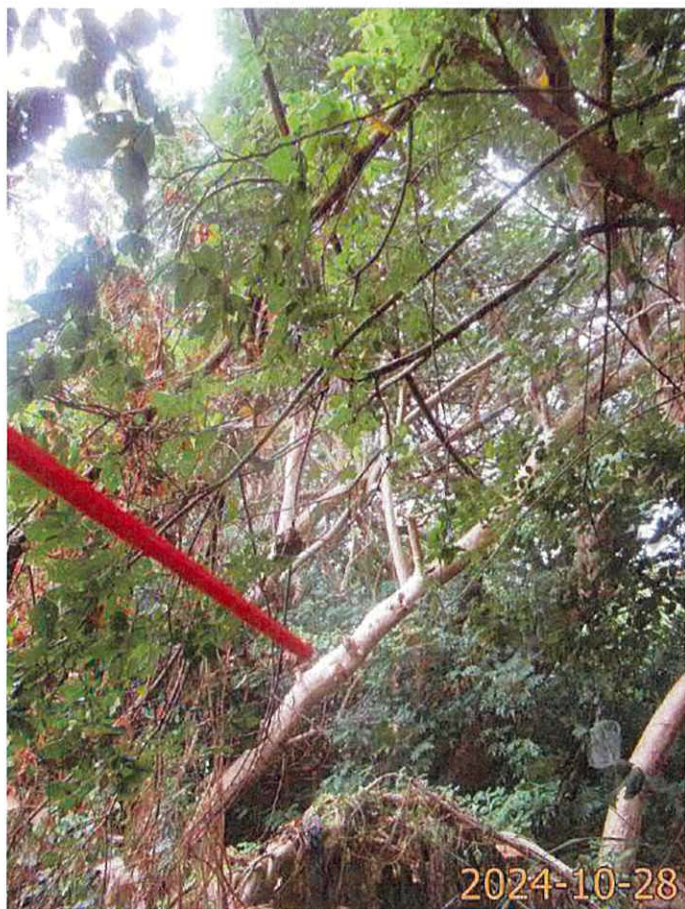


T22 (Overview)



T23 (Overview)

Photo Record



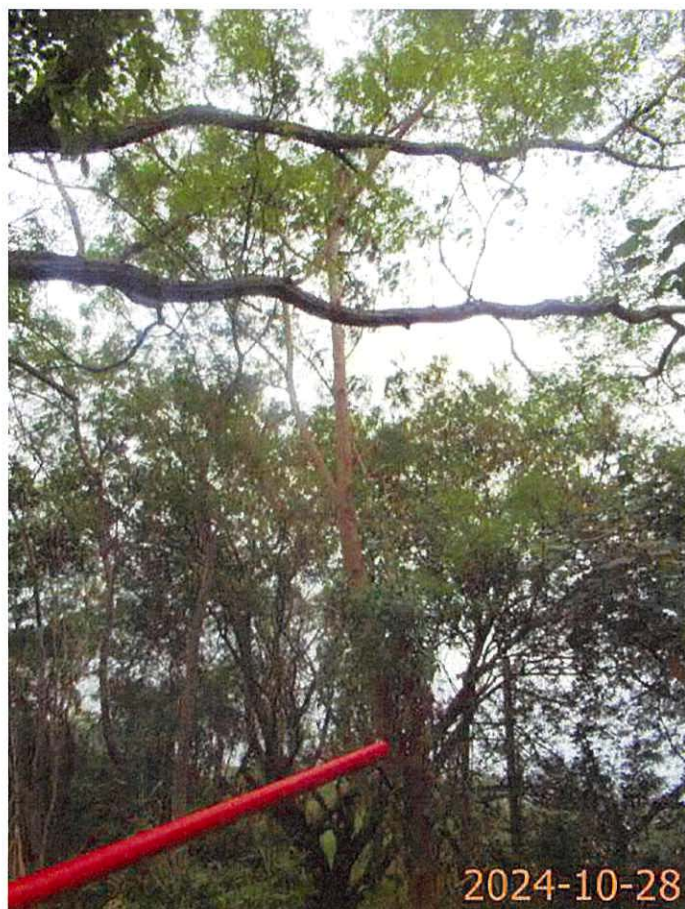
T24 (Overview)



T24 Collapsed



T25 (Overview)

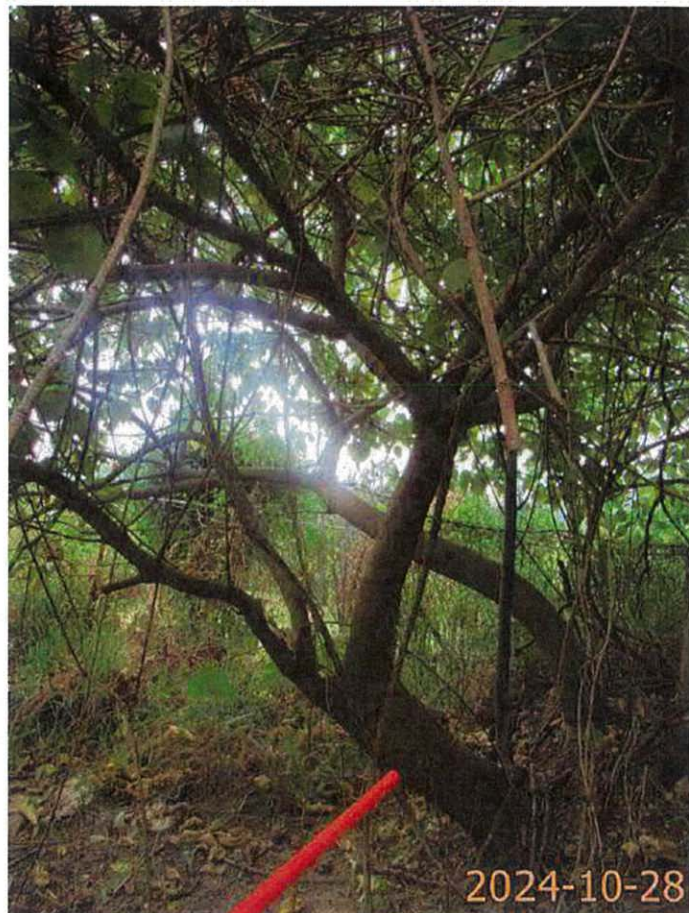


T26 (Overview)

