

2021年 9月 06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。

A/XL-PL/892

This document is received on 6 SEP 2021
 The Town Planning Board will formally acknowledge
 the City after the application only upon receipt
 of all the required information and documents.

Form No. S16-III
 表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A19L-PH/1892
	Date Received 收到日期	6 SEP 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

張文傑 CHEUNG MAN KIT ANGUS

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)

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)

DD108 LOT NO. 74
丈量約份第108約地段74

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 3,220 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 65 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

0 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YV - PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	CA 自然保育區
(f) Current use(s) 現時用途	空置土地

(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 (DD/MM/YYYY)[&]
於 27/8/2021 (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 (DD/MM/YYYY)[&]
於 27/8/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時帳篷營地

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

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

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

..... 0sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積

..... 65sq.m ☒ 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

..... 0sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

..... 65sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

..... 65sq.m ☒ About 約

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

2個40呎儲物貨櫃，每個長12.19米闊2.44米高2.59米

3個流動廁所，每個長1.28米闊1.28米高2.3米

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

10個(沒有固定車位)每個1.4米x5.2米

Motorcycle Parking Spaces 電單車車位

0

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

0

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

0

Others (Please Specify) 其他 (請列明)

0

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

Taxi Spaces 的士車位

0

Coach Spaces 旅遊巴車位

0

Light Goods Vehicle Spaces 輕型貨車車位

0

Medium Goods Vehicle Spaces 中型貨車車位

0

Heavy Goods Vehicle Spaces 重型貨車車位

0

Others (Please Specify) 其他 (請列明)

0

Proposed operating hours 擬議營運時間

星期一至五 全日 24 小時營運

(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 No 否	<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)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</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。

近年來，本人不斷收到本地不同教育中心負責人的垂詢及邀請，希望能在新界鄉郊地方，找尋一片土地，與他們機構合作，安排假日舉行 CAMPING 戶外活動，讓學員們，尤其一些年輕人，體驗一下遠離煩囂市中心，重歸大自然的生涯。

這個三日兩夜或兩日一夜的野外活動，目的在於訓練學員們在「自給自足，懷舊營地裡」沒有學習或工作壓力，更加沒有手機的情況下，互相溝通互相幫忙，完成 CAMPING 的一些指定項目及團體活動，甚具教育意義。

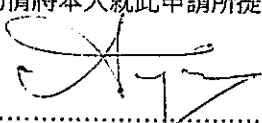
目前，新界有大量鄉郊土地，惟真正被開發作教育用途的可謂寥寥可數。一來由於申請者少，二來由於交通及環境等因素所限制。因此，本人申請這個地段，位於新錦公路旁邊，車路一分鐘直達，距離上水火車站亦僅數分鐘車程，加上環境清幽，遠離民居，地點確實非常理想。

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 an application to the Board 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

CHEUNG MAN KIT ANGUS

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

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

Date 日期

16/8/2011

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	DD108 lot No. 74 大豐約份第108約地段74	
Site area 地盤面積	3,220	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11	
Zoning 地帶	CA 自然保育區	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時懷柔等也	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	65 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.59 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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		10
	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) _____ _____		10 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) _____ _____		0 0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

