

2022年 2月 1 日  
此文件在 收到 城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請日期

10 FEB 2022

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

\* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

△ Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-SK/324
	Date Received 收到日期	10 FEB 2022

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

## 1. Name of Applicant 申請人姓名/名稱

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

SKY BEAUTY AGRICULTURE RESEARCH LIMITED

## 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)

OFFICE FOR FINE ARCHITECTURE LIMITED

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and adjoining Government Land, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2616.64 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 804.7 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	17 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SHEK KONG OZP NO. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	AGRICULTURE
(f) Current use(s) 現時用途	AGRICULTURE  (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 17/12/2021 & 20/12/2021. (DD/MM/YYYY), this application involves a total of ..... 6 ..... "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 ..... 6 ..... "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)
4	LOT 999 s.A IN D.D.106	20/12/2021
1	LOT 1000 s.B IN D.D.106	19/12/2021
1	LOT 1009 IN D.D.106	19/12/2021

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development. 擬議用途/發展	PROPOSED TEMPORARY HOLIDAY CAMP AND ANCILLARY TEACHING CENTRE & OFFICE FOR 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 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... 1811.94 .....sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... 804.7 .....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 33 ..... Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... 804.7 .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... 804.7 .....sq.m <input 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) 12 CAMPINGS (1 STOREY/ 3M HEIGHT); 3 MOVABLE TENT STORAGE FOR SUNDRIES AND EQUIPMENTS (1 STOREY/ 3M HEIGHT); 8 MOVABLE CONTAINERS INCLUDING METER ROOM, ANCILLARY OFFICE AND TEACHING CENTER (1 STOREY/ 2.6M HEIGHT); 10 PORTABLE TOILETS (1 STOREY/ 2.6M HEIGHT) ..... ..... 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 ..... N/A ..... Motorcycle Parking Spaces 電單車車位 ..... N/A ..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A ..... Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A ..... Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A ..... Others (Please Specify) 其他 (請列明) ..... N/A .....  Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... N/A ..... Coach Spaces 旅遊巴車位 ..... N/A ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... N/A ..... Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A ..... Others (Please Specify) 其他 (請列明) ..... N/A ..... .....	

Proposed operating hours 擬議營運時間 MONDAY TO SUNDAY : 00:00 to 00:00. (INCLUDING PUBLIC HOLIDAY), .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA LOCAL ROAD	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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	<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"/>	
(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 type="checkbox"/> ..... .....		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： ..... ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

## 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 SEE DEVELOPMENT STUDY REPORT.

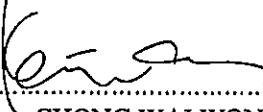


**8. Declaration 聲明**

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

  
CHONG WAI WONG



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

DIRECTOR

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

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

on behalf of  
代表

OFFICE FOR FINE ARCHITECTURE LIMITED

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

Date 日期

10/01/2022

(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。

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and adjoining Government Land, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	2616.64 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 17 sq. m 平方米 □ About 約)
Plan 圖則	APPROVED SHEK KONG OZP NO. S/YL-SK/9
Zoning 地帶	AGRICULTURE
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 type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	PROPOSED TEMPORARY HOLIDAY CAMP AND ANCILLARY TEACHING CENTRE & OFFICE FOR 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	<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	804.7 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.31 <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	33	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	30.75 % <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  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) _____ _____		0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VEHICLE ROAD ACCESS PLAN		
<b>Reports 報告書</b>		
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"/>
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。

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**PLANNING STUDY**

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

**Lots 999 s.A, 1000 s.B & 1009 and  
adjoining Government Land in D.D.106, Pat Heung, Yuen Long,  
New Territories**

**PREPARED BY:**

**Office for Fine Architecture Limited.**

Unit B, 16/F, Easy Tower, 609 Tai Nan West Street,  
Cheung Sha Wan, Hong Kong

January 2022

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**EXECUTIVE SUMMARY**

The Applicant, Sky Beauty Agriculture Research Limited, hereby submits this Application for planning permission for conversion of existing "Agriculture" use to "Temporary Holiday Camp and Ancillary Teaching Centre & Office for period of 3 years" for the site (Lots 999 s.A, 1000 s.B & 1009 and adjoining Government Land in D.D.106, Pat Heung, Yuen Long, New Territories)(Application Site) under Section 16 of the Town Planning Ordinance (CAP.131).

The Application Site is located at Pat Heung, Yuen Long, New Territories (Lots 999 s.A, 1000 s.B & 1009 in D.D.106) with an site area of 2599.64 m<sup>2</sup> (1.98 acre from Lease) and is for agriculture use since 1906. The adjoining government land is also included with a site area of 17 m<sup>2</sup>.

To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors, and launch an outdoor activity place and supporting facilities for visitors, the Applicant intends to operate a "Temporary Holiday Camp and Ancillary Teaching Centre & Office".

The Application Site is located in the "Agriculture (AGR)" zone of the "Approved Shek Kong OZP No.S/YL-SK/9". "Temporary Holiday Camp and Ancillary Teaching Centre & Office " use is not included in "Column 2" of "AGR" zone, thus temporary development is proposed and planning permission from Town Planning Board is required.

**Justifications for the proposed application:**

Promote environmental friendly life

Remaining simple life culture in the rural area and promoting environmental friendly life. The proposed "Temporary Holiday Camp and Ancillary Teaching Centre & Office" is to provide more opportunity for public to keep in touch with nature and help to form a slow living lifestyle in the city.

The proposed usage in the lot helps achieving natural integration with the surrounding. The lot is located in rural area. So the tourists and local can explore natural and old elements all around after enjoying camping, including Shui Lau Tin Village and Temples.

Site Constraints/ Design Consideration

The expected vehicular traffic, pedestrians flow generated by the visitors will be low. The site is located along Shek Kong Airfield Road, area around the site are mainly village type houses and land for agricultural use which would not generate heavy traffic.

GFA & PR

The proposed usage under this application would only cause minor changes in GFA and no building work and construction is required base on the temporary proposed development. Only temporary tent and flexible structures are required, including 525.63 m<sup>2</sup> Holiday Camp, 119.07 m<sup>2</sup> movable containers (ancillary office, teaching center and meter room), 140.4 m<sup>2</sup> movable tent storage (sundries and equipment) and 19.6 m<sup>2</sup> portable toilet area.

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**In compliance with the Approved OZP and the Lease**

Under the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9- Schedule of Uses & Planning Intention for Agriculture (AGR), the zone is intended primarily to retain and safeguard good quality land/farm for agriculture purposes and rehabilitation for cultivation.