Photo Record



T29 (Overview)



T31 (Overview)



T32 (Overview)



T33 (Overview)

Photo Record



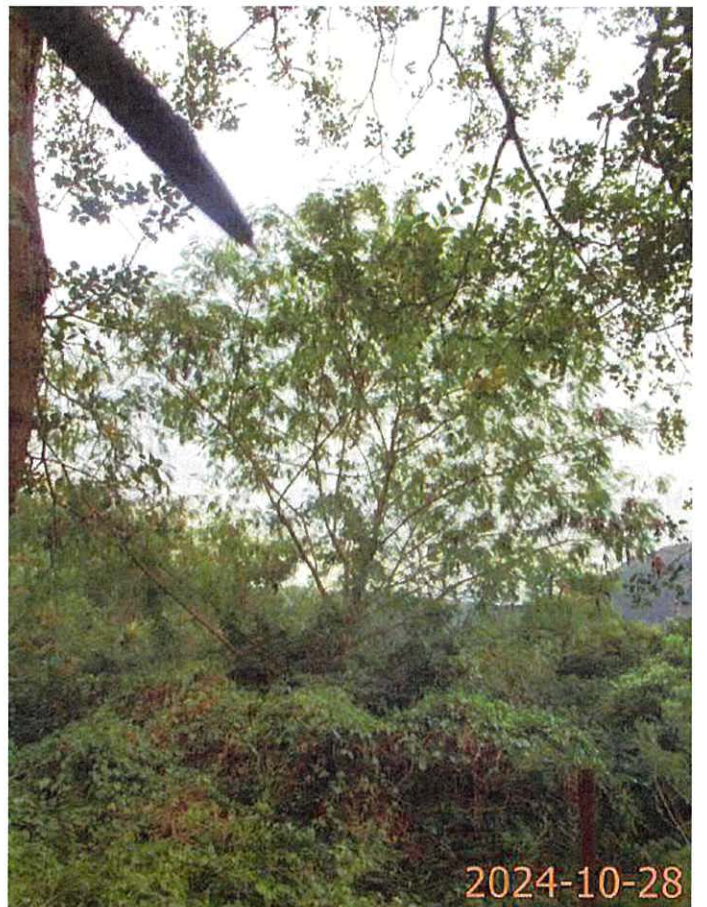
T34 (Overview)



T35 (Overview)



T36 (Overview)



T38 (Overview)

Annex 2

Fire Service Installations Proposal

F.S. NOTES:

- 1

SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 - 1 : 2016, BS EN 1838 : 2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2

SUFFICIENT ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008,
- 3


PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

Structure No.	Use	Area (m ²)	Height (m)
1	Storeroom	15	2.5 (1-storey)
2	Site Office	15	2.5 (1-storey)
3	Portable Toilet (3 nos.)	7	2.5 (1-storey)

