

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NTM/475

- Applicant** : Ms. CHAN Yuen Yi represented by Lawson David & Sung Surveyors Limited
- Site** : 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 (GL), Ngau Tam Mei, Yuen Long
- Site Area** : 2,109m² (about) (including GL of about 616m² (about 29.2%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/14
(*currently in force*)
- Draft Ngau Tam Mei OZP No. S/YL-NTM/13
(*at the time of submission*)
- [the zoning and development restrictions of the application site (the Site) remain unchanged on OZP No. S/YL-NTM/14]*
- Zoning** : “Residential (Group D)” (“R(D)”)
[restricted to a maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]
- Application** : Proposed Temporary Holiday Camp for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary holiday camp for a period of three years at the Site, which falls within an area zoned “R(D)” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture’ is a Column 2 use of the “R(D)” zone which requires planning permission from the Town Planning Board (the Board). The Site is currently vacant, fenced-off and covered with weeds and trees (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Chun Shin Road connecting to San Tam Road, with an ingress/egress (about 6.5m wide) at its north-eastern corner (**Drawing A-1 and Plan A-2**). According to the applicant, the proposed use involves five single-storey temporary structures (not more than 2.5m in height) with a total floor area of about 37m² for ancillary storeroom, site office and portable toilets. The remaining uncovered areas will be used

as two tent camping areas, which could accommodate a total of ten canvas tents for a maximum of 20 campers, as well as grassland for passive recreational uses including sitting-out areas, landscape planting area and open space for the campers. Four private car parking spaces will also be provided at the Site. The proposed operation hours are 24 hours daily including public holidays, and there will be two staff members serving the proposed use. A 2.5m-high chain-link fence will be erected along the boundary of the Site. No public announcement system, whistle-blowing and portable loud speaker or any form of audio amplification system will be used and no fire burning or any fuel-burning equipment will be permitted at the Site. No filling or excavation of land will be involved and all existing trees within the Site will be preserved in-situ to maintain the overall landscape amenity. The layout plan submitted by the applicant is at **Drawing A-1**.

- 1.3 A minor portion of the western end of the Site falling on GL is the subject of a previous application No. A/YL-NTM/377 (**Plans A-1 and A-2**) submitted by different applicants for proposed house approved by the Rural and New Town Planning Committee (the Committee) of the Board on 12.4.2019 with planning permission valid until 12.4.2023, which has been subsequently extended until 12.4.2027 (details at paragraph 5 below).
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 25.7.2024 (**Appendix I**)
 - (b) Further Information (FI) received on 8.11.2024[#] (**Appendix Ia**)
 - (c) FI received on 20.2.2025* (**Appendix Ib**)
- [#] accepted but not exempted from the publication and recounting requirements
*accepted and exempted from the publication and recounting requirements
- 1.5 On 20.9.2024 and 20.12.2024, the Committee of the Board agreed to defer making a decision on the application each for a period of two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ib** and can be summarised as follows:

- (a) The Site has been left idled and overgrown for many years. The proposed use allows better utilisation of the long-wasted land and the existing natural assets by offering recreational opportunities to visiting campers. It is not incompatible with the surrounding areas including ponds, vegetated land, existing village houses and planned residential developments.
- (b) The proposed use involves only the use of canvas tents, which are temporary in nature and could be easily set up and removed. No permanent structures will be erected. While the western end of the Site is the subject of an approved application for house development, the applicant will liaise with the applicants of the approved house development on relevant land issue. The current application on a temporary basis would not jeopardise the long-term planning intention of the “R(D)” zone.
- (c) The Site is easily accessible via public transport services along San Tam Road. Visitors are encouraged to use public transport and on-site parking will be available only with prior appointment, thus minimising the impact on the surrounding road network.