The proposed usage will provide greenery area, except the use for portable toilet and movable containers. All of which falls within the concept of the planning intention for zone AGR and good quality land could be retained. At the same time, the whole usage will not cause any major non-compatibility with the surrounding environment.

**Height of Temporary Structure**

By consideration of environmental sustainable, no construction is required. The proposed temporary development intends to promote environmental friendly life and experience, thus solid structure will be replaced by low flexible structure such as portable toilets and movable containers to reduce impacts to environment.

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**Summary:**

In summary, the proposed application for planning permission under Section 16 "of Town Planning Ordinance is an extremely straightforward application for converting the existing agriculture land into "Temporary Holiday Camp and Ancillary Teaching Centre & Office". This temporary use is to promote the efficiency of use of land.

Based on the above justifications and as detailed in this Planning Study Report, MEMBERS of the Town Planning Board are sincerely requested to give its favourable consideration and approval to the subject application.



**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**規劃申請報告書內文摘要  
(內文如有差異，應以英文版本為準)**

申請人 Sky Beauty Agriculture Research Limited 茲根據城市規劃條例(第 131 章)第 16 條，申請重建位於元朗八鄉的 D.D. 106, Lot 999 s.A、1000 s.B 及 1009 地段以及毗鄰政府土地內現有「農業」用途重新開發為「臨時度假營和附屬教育中心及辦公室」維持 3 年（申請地點）。

申請地點位於新界元朗八鄉(地段編號 D.D. 106, Lot 999 s.A、1000 s.B 及 1009)，地段面積為 2599.64 平方米（1.98 英畝）自 1906 年起用於農業用途。毗鄰政府土地亦包括在申請地點內，地段面積 17 平方米。

為應對本地居民和中國內地遊客對戶外活動設施日益增長的需求，並為遊客開設戶外活動場所和配套設施，申請人打算經營一個「臨時度假營和附屬教育中心及辦公室」。

申請地點位於石崗分區計劃大綱核准圖編號 S/YL-SK/9 內「農業(AGR)」用地範圍內。計劃中的「臨時度假營和附屬教育中心及辦公室」用途不包括在「農業(AGR)」第二欄，因此建議進行臨時開發，並需要城市規劃委員會的規劃許可。

**申請理據：**

推廣環保生活

在該地區保持簡單的生活文化並促進環保生活。提議的臨時度假營將為公眾提供更多與大自然保持聯繫的機會，並有助於在城市中形成一種慢生活的生活方式。

擬議中的用途實現了與周圍環境的自然融合。該地段位於農村，遊客及當地人在享受農業後可以探索周圍的自然和古老元素，包括水流田村和寺院。

地盤限制/設計考慮

預期中由訪客造成的交通流量及人流低。該場地位於石崗機場道旁，場地周圍主要是鄉村/農業用地，而它們不會造成繁忙的交通。

總樓面面積及地積比率微小變化

在擬定臨時用途下僅會導致總樓面面積和地積比率的微小變化，並不需要進行任何興建。計劃僅需要臨時用帳篷及靈活的結構，包括面積 525.63 平方米度假營、119.07 平方米可移動貨櫃(附屬辦公室、教學中心及電錶房)、140.4 平方米可移動儲存帳篷(雜物及用具)及 19.6 平方米移動式廁所區域。

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

符合分區計劃大綱核准圖及租地條約

根據石崗分區計劃大綱核准圖編號 S/YL-SK/9 的土地用途表內「農業(AGR)」用途及規劃意向，該地帶主要旨在保留和維護優質的農業用地/農場和恢復種植。

議用途將提供綠化面積，除了可移動廁所及可移動貨櫃用途。所有這些都屬於「農業(AGR)」地帶規劃意圖的概念，可以保留優質土地。同時，整個使用不會與周圍環境不相容。

臨時構築物的高度

由於考慮到環境可持續性，不需要進行任何興建。為了推廣環保生活，計劃中的項目採用靈活性較高的矮結構，例如可移動廁所及可移動貨櫃，來取代興建項目，以減少對環境的影響。

**總結：**

總結以上各點，此根據根據城市規劃條例(第 131 章)第 16 條申請重建現有的農業用地為「臨時度假營和附屬教育中心及辦公室」是極為直接的申請，臨時用途可更有效使用土地。基於上述理據及補充規劃文件內的詳細說明，希望城規會的委員對是項申請作出正面的考慮及予以批准。

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- 2.2 Existing Development Information
- 2.3 Current Zoning
- 2.4 Lease Document

### **3.0 Application under Section 16 of Town Planning Ordinance**

- 3.1 Application
- 3.2 Justification

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- 4.1 Infrastructure
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- Appendix B        –    Relevant Extract of Notes for Approved Shek Kong OZP  
                              No. S/YL-SK/9
- Appendix C        –    Lease Document for Lot 999 s.A, 1000 s.B & 1009  
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  - Particulars of A Development Proposal

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**1.0 Introduction**

The Application Site is located at Pat Heung, Yuen Long, New Territories (Lots 999 s.A, 1000 s.B & 1009 in D.D.106) with an site area of 2599.64 m<sup>2</sup> (1.98 acre from Lease) and is for agriculture use since 1906. The adjoining government land is also included with a site area of 17 m<sup>2</sup>.

The subject lot is zoned as Agriculture (AGR) zone in the Shek Kong OZP No.S/YL-SK/9. As "Temporary Holiday Camp and Ancillary Teaching Centre & Office" uses are not included in "Column 2" of Agriculture (AGR) zone, this application is for planning permission for conversion of existing "Agriculture" to "Temporary Holiday Camp and Ancillary Teaching Centre & Office".

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**2.0 Existing Site Information**

**2.1 Building History, Location and Surroundings**

- 2.1.1 The subject lots are at Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories. The existing land is an agriculture land and has been use for agriculture since 1906.
- 2.1.2 The expected vehicular traffic, pedestrians flow generated by the visitors will be low .The site is located along Shek Kong Airfield Road, located around the site are mainly low density village houses, which would not generate heavy traffic.
- 2.1.3 To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors because of the change of use application, and launch an outdoor activity place for visitors, the Applicant intends to operate a "Temporary Holiday Camp and Ancillary Teaching Centre & Office".
- 2.1.4 Please refer to **Appendix** for relevant site plan and location plan.