Parking
Spaces for
Staff/Visitors

Access to
the Site

LEGEND

- 

5KG CO2
FIRE EXTINGUISHER
- 

EMERGENCY LIGHT
- 

EXIT SIGN

Free Tent
Camping Area 2

2m buffer from the
Electrical Transformer

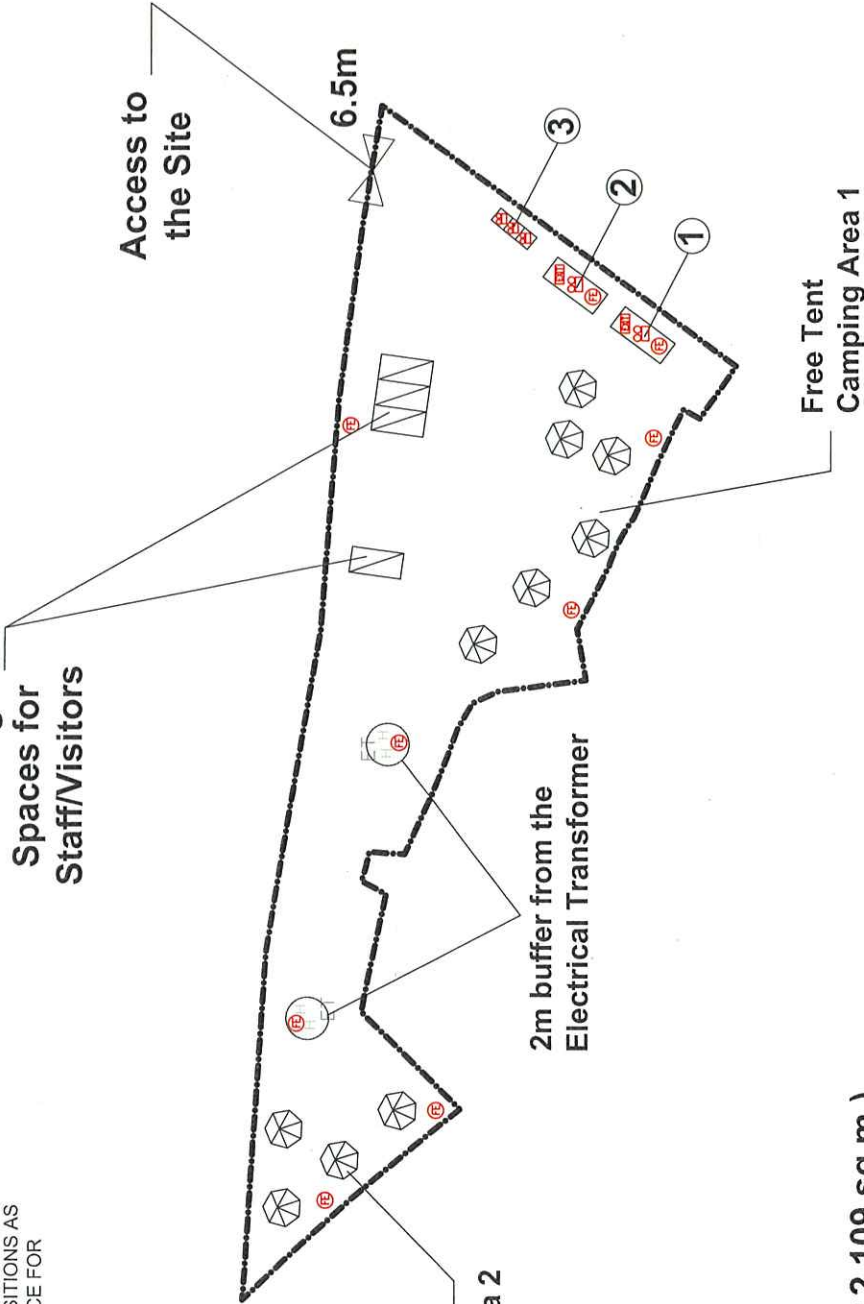
Legend:

- 

Application Site (Area: about 2,109 sq.m.)
- 

Temporary Structures
- 

Parking Spaces for Staff/Visitors (Private Vehicles) (2.5m x 5m) (4 nos.)



PROJECT: 1213 RP, 1216 RP, 1217 S.C.RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan		ARCHITECT :		CONSULTANT :		FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.		NAME	DATE	DRAWING NO : FS-01	REV.
									CH. NG	05 Nov 2024		0
									DRAWN BY	CHECKED BY	SCALE : 1:500 @ A3	
									APPROVED BY		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	



By Email and Post

Date : 20 February 2025
Your Ref.: TPB/A/YL-NTM/475
Our Ref. : LDS/PLAN/6966

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Holiday Camp for a Period of 3 Years at Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

(Application No. A/YL-NTM/475)

We refer to the comments from various Government departments on the captioned application and submit herewith our response in **Table 1** for your consideration.

We are also writing to provide the following further information to clarify the details of the proposed holiday camp:

Site Selection

- (a) The Application Site is directly accessible from Chun Shin Road, which provides good accessibility for the staff and campers to access to the site. After clearing the weeds on site, a swift transformation into a tent camping ground is thus feasible. The Application Site is rural in character with natural landscape which allows the visitors to experience and enjoy the wild camping in a natural environment. The Application Site has been abandoned for a long period of time with overgrown of weeds. The use of the Application Site for a holiday camp would upkeep the maintenance of the site and avoid any further degradation of the site. Therefore, it is considered that the Application Site serves the best location for the proposed development.

Application Boundary

- (b) It is noted that a small portion of land at the western corner of the Application Site encroaches on the application boundary of adjoining development (Application No. A/YL-NTM/377). The Applicant will liaise with adjoining owners on the land issue. It is considered that temporary use of the proposed holiday camp will not contravene the permanent development of the adjoining site.

Fencing

- (c) Chain-link fences have currently been installed at the northern boundary of the Application Site. Upon approval of this application, the Application Site will be fenced off by 2.5m high chain-link fences on all sides to ensure that the Application Site is clearly defined.

Site Operation

- (d) No fire burning or any fuel-burning equipment will be allowed on the Application Site. The campers will bring their own food to the camp site. No food supply and retail service will be provided at the Application Site. The staff will inform the campers of the camping rules when making appointments. There will be on-site monitoring to minimize the chance of fire and other disturbances to the nearby environment when the camping area is in use. A notice will be posted in a prominent position of the Application Site to remind the campers that the use of fire is prohibited.
- (e) Only canvas tents will be used for tent camping. The Applicant will provide canvas tents to campers. Visitors are also encouraged to bring their own tents. Given that the Application Site is generally flat, the tents used by the campers will be placed on the ground and only be set up during their stay and will be removed afterwards.
- (f) No public announcement system and loud speaker will be used on the site. The Applicant will comply with the relevant requirements under Noise Control Ordinance.
- (g) Onsite staff will be employed to manage the campsite on shift. They will stay overnight to monitor the camp site if there are bookings for overnight accommodation.
- (h) In times of adverse weather conditions and "Extreme Conditions", the camp site will be closed. The Applicant will inform the campers to cancel or postpone the bookings.
- (i) The Applicant will consult relevant authority and follow the regulations if a licensing application for holiday camp use is required.