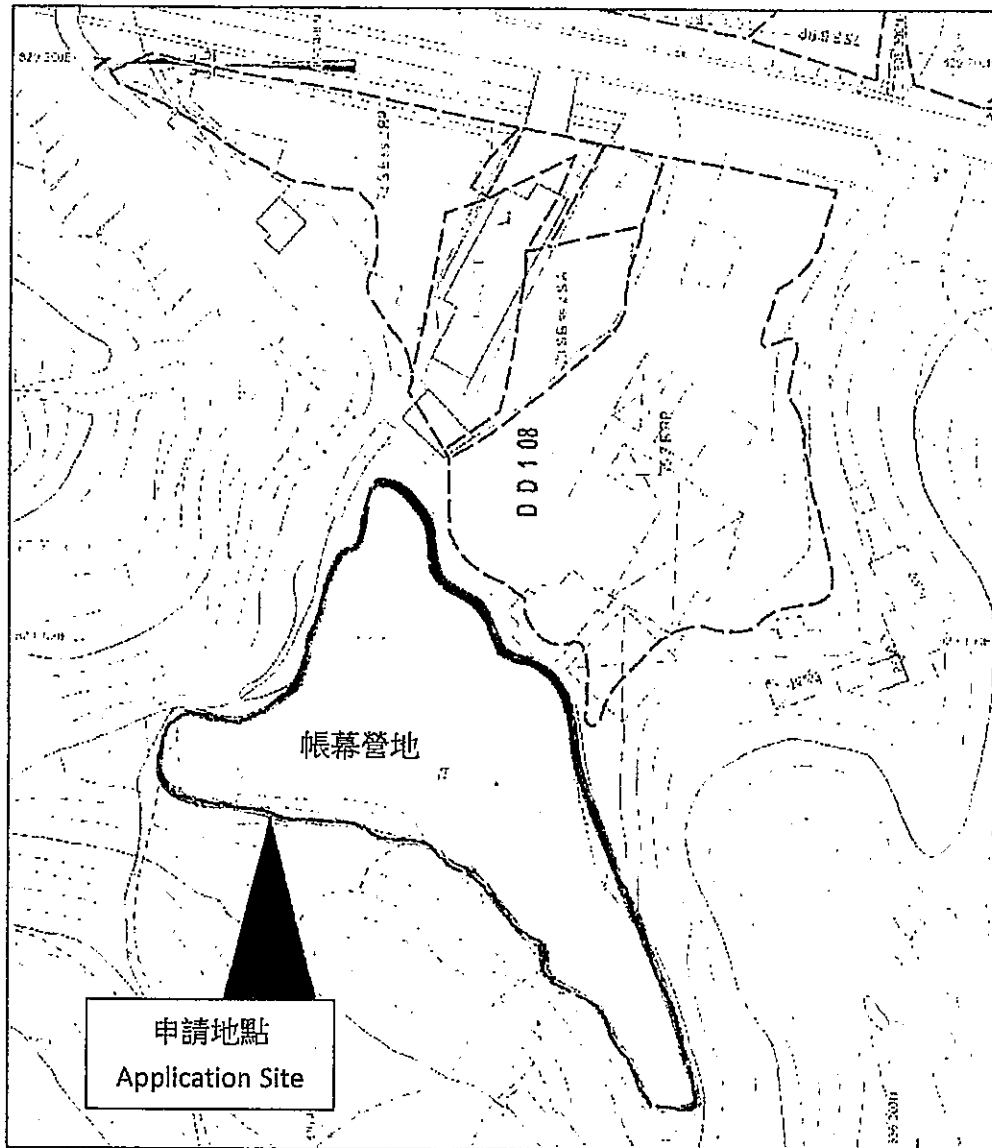
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s)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