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**2.2 Existing development information**

The development information of the existing site/building at the subject lot is as follows:

Site Area (Lots 999 s.A, 1000 s.B & 1009 in D.D.106)	2599.64 m <sup>2</sup> (1.98 acre from Lease)
Site Area (Adjoining Governemtn Land)	17 m <sup>2</sup>
Existing Height of Building	0
Existing site coverage	0%
Existing car parking provision	0 nos.

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**2.2 Current Zoning**

- 2.3.1 According to the explanatory statement of the approved Shek Kong Outline Zoning Plan (OZP) No.S/YL-SK/9, the first draft plan No. DPA/YL-SK/1 was exhibited for public inspection under Section 5 of the Town Planning Ordinance on 12 July 1991, then G in C, under Section 9(1)(a) of the Ordinance, the draft Shek Kong OZP No. DPA/YL-SK/2 was approved. On 17 June 1994, after the OZP draft No. S/YL-SK/1 was exhibited for public inspection, the draft Shek Kong OZP was approved on 23 March 1999 and the current approved Shek Kong OZP S/YL-SK/9 was exhibited for public inspection under Section 9(1)(a) of the Ordinance on 17 October 2006.
- 2.3.2 The subject site is located within the "Agricultural" zone of the approved Shek Kong outline zoning plan no. S/YL-SK/9 "Temporary Holiday Camp and Ancillary Teaching Centre & Office" uses are not included in "Column 2" of "AGR" zone and planning permission from Town Planning Board is required.
- 2.3.3 Around the site are "Agricultural (AGR)" and "Village Type Development (V)" zones.
- 2.3.4 Relevant extract of OZP Plan and notes are attached as **Appendix B**.

**2.4 Lease Document**

- 2.4.1 The lease of the subject lot (Lot 1009, 1000sB, 999sA in D.D. 106) was granted and demise into each lessee in 1905.
- 2.4.2 Under the Special Conditions of the lease, the lot shall be used for agricultural and/or garden purpose and no other land use is prohibited.
- 2.4.3 Relevant extract of Lease Document and assignment is attached as **Appendix C**.

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**3.0 Application under Section 16 of Town Planning Ordinance**

**3.1 Application**

3.1.1 We now apply for planning permission for conversion of the site from existing "Agricultural" use into "Temporary Holiday Camp and Ancillary Teaching Centre & Office".

3.1.2 The proposed layout plan for the proposed temporary development work are attached as **Appendix D**.

**3.2 Justification**

**3.2.1 Promoting Environmental-friendly**

Installing a "Temporary Holiday Camp and Ancillary Teaching Centre & Office" in a community and create a chance to connect with nature for busy city persons and next generation in order to teach them what the value of being environmentally – conscious and conserving the environment, especially setting camping to attract the public to participate, which create a comprehensive experience of green living. Thus, the programmers are interrelated.

A durable, established camping space can benefit the environment while ensuring to minimize the camping impacts by disposing of all wastes properly.

**Rehabilitate wasteland**

There is a lack of agricultural activities. The purpose of the "Temporary Holiday Camp and Ancillary Teaching Centre & Office" could make a better use of the existing land

Nowadays, less agriculture lands are in use. According to the source from the report ISSH25/18-19 of Food Safety and Environmental Hygiene in Hong Kong. In 2017, the agriculture sector production accounted for less than 0.1% of local Gross Domestic Product. As to rehabilitation the existing wasteland, combining entertainment with farming program would be a trend. Tent camping is an efficient way to reuse the land with less pollution. At the same time, some camping lessons could be held for the public as to acquire knowledge and interest of the nature. Therefore, the purposed planning could achieve rehabilitation and provide more opportunities for the public devote to agriculture.

Since "Temporary Holiday Camp and Ancillary Teaching Centre & Office" can fulfill teenagers' and families' demand. By attracting target users to join the programs, it leads to more opportunities for teenagers and families explore in Yuen Long.



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Cater for increasing demand for outdoor activity

To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors because of the change of use application.

Due to the increasing demand for outdoor activities these years, there is a lack of camping space. Base on the new from South China Morning Post on 11 Feb, 2021. Tap Mun in Hong Kong is out of grass for its feral cows, their pasture destroyed by a stampede of campers escaping Covid-19 restrictions. Base on the above situation, providing a "Temporary Holiday Camp and Ancillary Teaching Centre & Office" supported by human resources can reduce environmental damage.

Integrate into rural area/ achieve neighborhood harmony

The property of planning usage is in leisure/ slow living aspect. New usage can bring positive impact to the local residents in rural area, it would entrain an attractive greenly program. In addition, campsite appears in the city can improve the relationship between people. The younger could acquire the knowledge of camping from the elderly.

Significance Traditional Culture

The proposed usage in the lot help to create a journey of experiencing the life in past. Nearby the planning area are natural views and old building, including Shui Lau Tin Village and Buddhist Temple, which are non-negligible cultural elements. The proposed planning can attract citizens to explore all around in rural area and take a rest in proposed camping area.

Approved OZP - Schedule of Uses

Under the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9-Schedule of Uses & Planning Intention for Agriculture (AGR), the zone is intended primarily to retain and safeguard good quality land/farm for agriculture purposes and rehabilitation for cultivation.

The proposed usage will provide greenery area, except the use for portable toilets and movable containers. All of which falls within the concept of the planning intention for zone AGR and good quality land could be retained. At the same time, the whole usage will not cause any major non-compatibility with the surrounding environment.

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**3.2.2 GFA & PR**

The proposed usage under this application would only cause minor changes in GFA and no building work and construction is required base on the temporary development structure. Only temporary tent and flexible structures are required, including 525.63 sq.m. Holiday Camp, 119.07 sq.m movable containers (ancillary office, teaching center and meter room), 140.4 sq.m. movable tent storage (sundries and equipment) and 19.6 sq.m portable toilet area.

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**4.1 Infrastructure**

The proposed "Temporary Holiday Camp and Ancillary Teaching Centre & Office" is a simple way to make better use of agriculture land with less pollution. At the same time, the development help retaining and safeguarding the existing good quality land/farm for agriculture purposes.

**4.2 Traffic**

The site is located near Shek Kong Airfield road, which is served by taxi directly, also visitors can travel by public transport franchise bus, mini bus and MTR and arrive on foot within 15 - 25 minutes.

Due to the site location is between the Shek Kong Airfield Road and Kam Sheung Road, visitors can access the site mainly from two directions, low traffic flow will be retained. At the same time, the site surrounded by low density agricultural area. Therefore, the traffic flow remains low in the morning or evening on working day since it is mainly for local resident use. By observation, there is only a slightly increase in traffic flow during weekends due to the exploration of visitors or tourists.