Waste Management



- (j) Given that there would be no provision of fresh water, the volume of wastewater generated would be minimal. Campers are required to strictly follow the camping rules so that wastewater shall only be disposed into the waste water bin which will be collected and replaced by contractor on a regular basis.
- (k) Three portable toilets will be provided within the Application Site. Vacuum tanker for sewerage disposal will be arranged for emptying excrement on a regular basis. Proper sewage collection and treatment facilities will be provided in accordance with the requirements in ProPECC PN 1/23.
- (l) No shower facilities will be provided within the Application Site.
- (m) Adequate rubbish bins will be provided within the Application Site and all the solid waste arising from the operation of the proposed development will be collected on a daily basis by the onsite staff and disposed to the nearby refuse collection point. Campers are also encouraged to bring their trash out of the Application Site, and dispose responsibly in

designated waste collection points.

- (n) Good site practices will be monitored to avoid refuse and other pollution, including pesticides, from entering the surface runoff and the nearby ponds, and to ensure a clean, hygienic tent camping ground without environmental deterioration.

Should there be any queries, please contact our [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.

c.c. DPO/FSYLE (Attn.: Ms. Jane Lau) – By Email
Client

Table 1: Responses to Comments from Various Government Departments on Planning Application No. A/YL-NTM/475 (20 Feb., 2025)

COMMENTS		RESPONSES
1. Transport Department		
(a)	The subject site is connected to Chun Shin Road via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	(a) Noted.
(b)	The applicant should note that Chun Shin Road is a prohibited zones 24 hours daily for all motor vehicles exceeding 7 metres in length. For any vehicles under this application exceed 7 meters in length, the application should make the relevant permit application.	(b) Noted. No vehicle exceeding 7 metres in length will access the Application Site.
(c)	Please provide details of the trip generation and attraction rates for the proposed development in the application and demonstrate there is no adverse impact to the public road.	(c) Given most visitors will travel to the Application Site via public transport, the trip generated from proposed development will be not more than 4 round trips daily from staff and visitors, which could be absorbed by the existing road. The estimated traffic arising from the proposed development is as follows:

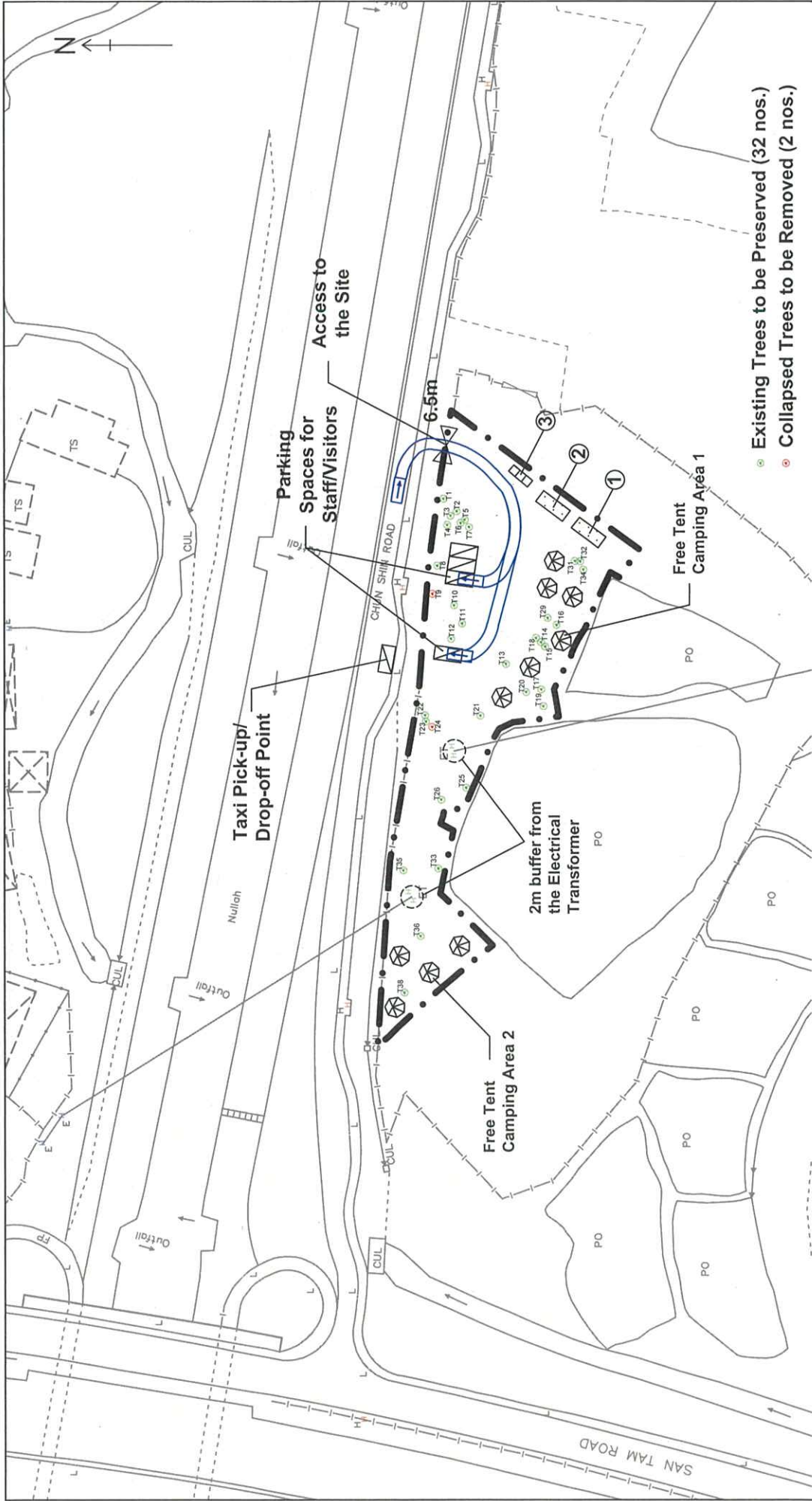
Time	No. of Trips (Private Vehicles)			
	Visitors		Staff	
	In	Out	In	Out
09:00-10:00	0	0	1	0
10:00-11:00	0	0	0	0
11:00-12:00	2	0	0	0
12:00-13:00	1	0	0	0
13:00-14:00	0	0	0	0