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

地段索引圖 LOT INDEX PLAN



總署用印

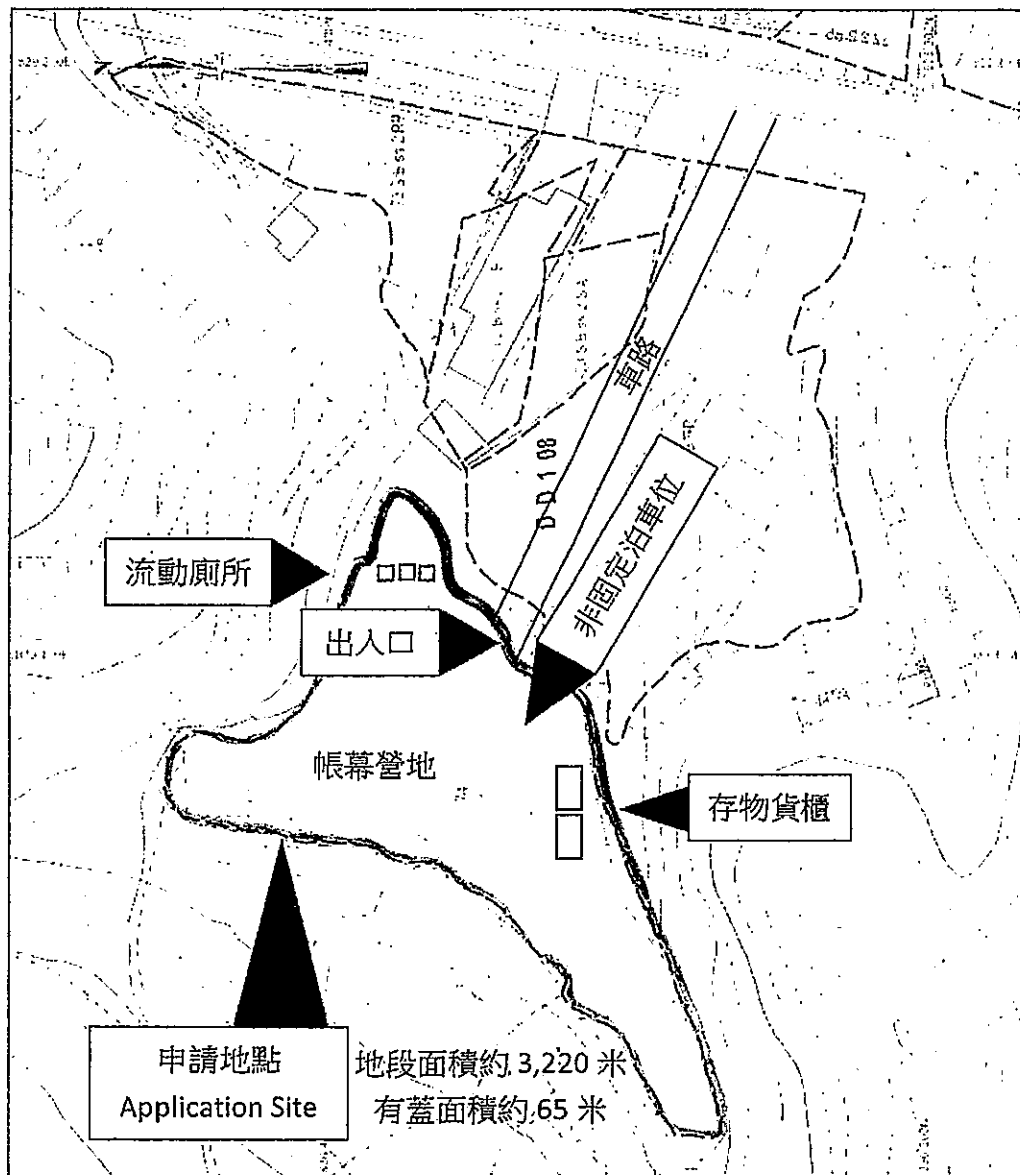
Survey and Mapping Office, Lands Department

SCALE 1 1000

metres	10	20	30	40	50 metres
	1	2	3	4	5



地段索引圖 LOT INDEX PLAN



地政總局測繪處 Survey and Mapping Office, Lands Department

SCALE 1:1000

0 10 20 30 40 50 metres



非固定泊車位	10 個		
存物貨櫃	2 個	長 12.19 米 闊 2.44 米 高 2.59 米	1 層
流動廁所	3 個	長 1.28 米 闊 1.28 米 高 2.3 米	1 層

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: "ttwwan@pland.gov.hk" <ttwwan@pland.gov.hk>
Cc:
Bcc:
Subject: Fw: planning application no. A/YL-PH/892
From: Angus Cheung

.. Thursday 09/09/2021 15:10

1 attachment



BRWD89C679728FA_003618.pdf

尹主任，您好

剛收到你的來電，現進一步補充資料如下：

- 一、申請表格第5頁，請看附件
- 二、帳篷數量上限為20個
- 三、沒有超過5.5噸車輛進入地段

謝謝垂注。

Best Regards,
Angus Cheung

----- 轉寄的郵件 -----

寄件人：Angus Cheung
收件人：ttwwan@pland.gov.hk <ttwwan@pland.gov.hk>
副本抄送：ochlung@pland.gov.hk <ochlung@pland.gov.hk>
傳送日期：2021年9月9日星期四 下午02:23:31 [GMT+8]
主旨：Re: planning application no. A/YL-PH/892