The proposed development project will not generate a lot of traffic during workdays, as it only provides major healthy and leisure activities, which will take a long time.

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#### **4.3 The Environment**

The proposed temporary development is a way to keep visitors out of sensitive habitat and double down on promoting sustainable recreation practices. Organizing the "Temporary Holiday Camp and Ancillary Teaching Centre & Office" with human resources bring benefits to the natural environment and achieve a leave-no-trace camping experience.

There will be no negative impact on the overall environmental quality to the surrounding environment since the proposed use "Temporary Holiday Camp and Ancillary Teaching Centre & Office" did not change the original intention of agricultural land use.

There is no vegetation nor trees in the developed site which is currently use, as part the existing land is full of grass and the rest is wasteland. As to retain and safeguard good quality land/farm for agriculture purposes, greenery area will be remained and developed.

Located around the site are mainly agricultural land and village house, by consideration of environmental sustainable, no construction is required. Solid toilet structure will be replaced by low/short flexible structure. Therefore, the proposed temporary structure will not be taller than the adjacent building and only short shadow will appear, there is no negative impact for the surrounding.

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**5.1 Summary and Conclusion**

In summary, the proposed application for planning permission under Section 16 of Town Planning Ordinance is an extremely straightforward application for converting the existing agriculture into "Temporary Holiday Camp and Ancillary Teaching Centre & Office" use.

The proposed usage caters for increasing demand for outdoor activities, creating an environmental-friendly experience and a journey for traditional culture in Yuen Long, which can increase cultural and environmental awareness. The proposed temporary development supports the rehabilitation of farmland in Yuen Long.

There are no adverse planning issues to consider.

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## **APPENDIX A**

### **Lot Index Plan**

## Lot Index Plan



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## **APPENDIX B**

### **Relevant Extract of Notes for Approved Shek Kong OZP No. S/YL-SK/9**



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AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

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AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Shek Kong Outline Zoning Plan No. S/YL-SK/7 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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**APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9**

**EXPLANATORY STATEMENT**

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**EXPLANATORY STATEMENT**

**APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9**

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**APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

**EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

**1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

**2. AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 The land covered by the Shek Kong OZP includes land within the Shek Kong Interim Development Permission Area (IDPA) Plan and a small part of land within Kam Tin South IDPA Plan.
- 2.2 On 5 October 1990, the Shek Kong IDPA Plan No. IDPA/YL-SK/1 and the Kam Tin South IDPA Plan No. IDPA/YL-KTS/1 prepared by the Director of Planning were notified in the Gazette.
- 2.3 On 12 July 1991, the draft Shek Kong DPA Plan No. DPA/YL-SK/1 including land previously within the two IDPA Plans mentioned above was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.4 On 10 May 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft DPA Plan which was renumbered as DPA/YL-SK/2.
- 2.5 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Shek Kong area.
- 2.6 On 17 June 1994, the draft Shek Kong OZP No. S/YL-SK/1 was exhibited for public inspection under section 5 of the Ordinance. On 23 March 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/2.
- 2.7 On 22 June 1999, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance. On 27 June 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/4.
- 2.8 On 8 July 2003, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance. On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/6.
- 2.9 On 12 April 2005, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 22 April 2005 under section 12(2) of the Ordinance.
- 2.10 On 29 April 2005, the draft Shek Kong OZP No. S/YL-SK/7, incorporating mainly amendment

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to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.

- 2.11 On 24 February 2006, the draft Shek Kong OZP No. S/YL-SK/8, incorporating amendments to the planning intention of the "Open Space" zone and the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.12 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/9. On 27 October 2006, the approved Shek Kong OZP No. S/YL-SK/9 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and transport networks for the Shek Kong area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is about 564.16 ha in size. The Area is situated in the south-eastern part of the North West New Territories (NWNT). It is bounded by the Kadoorie Experimental and Extension Farm in the east, the Lam Tsuen Country Park and the Shek Kong Barracks in the north, Tin Sam San Tsuen and Yuen Kong in the west, and the Tai Lam Country Park as well as the Tai Mo Shan Country Park in the south. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and would not have

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implications on development rights, particularly Small House applications.

- 5.3 The Area being bisected by Kam Sheung Road joining with Lam Kam Road, is predominantly low-lying flat land surrounded by mountains on the eastern and southern boundaries. It comprises mainly farmland and village settlements. Some farmland is still under active cultivation. Rural industries, workshops and open storage sites are mainly located on both sides of Kam Sheung Road/Lam Kam Road and around Wong Chuk Yuen, east of Kam Tin Road.

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- 5.4 Since mid-1980s, there has been a widespread conversion of agricultural land for open storage uses in the New Territories. Such conversion of agricultural land to open storage yards, car dumps/repairing workshops and storage of construction machinery and materials has occurred along Kam Sheung Road. This has led to a rapid degradation of the rural environment.
- 5.5 A number of buildings, structures, villages, archaeological sites and feature which are of historical significance and architectural merit are located within the Area. They include Cheng Ancestral Hall, Cheung Ancestral Hall, Choi Yi Wah Ancestral Hall, Kwok Ancestral Hall, Lai Ancestral Hall and Lee Ancestral Hall. Besides, there are other graded historical buildings, such as Lai Mansion, Ling Mui Chong, Ling Wan Monastery, Old House, Pat Heung Temple and Tung Yik School. Moreover, Chik Kwai Study Hall in Sheung Tsuen was accorded as a Grade III Historical Building by the Antiquities Advisory Board in 1985. The Ling Fa Tei Archaeological Site, Kwun Yam Shan Stone Alignments, part of Pat Heung Sheung Tsuen Archaeological Site and part of Shui Lau Tin Archaeological Site have also been identified in the Area. These monuments, structures and sites of archaeological significance are worthy of preservation and thus any developments affecting them and their immediate environs should be avoided as far as possible. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department is required for any development or redevelopment which might affect them and their immediate environs.