COMMENTS		RESPONSES				
		15:00-16:00	0	2	0	0
		16:00-17:00	0	1	0	0
		17:00-18:00	0	0	0	1
(d) The application should provide details of the nearby public transport services such as the location of nearest PT station (both Yuen Long and Sheung Shui bound) and the associated walking distance towards the site for our information.	(d) The nearest public transport facilities (bus and minibus) are about 300m walking distance to the west of the Application Site (see Figure 7). The proposed development will only serve the campers and reservation is required. Campers are encouraged to take public transport and walk to the Application Site.					
(e) Please provide the estimated number of visitors per day and the estimated number of employee in the application so as to justify the sufficiency of car parking spaces.	(e) The maximum number of visitors per day will be limited to 20 at once with 2 onsite staff. The holiday camp will be operated under a visit-by-appointment scheme to control the number of visitors in the holiday camp. No walk-in visitors will be allowed. 1 parking space will be reserved for staff and 3 parking spaces will be provided for visitors under a first-come-first-served booking system. The visitors need to reach the Application Site by public transport if all the parking spaces are reserved. Staff will inform the visitors about the parking arrangement at the time of appointment. Only private cars with pre-registered plate number will be allowed to enter the site.					
(f) The applicant should demonstrate the smooth manoeuvring of vehicles to / from public road and along the local access to the subject site by providing swept paths analysis.	(f) The attached swept path analysis (see Figures 6A and 6B) would be able to demonstrate that satisfactory manoeuvring of private vehicles entering to and exiting from the Application Site. There will be no difficulties in internal traffic circulation as sufficient space for manoeuvring of vehicle is reserved at the eastern portion such that no vehicles have to queue back to public road					

COMMENTS	RESPONSES
	or reverse onto/from the public road under any circumstances. Staff will be deployed to manage the traffic entering and leaving the Application Site.
(g) As no loading/unloading space is specified under the application, the applicant should provide details of loading/unloading arrangement for the delivery of supply the proposed development.	(g) As the holiday camp will only provide canvas tents to the visitors, the visitors will bring their own personal belongings, food and refreshments. Delivery of goods / supplies for the holiday camp would only be limited and required about once per month and staff will use their own private vehicles for delivery of supply.
(h) Please advise the taxi/PC pick up/drop off location and arrangement for comment.	(h) The proposed taxi pick-up / drop-off location will be at the lay-by at Chun Shin Road outside the Application Site (see Figure 6A). Private vehicles without prior appointment will not be allowed to enter the Application Site.
2. Fire Services Department	
(a) Based on the submitted FSI proposal, the applicant should be advised on the following points: The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'; and	(a) Please refer to the revised FSI proposal at Annex 1 .
(b) Licensing requirements would be formulated upon receipt of formal application via the licensing authority.	(b) Noted.
3. Electrical and Mechanical Services Department	
(a) In the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP	(a) Noted. The Applicant commits to approach, consult and coordinate with CLP to ensure public safety and a continuous electricity supply. The Applicant will also adhere to the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity

COMMENTS	RESPONSES
<p>Power) for the requisition of cable plans and overhead line alignment drawings, where applicable to find out whether there is any underground cable or overhead line within or in the vicinity of the concerned site. For the application site with two pole-mounted transformers, prior consultation and coordination with CLP Power is necessary for public safety and to ensure a continuous electricity supply. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.</p>	<p>supply lines.</p>
<p>(b) Please note that there is a high pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the proposed temporary holiday camp. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Quantitative Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation and hence to identify any mitigation measures to lower the risk levels, if the proposal will result in a significant increase in population.</p>	<p>(b) Noted. The Application Site will be used as private tent camping area. About 10 canvas tents will be set up at the free tent camping area and each tent will accommodate a maximum of 2 campers. There will be a maximum of 20 visitors. The campsite will operate with a mandatory ‘visit-by-appointment’ system and therefore the no. of visitors to the site could be under control. In view of the small population and nature of the proposed development, no risk assessment should be required.</p>
<p>(c) The applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any</p>	<p>(c) Noted.</p>

COMMENTS	RESPONSES						
<p>required minimum set back distance away from them during the design and construction stages of the proposed facilities.</p>							
<p>(d) The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference</p> <table border="1" data-bbox="587 1198 970 1948"> <thead> <tr> <th data-bbox="587 1198 635 1594">Publications</th><th data-bbox="587 1594 635 1948">Web-link</th></tr> </thead> <tbody> <tr> <td data-bbox="635 1198 683 1594">Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong</td><td data-bbox="635 1594 683 1948">https://www.emsd.gov.hk/filemanager/en/content_287/GN_Quantitative_Risk_Assmnt_Study_High_Pressure_Town_Gas_Installns_inHK.pdf</td></tr> <tr> <td data-bbox="683 1198 730 1594">Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition</td><td data-bbox="683 1594 730 1948">https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</td></tr> </tbody> </table>	Publications	Web-link	Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	https://www.emsd.gov.hk/filemanager/en/content_287/GN_Quantitative_Risk_Assmnt_Study_High_Pressure_Town_Gas_Installns_inHK.pdf	Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition	https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf	<p>(d) Noted.</p>
Publications	Web-link						
Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	https://www.emsd.gov.hk/filemanager/en/content_287/GN_Quantitative_Risk_Assmnt_Study_High_Pressure_Town_Gas_Installns_inHK.pdf						
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Existing Trees to be Preserved (32 nos.)
 Collapsed Trees to be Removed (2 nos.)