尹主任，你好

現回覆及提供進一步資料如下：

- 一、帳篷設定上限為25個，當中5個為導師，其餘20個為學員。
- 二、入營時間設定為周五6:00pm開始，則晚飯前，周六全日留營，而周日約2:00pm離開，則午飯後。
- 三、由於導師需要預早準備，因此周五2:00pm開放地方；同樣地，周日進行清潔整理等善後工作，導師將會於5:00pm前撤離。
- 四、所以整體運作時間，預計將由周五2:00pm起至周日5:00pm。
- 五、到達營地途徑，於上水港鐵站，乘搭巴士或小巴，車程約8-10分鐘，然後在路口下車，再步行約5分鐘到埗。
- 六、活動目的是希望學員們，進行露營野外求生，自給自足的生活體驗，當中有搭帳篷、簡單生火煮食、羣體遊戲活動、唱歌舞蹈、教會團契詩歌分享聚會等；讓大伙兒在無手機、無網絡、無社交平台，遠離市區，物資缺乏的情況下，感受及認識最基本的野外露天生活，學習及領悟箇中樂趣。
- 七、所有活動在平地草地進行，純跑跳形式，非且不會對附近環境造成破壞，而且更會致力從保護環境方向著手，所以禁止使用擴音機或其他現代化設備，不會造成嘈音污染。
- 八、計劃合作機構為錦田聖公會聖約瑟堂暨社區服務中心，這間非牟利機構，多年內服務區內的兒童及青少年，透過舉辦訓練營，培養綠色生活態度、學習欣賞、珍惜、保護環境及善用資源。

九、另一協助單位是好知己慈善基金會有限公司，它們在助學及幫助弱勢社羣家庭方面，提供活動的資金、費用及其他補貼贊助

十、一般情況而言，周一至周四休息，除非遇上學校長假期，如聖誕節、農曆新年、復活節，這些特別日子，要視乎教育中心的編排，才能作出最終決定。

十一、沒有5.5噸車進入帳篷營地範圍，車位只會給予私家車或七人車停泊。

謝謝垂注。歡迎隨時與本人聯絡

Best Regards,
Angus Cheung

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時帳幕營地 (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	3155sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	65sq.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	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	65sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	65sq.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)	
2個 40呎 x 40呎 儲物貨櫃，每個長12.19米闊2.44米高x.59米 3個 流動廁所，每個長1.28米闊1.28米高x.3米	
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	10個(沒有固定車位)每個1.4米x5.2米
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

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To: ttwwan@pland.gov.hk

Cc:

Bcc:

Subject: Re: planning application A/YL-PH/892

From: Angus Cheung <

> - Friday 08/10/2021 10:59

History: This message has been replied to.

尹主任，你好

謝謝來函，現就你們各部門的提問，在此作出回覆

EPD

1. 兩個貨櫃及三個廁所，均為組裝件，屬於流動性質，不會釘死地面上。
2. 車位只提供一片足夠空間的空地，給與導師或相關的私家車停泊，不會在地上劃線或拉線。

AFCD

3. 晚上活動只集中中間草地上進行，遠離斜坡及不會靠近樹木區。
4. 所有人自攜飲用水到場，不會使用山澗或河邊水。由於是教育性質，主要傳送環保及珍惜愛護大自然訊息給學員，所以活動絕對不會造成任何污染。
5. 活動由教育中心持牌導師，配合社服的持牌姑娘們，負責帶領學員進行一連串活動，留意生火是其中重要一環；此外，貨櫃亦會放置合資格的防火及滅火設備。

謝謝 垂注。如有進一步提問，歡迎隨時聯絡本人

Sent from Angus' iPhone

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: ttwwan@pland.gov.hk
Cc:
Bcc:
Subject: Re: planning application A/YL-PH/892
From: Angus Cheung

- Monday 11/10/2021 16:09

尹主任，你好

與閣下的通電後，現就你們各部門的提問，在此作出進一步資料回覆：

EPD 環境保護署

1. 兩個貨櫃及三個廁所，均為組裝件，屬於流動性質，不會釘死地面上。
2. 車位只提供一片足夠空間的空地，給與導師或相關的私家車停泊，不會在地上劃線或拉線。

AFCD 漁農自然護理署

3. 晚上活動只集中中間草地上進行，遠離斜坡及不會靠近樹木區。
4. 所有人自攜飲用水到場，不會使用山澗或河邊水。由於是教育性質，主要傳送環保及珍惜愛護大自然訊息給學員，所以活動絕對不會造成任何污染。
5. 活動由教育中心持牌導師，配合社服的持牌姑娘們，負責帶領學員進行一連串活動，留意生火是其中重要一環；此外，貨櫃亦會放置合資格的防火及滅火設備。