6. POPULATION

- 6.1 According to the 2001 Population Census, the population of the Area was about 7,200 persons. The population concentrates in and around several recognized villages including Kam Tsin Wai, Shui Lau Tin, Sheung Tsuen, Shui Tsan Tin, Ngau Keng and Lin Fa Tei and in some non-indigenous villages.
- 6.2 Future expansion of population in the Area will be in and around the existing recognized villages and areas along Kam Sheung Road and Lam Kam Road which are zoned for residential use. It is estimated that the planned population for the Area will reach about 29,000 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

- 7.1.1 There are a number of agricultural lots under active cultivation in the Area. According to the Agriculture, Fisheries and Conservation Department, most of the gentle, low-lying agricultural land in the Area is categorized as "good quality". Although some of the agricultural land is fallow, it has not yet been turned into other uses. Irrigation facilities including pipelines and weirs are also available in the Area. As such, there are ample opportunities for agricultural development in the Area.
- 7.1.2 Where situation warrants, existing open storage sites along Kam Sheung Road and Lam Kam Road should be encouraged to be redeveloped to more compatible uses provided that such redevelopment proposals would have minimal adverse impact on drainage, traffic and environmental aspects of the Area.

7.2 Development Constraints

- 7.2.1 There are many well-established recognized villages in the Area. Sufficient land has to be reserved for meeting Small House demand of the indigenous villages as well as for the future expansion of the villages.
- 7.2.2 The southern and north-eastern parts of the Area comprise hilly areas. Development therefore would be confined to the valleys within the Area.
- 7.2.3 There is no public sewer and ducted drainage system in the Area. Urban development should be kept to a minimum to avoid having adverse effect on the



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environment.

- 7.2.4 Existing and planned water treatment works capacity for the NWNT has already been committed. Approval from Water Authority is required for any substantial increase in water demand arising from proposals for large scale residential development.

**8. GENERAL PLANNING INTENTION**

- 8.1 The planning intention for the Area is to retain the rural characteristics by preserving good quality agricultural land and channeling suburban type uses of relatively low-density developments to appropriate areas. The types of suburban developments include low-rise low-density private residential development, village housing, and environmental and infrastructural improvement projects.
- 8.2 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, availability of infrastructure, local development pressure, the Territorial Development Strategy Review and NWNT Development Strategy Review. Other than the above, buildings and places of historical and archaeological interests have been preserved in the Area as far as possible.

**9. LAND-USE ZONINGS**

**9.1 Residential (Group D) ("R(D)") : Total Area : 35.31 ha**

- 9.1.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m).
- 9.1.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the development intensity of existing domestic accommodation within this zone, residential development (other than New Territories Exempted House) shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.3 Since the areas along both sides of Kam Sheung Road would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.
- 9.1.4 Two sites are zoned "R(D)". One is located in areas around Tai Ling and Lui Kung Tin to the west of Shek Kong Village. The area at present is mainly occupied by temporary structures for workshops, domestic use and agricultural purposes, village houses and some fallow agricultural land. Another one is located in between Lin Fa Tei to the west and Lai Uk Tsuen to the east which is presently occupied by open storage uses.

**9.2 Village Type Development ("V") : Total Area : 121.01 ha**

- 9.2.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also

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intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- 9.2.2 The boundaries of the "V" zones are drawn up having regard to the existing village environs, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.2.3 The recognized villages in the Area include Kam Tsin Wai, Shui Lau Tin, Sheung Tsuen, Shui Tsan Tin, Ngau Keng and Lin Fa Tei.
- 9.2.4 Since the areas along both sides of Kam Sheung Road would be subject to traffic noise impact, any proposed Small House development near the road should provide adequate mitigation measures to minimize such impact.
- 9.2.5 According to the 2001 Population Census, there were about 5,315 persons living in the recognized villages in the Area. Adequate land has been reserved in this zone to cater for the demand for Small House of the Area.

**9.3 Industrial (Group D) ("I(D)") : Total Area : 39.94 ha**

- 9.3.1 The planning intention of this zone is primarily to provide land for industrial uses that cannot be accommodated in conventional flattened factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.
- 9.3.2 New industrial developments are encouraged to be constructed in permanent materials. Each establishment shall be provided with water supply and connections for sewage disposal. To avoid pollution, new sites shall be connected to a Government reticulatory sewer system or contain satisfactory on-site sewage treatment facilities. New industrial developments should demonstrate that the nature of their operations could not be accommodated in conventional flattened factory accommodation. Developments are restricted to a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.3 Three sites are zoned "I(D)". One is located in Wong Chuk Yuen, to the north of Lam Kam Road and east of Kam Tin Road. Another site is located to the south of Lam Kam Road where temporary structures, industrial workshops and open storage sites are concentrated. The third one is located to the south-east of Kam Tsin Wai where some factories and rural workshops are found. Limited and controlled expansion of the existing activities are allowed in order to gradually upgrade the area and improve the local environment. In-situ reconstruction of temporary structures with more permanent materials will also be encouraged.

**9.4 Government, Institution or Community ("G/IC") : Total Area : 21.94 ha**

- 9.4.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. As

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detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population in the Area.

- 9.4.2 The existing Kadoorie Farm Agricultural Research Centre located in the eastern part of the Area is zoned "G/IC" to reflect the current use. The borrow area to its north and another site to the south-east of Shek Kong Barracks are also zoned "G/IC" to meet any unforeseen GIC uses in the Area.
- 9.5 Open Space ("O") : Total Area: 0.63 ha
- 9.5.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.5.2 A site near the junction of Lam Kam Road and Route Twisk is zoned for this purpose. It is reserved to provide recreational opportunities for the public and act as a buffer between the "V" zone to its west and the "I(D)" zone to its east.
- 9.6 Agriculture ("AGR") : Total Area : 119.16 ha
- 9.6.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The areas under this zoning are usually well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.
- 9.6.2 The areas to the south of Shui Tsan Tin and Ngau Keng, to the east and west of Shui Lau Tin, and the areas extending from the east of Ngau Keng to the west of Tai Ling are zoned "AGR".
- 9.6.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.
- 9.7 Conservation Area ("CA") : Total Area : 220.43 ha
- 9.7.1 The planning intention of this zone is 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 environments 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. Uses related to conservation purposes such as nature reserve and nature trail are permitted as of right. However, significant new developments are not permitted in this zone. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on the environment and infrastructural provision may be permitted with or without conditions on application to the Board.
- 9.7.2 The slopes in the north-eastern and southern parts of the Area are zoned "CA" for the purpose of giving added protection to the adjoining Tai Mo Shan Country Park, the Lam Tsuen Country Park and the Tai Lam Country Park.
- 9.7.3 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

- 8 -

S/YL-SK/9

required for such activities.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

Kam Sheung Road and Kam Tin Road joining to Lam Kam Road serve as important local distributors which provide pedestrian and vehicular access to the Area.