Structure No.	Use	Area (m ²)	Height (m)
1	Storeroom	15	2.5 (1-storey)
2	Site Office	15	2.5 (1-storey)
3	Portable Toilet (3 nos.)	7	2.5 (1-storey)

- Legend:**
- Application Site (Area: about 2,109 sq.m.)
 - Temporary Structures
 - Parking Spaces for Staff/Visitors (Private Vehicles) (2.5m x 5m) (4 nos.)

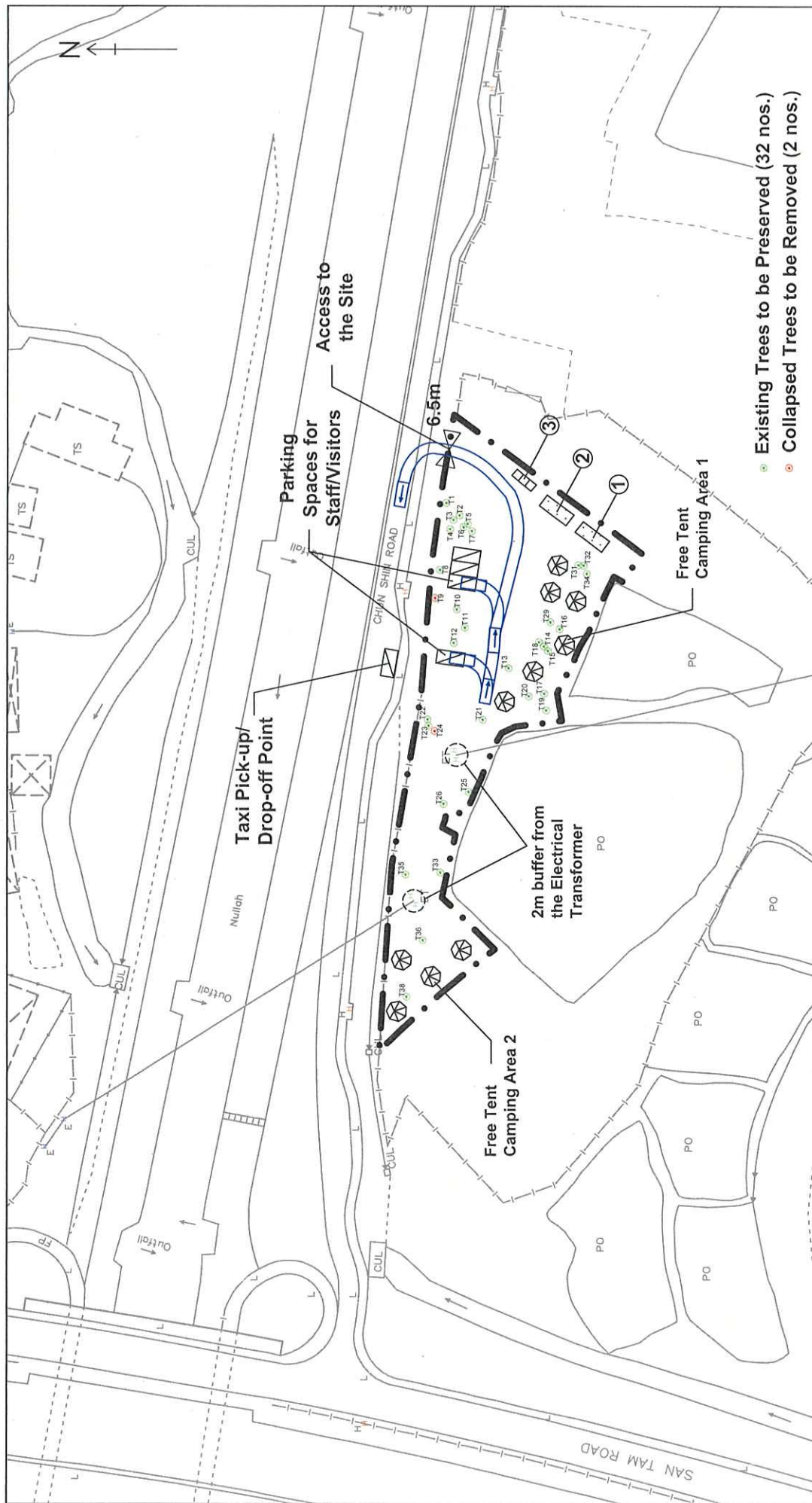
Swept Path Analysis - In (for Private Vehicles)

Figure 6A

Scale 1:1000



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 Real Estate License No. C-000328



Legend:

Application Site (Area: about 2,109 sq.m.)

Temporary Structures

Parking Spaces for Staff/Visitors (Private Vehicles) (2.5m x 5m) (4 nos.)

Structure No.	Use	Area (m ²)	Height (m)
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- Existing Trees to be Preserved (32 nos.)
- Collapsed Trees to be Removed (2 nos.)