- (d) The proposed use will not result in adverse noise and drainage impacts on the surrounding areas. No public announcement system, whistle-blowing and portable loud speaker or any form of audio amplification system will be used. The applicant is committed to comply with the relevant requirements under Noise Control Ordinance. Besides, no filling or excavation of land will be involved. The 2.5m-high chain-link fence is purposely chosen to allow free flow of natural rainwater to nearby ponds. Good site practices will be adopted to ensure no adverse impact on the nearby ponds.
- (e) All existing trees will be preserved in-situ to maintain the overall landscape amenity. They will serve as a natural barrier to minimise potential visual and environmental nuisances and allow the proposed use to blend in well with the surrounding environment. The applicant will remove the overgrown weeds and upkeep the maintenance of the Site if the application is approved.
- (f) A visit-by-appointment scheme will be adopted. On-site staff will be deployed to manage the Site. No shower facilities and fresh water supply will be available at the Site. Portable toilets and wastewater bins will be provided and wastewaters generated will be collected regularly by contractors. Adequate rubbish bins will also be provided, and on-site staff will be responsible for daily collection and disposal to the nearby refuse collection point. Besides, no fire burning or any fuel-burning equipment will be permitted at the Site. In support of the application, the applicant has submitted a fire service installations (FSIs) proposal.
- (g) The two existing electrical transformers at the Site will not be affected. 2m buffer areas from the electrical transformers will be provided and warning signs will be put up. The applicant will liaise with CLP Power and provide free access for maintenance. The applicant will also adhere to the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” issued by the Electrical and Mechanical Services Department.
- (h) Upon approval of the application, the applicant will submit Short Term Waiver and Short Term Tenancy applications to the Lands Department (LandsD) for the proposed use and consult relevant authority if a licensing application is required.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting notice at the Site and sending notice to the San Tin Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in TPB PG-No. 31B are not applicable.

4. Background

- 4.1 The Government is conducting a planning study on the Ngau Tam Mei area (i.e. the Land Use Review Study for the Ngau Tam Mei Area) (the NTM Review Study), which covers the Site. According to the Broad Land Use Concept Plan, the Site falls mainly within an area recommended for a comprehensive residential neighbourhood.

4.2 The Site is not subject to any active planning enforcement action.

5. **Previous Application**

- 5.1 A minor portion of the western end of the Site falling on GL is the subject of a previous application (No. A/YL-NTM/377) submitted by different applicants for proposed house approved by the Committee on 12.4.2019 with planning permission valid until 12.4.2023, which has been subsequently extended until 12.4.2027. The considerations of this previous application is not relevant to the current application due to different use involved. According to LandsD and Buildings Department (BD), no land exchange application or general building plans submission had been received or approved for the proposed house development. According to a recent site visit, the construction works for the approved house development under application No. A/YL-NTM/377 are yet to commence.
- 5.2 Details of the previous application is summarised in **Appendix II** and its location is shown on **Plan A-2**.
- 5.3 The western part of the Site falling on GL is also the subject of an application (No. A/YL-NTM/476) (**Plans A-1 and A-2**) currently under processing for proposed flats with minor relaxation of PR and BH restrictions and excavation of land, which is submitted by the same applicants of the previous application (No. A/YL-NTM/377). This application will be considered by the Committee at the same meeting.

6. **Similar Application**

During the past five years, there was no similar application within the same “R(D)” zone.

7. **The Site and Its Surrounding Areas (Plans A-1 to A-4)**

- 7.1 The Site is:
- (a) currently vacant and covered with vegetation; and
 - (b) accessible from Chun Shin Road to its north-east.
- 7.2 The surrounding areas are of rural fringe character with the areas to the south of Chun Shin Road predominated by vegetated land and ponds in the immediate surrounding of the Site, as well as planned residential developments including the temporary transitional housing approved under application No. A/YL-NTM/470 and the proposed houses approved under application No. A/YL-NTM/477 in the east of the Site, as well as proposed house approved under application No. A/YL-NTM/377 in the west of the Site. Some brownfield uses, shop and services and scattered residential structures are located to the further north of the site across Chun Shin Road and a nullah.

8. **Planning Intention**

The planning intention of the “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 Board.

9. Comments from Relevant Government Departments

9.1 Apart from the government department as set out in paragraph 9.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III and IV** respectively.