10.2 Public Transport Provision

Apart from the bus and public light bus services operating between Yuen Long New Town and Tai Po New Town through the Area, there are several green mini-bus routes serving the Area and its neighbourhoods.

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

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S/YL-SK/9

**11. UTILITY SERVICES**

**11.1 Water Supply**

The capacity of the existing water treatment works capacity available in NWNT has already been committed. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works.

**11.2 Sewerage and Sewage Treatment**

At present, there is no public sewer serving the Area. There is a plan to build trunk sewer along Kam Sheung Road. Developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities and make connections to a public sewer once it is in place.

**11.3 Electricity**

The Area has long been supplied with electricity. Adequate supply of electricity will be provided via the 400 kV network to reinforce the electricity supply in the Area.

**11.4 Gas**

Gas pipelines have already been laid from Au Tau Roundabout to the junction of Kam Tin Road and Kam Sheung Road near Kat Hing Wai. Therefore, piped gas supply could be extended to the Area dependent on the demand of the future developments.

**12. IMPLEMENTATION**

12.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.

12.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be in stages and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

12.3 The provision of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works, as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

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S/YL-SK/9

**13. PLANNING CONTROL**

- 13.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 13.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plans and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 13.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 5 October 1990 on land included in the plans of Shek Kong IDPA and Kam Tin South IDPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

**TOWN PLANNING BOARD  
OCTOBER 2006**

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

## **APPENDIX C**

**Lease Document for  
Lot 999 s.A, 1000 s.B & 1009 in D.D. 106**

Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories

## This Indenture

made the *twenty-fourth* day  
One thousand nine hundred and *five* ~~1905~~  
of GOD, of the United Kingdom of GREAT BRITAIN and IRELAND  
the Faithful Emperor of INDIA, of the one part, and the several persons, ~~and~~ (in witness  
written or in any Schedule which may hereafter be substituted herefor and in the  
awards of the Land Court of the New Territories as are embodied in the Schedule to  
said Governor which may hereafter be attached hereto (which original Schedule  
included is the expression "the Schedule hereto") and each of whom ~~and~~ whose names  
are where not inapplicable hereinafter included under the designation of ~~the~~ *the*  
Commander of the most Distinguished Order of Saint Michael and Saint George is  
in-Chief of the Colony of Hongkong and its Dependencies and a duly authorized  
~~Now this Indenture witnesseth~~ that in consideration of the yearly rents  
by and on the part and behalf of each Lessee respectively to be paid, done and p  
and demise unto each Lessee All that piece or parcel of ground situate, lying and  
in the Colony of Hongkong set out and described in the Schedule hereto  
ground is more particularly delineated and described on the plan or plans of  
number set out in the Schedule hereto opposite to the name of each Lessee  
buildings thereon And all the covenants and appliances whatsoever ~~and~~  
AND RESERVED unto His said Majesty, His Heirs, Successors and  
said premises, and all such Earth, Soil, Marl, Clay, Chalk, Brick-earth, Gravel  
or hereafter during the continuance of this demise shall be under or upon  
Heirs, Successors or Assigns may require for the Roads, Public Building  
of Ingress, Egress, and Regress, to and for His said Majesty, His Heirs,  
at reasonable times in the day during the continuance of this demise, ~~or~~  
from and out of all or any part or parts of the premises hereby ~~and~~  
Minerals, Stone, Earths and other things respectively, or any part or p  
AND ALSO SAVE AND EXCEPT full power to His said Majesty  
through or under the said premises, all and any Public or Common  
with full power at all times to enter into and upon the said demise  
the same or otherwise in connection therewith ~~as have~~ *as have* ar  
herby expressed to be demise to such Lessee, with their  
eight hundred and Ninety-eight for and during and unto the  
opposite which a different term of years or tenancy is ~~also~~  
so stated. Subject nevertheless to all existing Public or  
premises or any part or parts thereof respectively or its  
tenancies, easements and interest (if any) as are mentioned in  
thereof in the Land Office and subject to all existing rights of  
and paying therefor yearly and every year the sum stated in



DOC

DD108L

文件編號 DDC



Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories

the provisions next hereinafter contained in Current Money of the said Colony of Hongkong, on the thirtieth day of June from all Taxes, Rates, Charges, Assessments and Deductions whatsoever, charged upon or in respect of the said premises of the said Rent for the current year becoming due on the thirtieth day of June One thousand nine hundred and five:

by agreed and declared that on the expiration of the first ten years of the term hereby granted the rent hereby granted shall be paid and become payable in respect of the said premises for the residue of the term hereby granted by the Surveyor to His said Majesty, His Heirs, Successors or Assigns (now the Director of Public Works) as ground at that rate: ~~Provided~~ also that in the event of any building being erected on any premises garden ground the rent payable in respect of such premises shall be such sum as shall be specified in the lease granted in and not hereinafter appointing: And each Lessee for himself and herself and for his and her own other of them both hereby covenant with His said Majesty, His Heirs, Successors and Assigns by these that the Lessee shall and will yearly, and every year, during the said term hereby granted, well and truly pay, His Heirs, Successors and Assigns, the said yearly Rent stated in the Schedule hereto opposite him or her and such other rents as shall become payable under the provisions hereinbefore contained clear and true and in the manner hereinbefore reserved and made payable: AND ALSO that the Lessee shall, bear, pay and discharge all taxes, rates, charges and assessments whatsoever, which now are or hereafter shall be levied or assessed in respect of, the said premises hereby expressed to be demised to him or her or any part thereof: And also for each and every year by annual payments in advance with the rent hereinbefore reserved: AND ALSO that the Lessee shall and will, from time to time, and at all times hereafter when, where, whereof, at his or her and their proper costs and charges, well and sufficiently Repair, Uphold, Support, mend and keep the message or tenements, and all other erections and buildings, now or at any time hereafter erected or to be erected on the said premises hereby expressed to be demised, and all the Walls, Rails, Lights, Pavements, and all other things belonging and which shall in anywise belong or appertain unto the same, in, by, and through the said Lessee, his Heirs, Successors and Assigns, the whole to be done to the satisfaction of His said Majesty, His Heirs, Successors or Assigns, And the said message or tenement, erection, buildings and premises being at the end or expiration of the said term hereby granted shall and will peacefully and lawfully remain unto His said Majesty, His Heirs, Successors or Assigns: And further it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns, or other persons deputed to act for Him or them, twice or oftener in every year enter upon the said premises hereby expressed to be demised to view, to see, inspect, and want of reparation and amendments, which upon every such view or views shall be made upon the said premises or some part thereof, unto or for the Lessee to repair and amend, within which said time or space of Three Calendar Months, after every such notice shall be given, the Lessee shall repair and amend the same accordingly: AND FURTHER that the Lessee shall not use, exercise or follow, in or upon the said premises, any trade, business, or industry whatever, nor convert any ground hereby expressed to be demised to him or her for the proper occupation of the same ground as agricultural or garden ground: AND FURTHER that the Lessee or any other person or persons shall not nor will erect, build, or cause to be erected, any structure of any description on the said demised premises or any part thereof without first having obtained the approval thereto of the Surveyor to His said Majesty, His Heirs, Successors or Assigns, signified in writing by the Governor of the said Colony of Hongkong, in that behalf: AND ALSO that the Lessee shall register such alienation in the Land Office, or such other Office as may be directed by the Governor of the said Colony of Hongkong, and paying all reasonable fees and other expenses thereon:

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

~~Provided~~ always, and it is hereby agreed and declared, that in case the said yearly rents hereinbefore reserved, or any part thereof, shall be in arrear and unpaid by the space of twenty-one days next over, or after any or either of the said days, whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any or either of the covenants and conditions herein contained, and by or on the part and behalf of the Lessee to be kept done and performed, then, and in either of the said cases, it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns, by the Governor of Hongkong, or other person duly authorized in that behalf, in and upon the said premises hereby expressed to be demised in respect of which such rent shall be in arrear or such breach or non-performance shall have occurred or any part thereof in the name of the whole, to re-enter, and the same to have again, retain, re-possess, and enjoy, as in His or their first or former estate, as if these presents had not been made, and the Lessee and all other occupiers of the said premises thereout and thence utterly to expel, put out and remove, this Indenture or anything contained herein to the contrary notwithstanding: ~~Provided~~ also, and it is hereby further agreed and declared that His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hongkong, or for any other public purposes whatsoever, Three Calendar Months' notice being given to the Lessee of its being so required, and full and fair compensation for the said Land and the Buildings thereon, being paid to the said Lessee at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void: ~~Provided~~ also, and it is hereby further agreed and declared that each Lessee shall in such cases where the premises are demised for a term of Seventy-five Years be entitled, on the expiration of the said term of Seventy-five Years to a renewed Lease of the premises respectively demised to him or her for a further term of twenty-four Years less three days without payment of any Fine or Premium therefor and at the Rent hereinafter mentioned; And His said Majesty, His Heirs, Successors or Assigns shall and will at the request and cost of such Lessee grant unto him or her on the expiration of the said term of Seventy-five Years hereby granted a new Lease of the said premises for the term of twenty-four Years less three days at such Rent as shall be fairly and impartially fixed by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns as the fair and reasonable rental value of the ground at the date of such renewal; And in all other respects such new Lease shall be granted upon the same terms and under and subject to the same reservations, covenants, stipulations, provisos and declarations as are contained in this present Lease with the exception of this proviso for renewal which shall not be contained in such new Lease. In Witness whereof the said Sir Matthew Nathan duly authorized by His said Majesty as aforesaid hath executed these presents, and hereunto set the Public Seal of the Colony of Hongkong aforesaid, in the Name and on behalf of His said Majesty.

*Matthew Nathan*

LS

Examined and certified to be correct,

*[Signature]*  
Mandarin Land Office, Court

Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories

**SCHEDULE OF CROWN LESSEES.**

**DISTRICT No. 106**

Lot No.	Area in sq. ft.	Description of Lot	Year of Lease	Year of Expiry	Current Rate per sq. ft.
989	75	Public	..	..	..
990	175	..	..	..	..
991	76	..	..	..	..
992	60	..	..	..	..
993	66	..	..	..	..
994	82	..	..	..	..
995	80	..	..	..	..
996	87	..	..	..	..
997	73	..	..	..	..
998	111	..	..	..	..
999	83	..	..	..	..
1000	54	..	..	..	..
1001	42	..	..	..	..
1002	98	..	..	..	..
1003	16	..	..	..	..
1004	89	..	..	..	..
1005	12	..	..	..	..
1006	36	..	..	..	..
1007	75	..	..	..	..
1008	67	..	..	..	..
1009	11	..	..	..	..
1010	85	..	..	..	..
1011	21	..	..	..	..
1012	56	..	..	..	..
1013	43	..	..	..	..
1014	46	..	..	..	..
1015	103	..	..	..	..