Figure 6B

Scale 1:1000

Swept Path Analysis - Out (for Private Vehicles)

羅迅測計師行



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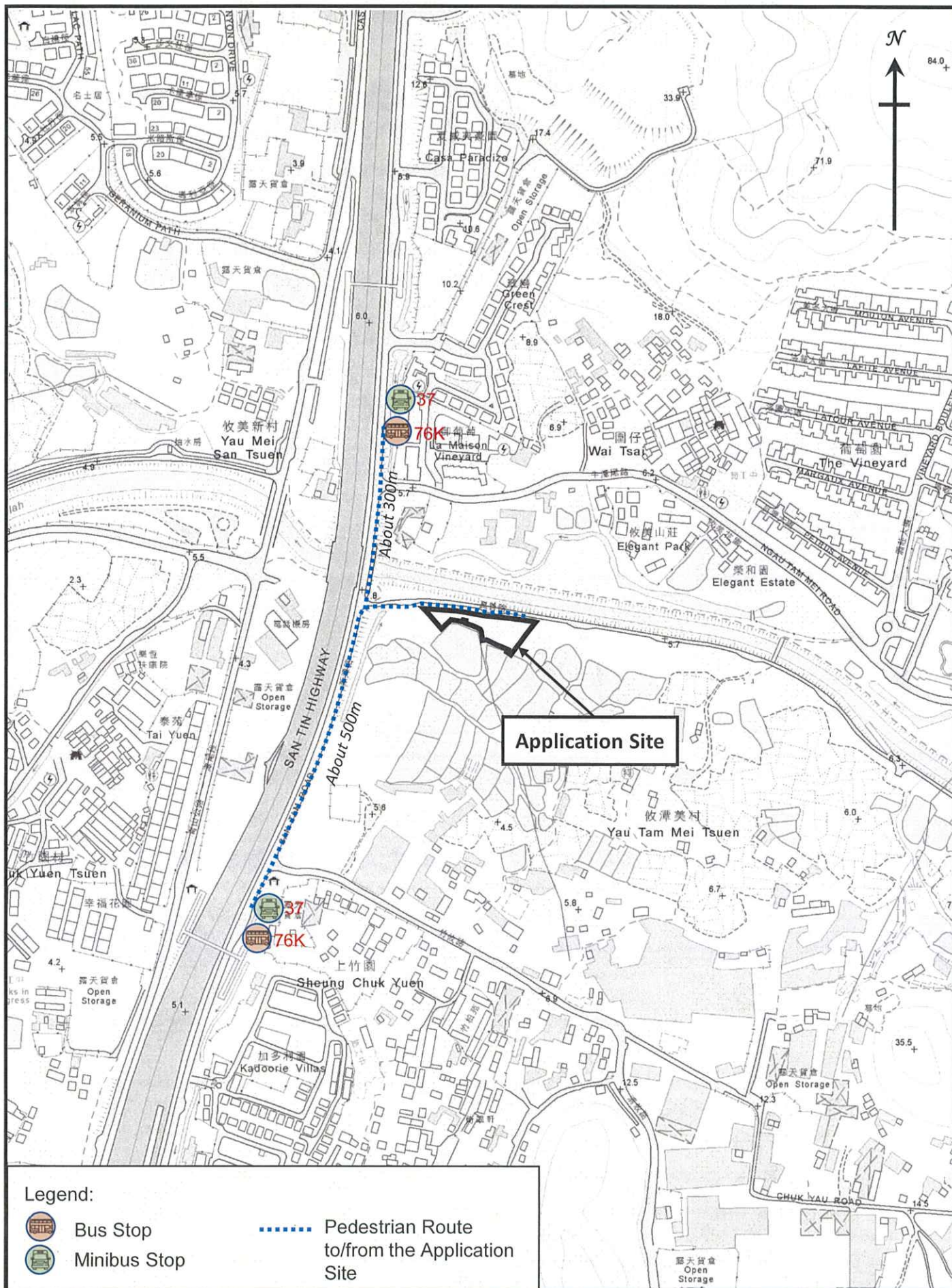


Figure 7

1 : 5000



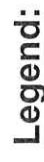
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 Estate Agency Licence No. C-086328

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5KG CO2
FIRE EXTINGUISHER

EMERGENCY LIGHT

EXIT SIGN



- Application Site (Area: about 2,109 sq.m.)**
Temporary Structures
Parking Spaces for Staff/Visitors (Private Vehicles) (2.5m x 5m) (4 nos.)

PROJECT : Lois 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME	DATE	DRAWING NO :	REV.	
					DRAWN BY	C.K. NG	09 Dec 2024	FS-01	0
					CHECKED BY				
					APPROVED BY				
		SVP	APPROVED BY			SCALE : 1:500 @ A3			
						SOURCE : B.O.O Ref. BD F.S.D Ref. FP			

Previous s.16 Applications at the Application Site

No.	Application No.	Proposed Use(s)	Date of Consideration
1.	A/YL-NTM/377	Proposed Houses	12.4.2019 Approved by RNTPC
2.	A/YL-NTM/377-1	Proposed Houses (Extension of Time for Commencement)	28.3.2023 Approved by Director of Planning

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- advisory comments are detailed in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application;
- noting that there is no existing vehicular run-in/out for the application site (the Site), with due consideration of the traffic impact on the nearby public roads, approval conditions requiring the submission and the implementation of a run-in/out proposal should be incorporated should the application be approved; and
- advisory comments are detailed in **Appendix IV**.

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

- no adverse comment on the application from highways maintenance point of view;
- the Site involves Government Land where is not maintained by HyD;
- HyD shall not be responsible for the maintenance of any access connecting between the Site and Chun Shin Road; and
- advisory comments are detailed in **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and implementation and maintenance of the drainage proposal should be incorporated.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint related to the Site in the past three years; and

- advisory comments are detailed in **Appendix IV**.