9.2 The following government department has the following comments on the application:

Project Interface

9.2.1 Comments from the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

the Site falls within the boundary of a Potential Development Area (PDA) being examined under the NTM Review Study. However, the implementation programme of the proposed development at Ngau Tam Mei Area is still being studied. As the land resumption and clearance programme shall follow the project programme notwithstanding the validity period of the planning permission, if granted, the applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and shall be advised not to carry out any substantial works therein.

10. Public Comments Received During the Statutory Publication Periods

On 2.8.2024 and 19.11.2024, the application was published for public inspection. During the statutory public inspection periods, two public comments were received (**Appendix V**), including one from the Chairman of the Yuen Long Town Centre and Rural East Area Committee without providing comment on the application, and one from an individual expressing concern about the potential adverse impacts on the nearby ponds.

11. Planning Considerations and Assessments

11.1 The application is for proposed holiday camp for a period of three years at the Site zoned “R(D)” (**Plan A-1**). While the proposed use is not entirely in line with the planning intention of the “R(D)” zone, the applicant claims that the proposed use intends to offer recreational opportunities for visiting campers. Although a minor portion of the Site is the subject of an approved application (No. A/YL-NTM/377) for proposed house, the District Lands Officer/Yuen Long, LandsD and Chief Buildings Surveyor/New Territories West, BD advise that no land exchange application or GBP submissions have been received/approved. Approving the application on a temporary basis would not affect the implementation of the approved house development. In view of the above and taking into account the planning assessments below, there is no objection to the proposed use on a temporary basis of three years.

- 11.2 The proposed use is considered not incompatible with the surrounding areas which are of rural fringe character predominated by vegetated land, ponds, planned residential developments including the temporary transitional housing and the proposed house developments (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) considers that no significant adverse impact arising from the proposed use is anticipated and has no adverse comment on the application from landscape planning perspective. The applicant has also committed to adopt good site practice to ensure no adverse impacts on the nearby ponds and the Director of Agriculture, Fisheries and Conservation has no objection to the application from nature conservation point of view.
- 11.3 While the Commissioner for Transport has no objection to the application, noting that there is no existing vehicular run-in/out for the Site, it is recommended to impose relevant approval conditions on the submission and implementation of the run-on/out proposal should the application be approved by the Committee. Other relevant government departments consulted including the Director of Environmental Protection, Director of Fire Services (D of FS) and Chief Engineer/Mainland North, Drainage Services Department have no objection to or no adverse comment on the application. D of FS also considers the submitted FSIs proposal acceptable. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the proposed use.
- 11.4 As mentioned in paragraph 5 above, the western part of the Site falling on GL is the subject of an application for proposed flat with minor relaxation of PR and BH and excavation of land (No. A/YL-NTM/476) to be considered by the Committee at the same meeting. If both the current application and application No. A/YL-NTM/476 are approved by the Committee, the applicants of both applications will be advised to liaise with each other as well as the Government in resolving the land issue.
- 11.5 From long-term planning perspective, PM(W), CEDD advises that the Site falls within the boundary of the PDA being examined under the NTM Review Study, and land resumption and clearance programme shall follow the project programme notwithstanding the validity period of the planning permission, if granted. Should the application be approved by the Board, it is recommended to advise the applicant that the Site may be resumed by the Government and the proposed use at the Site may need to be terminated at any time during the planning approval period for implementation of Government projects.
- 11.6 Regarding the public comments as stated in paragraph 10 above, the planning considerations and departmental comments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taking into account the public comments mentioned in paragraph 10, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 11.4.2028.

The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.10.2025;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.1.2026;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 11.1.2026;
- (e) the submission of a run-in/out proposal for the development within **6** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 11.10.2025;
- (f) in relation to (e) above, the implementation of the run-in/out proposal within **9** months from the date of planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 11.1.2026;
- (g) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (a), (b), (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "R(D)" zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments received on 25.7.2024
Appendix Ia	FI received on 8.11.2024
Appendix Ib	FI received on 20.2.2025
Appendix II	Previous Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
APRIL 2025**