規劃署

- 6 露天車位方面，將安排於出入口處，則目前現場的鐵閘位置，位處一片草地之上，四周至少十米範圍，沒有任何樹木，亦遠離山坡及河道，對樹木不會造成影響及損壞。

謝謝 垂注。如有進一步提問，歡迎隨時聯絡本人。

Sent from Angus' iPhone

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



Fwd: 延期申請TPB/A/YL-PH/892(充資料)
05/01/2022 10:11

寄件人: Angus Cheung
日期: 2022年1月5日 GMT+8 09:56:45
收件人: tpbpd@pland.gov.hk,
標題: 回覆：延期申請TPB/A/YL-PH/892(補充資料)

致：城市規劃委員會

本人申請人張文傑，現就日前此檔案延期申請，作出補充資料
經過與計劃合辦的社服中心與慈善組織商議後，就長假期活動的內容如下：
長假期活動日期，主要集中七、八月暑假及十二月聖誕節，擬進三天兩夜的郊
外生活體驗營，初步時間為

第一天

14:00 – 17:00 導師與社服人員進場準備
17:00 – 19:00 歡迎學員到達，安排登記等事宜
19:00 – 21:00 迎新活動，自我介紹互相認識，導師講述活動詳情及注意事項等
21:00 – 22:00 搭營及休息

第二天

08:00 – 22:00 一連串戶外團體體驗活動展開

第三天

08:00 – 10:00 早餐及學員分享回顧
10:00 – 12:00 告別活動
12:00 – 14:00 導師及社服人員執拾清場離開

謝謝垂注，並感謝彭小姐的協助，冀能准許是次申請。

Sent from Angus' iPhone

Angus Cheung <
10:37寫道：

>於2021年12月22日

致：城市規劃委員會

本人張文傑，就申請編號A/YL-PH/892，向貴會申請延期，原因如下：

一、由於全球正受到Omicron變種病毒肆虐，其擴散程度加劇，受感染人數日增，香港特區政府收緊及加強防疫措施，以預防及對應Omicron的威脅；因此，計劃與我們合辦活動的慈善機構及社服中心，亦需要重新制定2022年度的室內室外活動內容，作出進一步的風險評估，以配合新政策所需。

二、鑑於上述情況，現階段未能提供地段上的活動日程及相關細節，所以，還需要更多籌辦時間，解決第(一)點，然後才能回應其他政府部門，解答他們的問題及意見。

三、仍需要就以上兩點的疑難，跟進聯絡相關的政府部門主任，尋求進一步的協助。

謝謝垂注，並懇准是次延期申請。

Sent from Angus' iPhone

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有關TPB/A/YL-PH/892申請 (資料補充)
16/05/2022 14:41

From: Angus Cheung
To: <tpbpd@pland.gov.hk> , "tpbpd@pland.gov.hk"
File Ref:

彭先生，你好

謝謝你上周五(6/5)午間來電，現以此書面，回覆閣下所需資料：

一、由於此地段日後計劃與社會服務中心及慈善機構合辦活動；因此，除了有活動舉行的日子外，其餘時間地段上並沒有任何人員在場，當然沒有任何營運。

二、以上所指的活動合辦的團體為聖公會聖約瑟堂社區服務中心，以及好知己慈善基金會。

三、活動場地將以租借形式，租給中心舉辦活動；由於有慈善機構贊助，因此日後租金，將收取象徵式費用，暫擬定日租1000元以下。

四、活動舉行日子時，中心將有持牌的社工(姑娘)，以及帶領活動的專業教練進場，參與活動的目標對象是青少年人，年齡介乎12-18歲的中學生。

沒有再進一步補充，謝謝垂注。

Best Regards,
Angus Cheung

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Environment

Comments of the Director of Environmental Protection Department (DEP):

- there was no environmental complaint concerning the Site received in the past three years; and
- based on the FI submitted (**Appendix Ib**), he has no objection to the application from environmental planning perspective subject to the stipulation of an approval condition that no public announcement system or any form of audio amplification system is allowed to be used on the Site during the planning approval period.