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no objection to the application.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- the Site falls within an area of non-landscape sensitive zoning. The applicant states that no tree felling will be caused by the proposed use. In this circumstances, no significant landscape impact arising from the proposed temporary use is anticipated; and
- advisory comments are detailed in **Appendix IV**.

7. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- advisory comments are detailed in **Appendix IV**.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are detailed in **Appendix IV**.

9. Electricity and Town Gas Safety

Comments of the Director of Electrical and Mechanical Services:

- no particular comment on the application from electricity supply safety aspect and town gas safety perspective; and
- advisory comments are detailed in **Appendix IV**.

10. Licensing

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority,

Home Affairs Department:

- *according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), premises are a “hotel” or “guesthouse” if the premises are held out as providing sleeping accommodation to any person presenting themselves who are willing to pay a fee for the sleeping accommodation, unless all accommodation in the premises are provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);*
- *under the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:*
 - (i) provides services for its members (whether or not for the purpose of gain); and*
 - (ii) has a club-house of which only its members and their accompanied guests have a right of use.*
- *if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO and/ or CuSPO depends on the actual circumstances of each case;*
- *based on the information available, it is not sufficient for this Office to assess whether licence application under HAGAO and/or CuSPO is required at this stage;*
- *no licence or Certificate of Compliance applications for operation of guesthouse/ clubhouse at the subject site was received by this Office; and*
- *advisory comments are detailed in Appendix IV.*

11. Other Departments

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

- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) the application site (the Site) falls within the boundary of Potential Development Area being studied under the Land Use Review Study for Ngau Tam Mei Area. The Site may be resumed by the Government and that the proposed operation at the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (b) the applicant is reminded to resolve any land issues relating to the proposed use with the Lands Department (LandsD), the concerned owner(s) of the Site and the applicant(s) of any approved application(s) at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, LandsD that:
 - if the planning application is approved, the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the Site. The application for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the applicant should ensure a run-in/out at Chun Shin Road is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, or whichever set if appropriate, to match with the existing adjacent pavement; and
 - adequate drainage measures should be provided at the Site 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 that:
 - the applicant should follow the revised “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - the applicant is advised that sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, the applicant is reminded that proper sewage collection and treatment facilities should be provided in accordance with the requirements in “Professional Persons Environmental Consultative Committee Practice Note” No. 1/23. All effluent discharges from the proposed use are subject to control under Water Pollution Control Ordinance;

- the applicant is reminded to comply with the relevant requirements under Noise Control Ordinance; and
 - since the Site is located near water ponds, the applicant is advised to adopt best management practice to avoid refuse and other pollution, including pesticides, from entering the surface runoff and the nearby water bodies;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installations 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 (F.S. 251) and forward a copy of the certificate to the D of FS; and
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans and overhead line alignment drawings, where applicable to find out whether there is any underground cable or overhead line within or in the vicinity of the Site;
 - for the Site with two pole-mounted transformers, prior consultation and coordination with CLP Power is necessary for public safety and to ensure a continuous electricity supply. The applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply line;
 - the applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of the proposed facilities; and
 - the applicant is required to observe the following requirements of the Electrical and Mechanical Services Department’s Publications of “Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong” at https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Stu dy_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf and also “Code of Practice on “Avoidance of Damage to Gas Pipes” 2nd Edition at [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).p df](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf);

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works *should be submitted directly to the relevant authority(ies) for approval;*
- (j) *to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department:*
- this Office will assess each campsite on its individual merit to determine whether a licence under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”) is required. The factors of consideration include degree of fixation, degree of permanency, size, nature and intended use, connection with associated utilities, ease of assembly and ease of removal in respect of the proposed tents and the essential supporting facilities including site office, storeroom and toilets etc. In general, a campsite solely consisting of movable and easily dismantled tents may not require a licence under the HAGAO. The applicant wish to consult a registered building professional for advice on whether the proposed structures to be erected in the site would be considered as a premises under the HAGAO;*
 - detailed licensing requirements will be formulated upon receipt of application under the HAGAO and/ or the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), if applicable;*
 - if any structure which constitutes as “building works” or “building” under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the Lands Department when making an application under the HAGAO and/ or CuSPO; and*
 - as the applicant is not a current land owner, documentary proof should be submitted at the time of making the licence application to demonstrate that he/she has the right to use the land for performing the duty to operate, keep, manage the campsite under his/her continuous and personal supervision; and*
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, BD is not in a position to offer comments on its suitability for the use proposed in the application;
 - it is noted that five structures are proposed in the application. 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 unauthorised building works (UBW) under the BO. An Authorised Person 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 on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/YL-NTM/475

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Nil

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

簽署 Signature

鍾就華 主席

元朗市中心及鄉郊東分區委員會

日期 Date

14 AUG 2024

From:

Sent:

2024-08-21 星期三 02:56:09

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

A/YL-NTM/475 DD 104 Ngau Tam Mei Tent City

A/YL-NTM/475

Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long

Site area: About 2,109sq.m Includes Government Land of about 616sq.m

Zoning: "Res (Group D)"

Applied use: 10 Tent Holiday Camp / 4 Vehicle Parking

Dear TPB Members,

While Applicant states that the terrain will not be disturbed, the site borders one of the few ponds that have not been filled in. There is no mention of any measures to ensure that there is no disturbance to the pond and its function.

Mary Mulvihill