3. Nature Conservation

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

- the Site falls within the “CA” zone and is composed of abandoned field and a paved area with some temporary structures. It is also surrounded by a natural watercourse to the north and a woodland to the north and west (**Plan A-2**); and
- having regard to the FI submitted (**Appendix Ib**), it is noted that nighttime activities will be away from the nearby woodland, the proposed use will not cause any pollution to the natural watercourse, and appropriate measures will be adopted to avoid causing hill fire. In this regard, he has no strong view against the application from the nature conservation perspective.

4. Drainage

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

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

5. **Fire Safety**

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

- no in-principle objection to the application subject to FSIs being provided to his satisfaction.

6. **Building Matters**

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

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

7. **Environmental Hygiene**

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

- no adverse comment on the application.

8. **District Officer's Comments**

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

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

9. **Other Departments**

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

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with other concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - should the application be approved, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the local access between Fan Kam Road and the Site is not managed by his department, and the land status of the local access road should be checked with LandsD;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - all projects including new access roads, railways, sewers, sewage treatment facilities, earthworks, dredging works and other building works partly or wholly in a “Conversation Area” may be a designated project (DP) under Item Q.1, Schedule 2 Part I of the EIA Ordinance except those listed under Item Q.1(a) to (j). If the proposed use involves the above works, an environmental permit is required for the construction and / or operation of a DP;
 - to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
 - to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirement of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning

Department (CTP/UD&L, PlanD) that:

- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

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

- proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
- proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- no environmental nuisance should be generated to the surroundings. The state of the proposed development should not be a nuisance, injurious or dangerous to health and the surrounding environment. For any waste generated from the activities / operation, the applicant should arrange for proper disposal at their own expense;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, shall be formulated upon receipt of formal application via the

Licensing Authority; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorized building works (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;
 - 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 BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - detailed checking under the BO will be carried out at building plan submission stage.

創建 **Designing Hong Kong** 香港 .com

04 October 2021
 Chairman and Members
 Town Planning Board
 15/F, North Point Government Offices
 333 Java Road, North Point, Hong Kong
 Fax: 2877 0245;
 Email: tpbpd@pland.gov.hk



Proposed Temporary Tent Camping Ground for a Period of 3 Years (Application No. A/YL-PH/892)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Conservation Area (CA)**". The planning intention of this zone is primarily for *protecting and retaining the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.*
- It is also stated that *there is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.*
- From the Google Earth's aerial image, the proposed site has been cleared without any previous planning application. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" **practice** and **unauthorized development** here through the approval of captioned application.



March 2012



January 2017

創建 Designing Hong Kong 香港 .com



December 2019



November 2020

- The proposed site is close to the Lam Tsuen Country Park. The proposed application will bring negative impacts to the natural environment and habitat within the country park. All the development nearby should be considered the possible damages to the vulnerable asset in the city.
- The approval of the application would set an undesirable precedent for other applications within the "Conservation Area (CA)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

寄件者:
寄件日期: 2021年10月05日星期二 3:18
收件者: tpbpd
主旨: A/YL-PH/892 DD 108 Fan Kam Road Conservation
附件: International Riding Centre - Google Maps.pdf

A/YL-PH/892
Lot 74 in D.D. 108, Fan Kam Road, Pat Heung
Site area : About 3,220sq.m
Zoning : "Conservation Area"
Applied use : 20 Tent Camping Ground / 10 Vehicle Parking

Dear TPB Members,

Clearly the site has been trashed and used for some time for unapproved brownfield use as there is no history of applications.

Members should question whether any action is being taken to reinstate the land.

No information on identity of applicant, experience in running camping sites. Issues of discharges are glossed over. The impact of noise and light on the local eco system is ignored.

Approval would encourage other applications for similar developments and encroachment into CA that would impact the integrity of our dwindling natural habitat.

Mary Mulvihill





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

4th October, 2021.

Dear Sir/ Madam,



Proposed Temporary Tent Camping Ground for a Period of 3 Years
(A/YL-PH/892)

1. We refer to the captioned.
2. We would like to remind the Board that the application site is entirely within Conservation Area (CA) zone, and the planning intention of this zone is as follows:

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.

3. Based on the information retrieved from the Planning Department on 27th September 2021, a Reinstatement Notice was issued (after Compliance Notice was issued) for an Enforcement Case (E/YL-PH/0839) covering the current application site. We urge the Board to liaise with relevant authorities as to whether this case has been settled.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