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

## **APPENDIX D**

### **The Proposed Design for “Temporary Holiday Camp and Ancillary Teaching Centre & Office”**

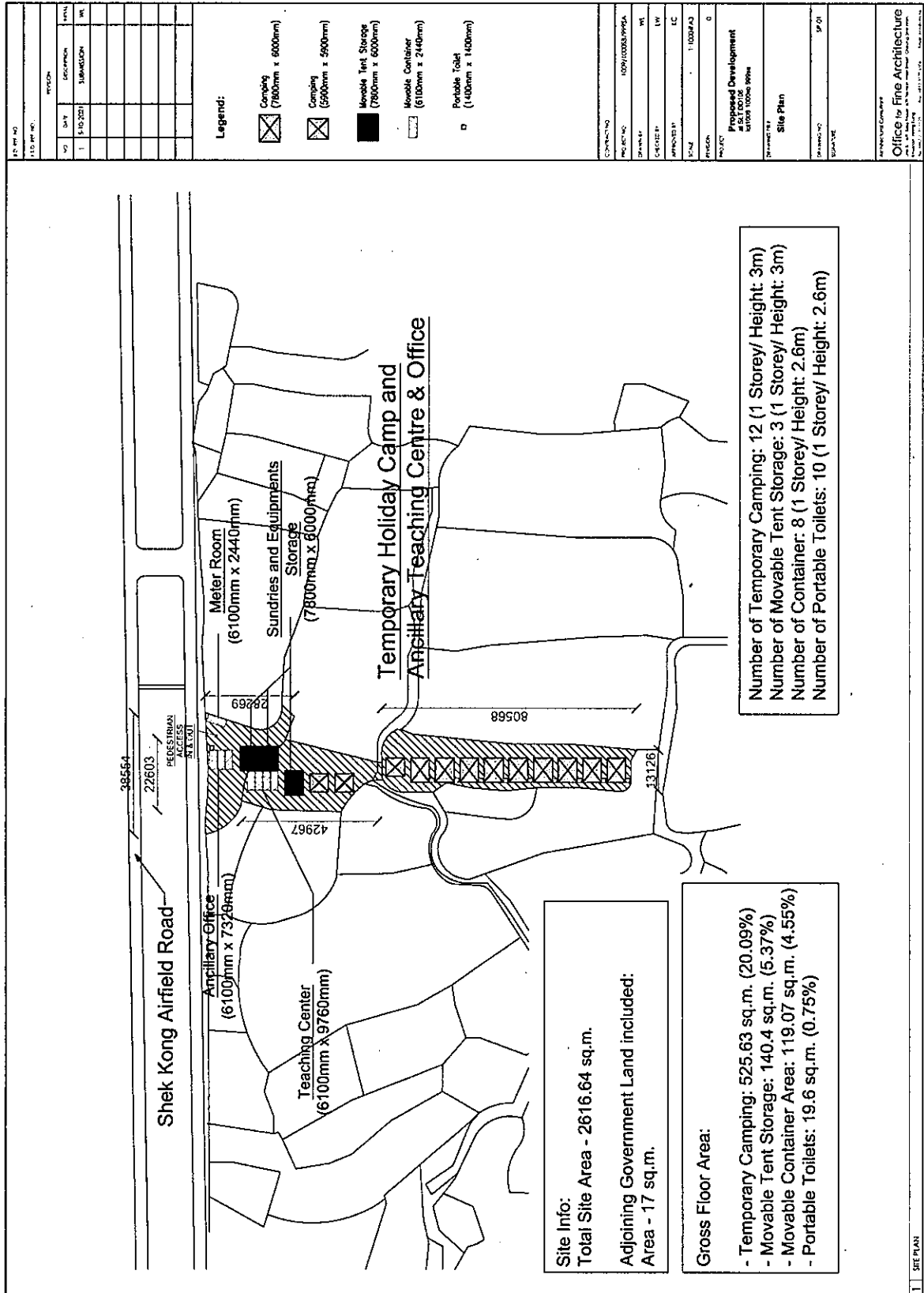
- Layout Plan**
- Vehicle Road Access Plan**
- Site Area Chart**
- Particulars of A Development Proposal**

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**The Proposed Design for “Temporary Holiday Camp  
and Ancillary Teaching Centre & Office”**

**- Layout Plan**

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

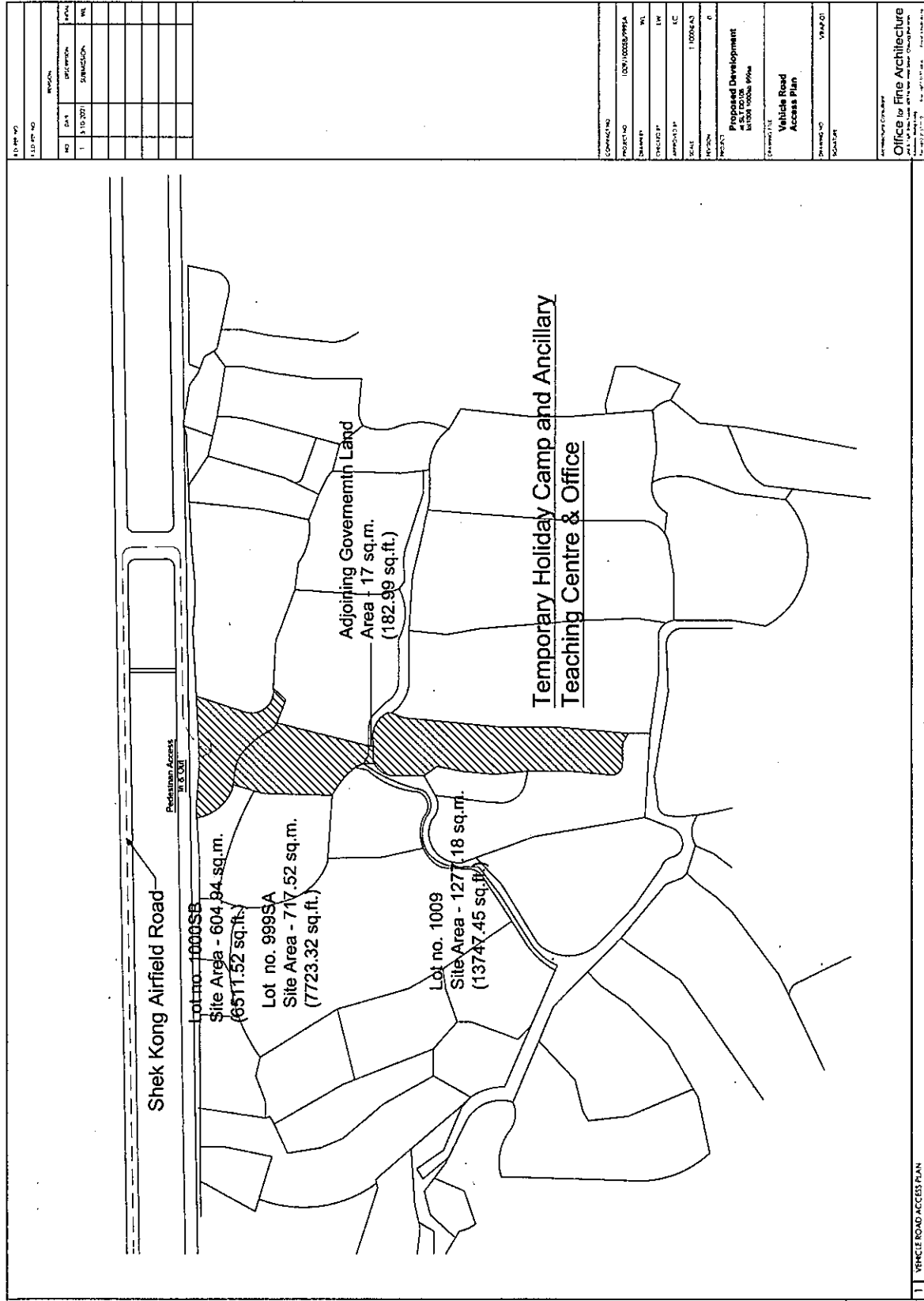


**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**The Proposed Design for “Temporary Holiday Camp and  
Ancillary Teaching Centre & Office”**

**-Vehicle Road Access Plan**

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**





**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**The Proposed Design for “Temporary Holiday Camp and  
Ancillary Teaching Centre & Office”**

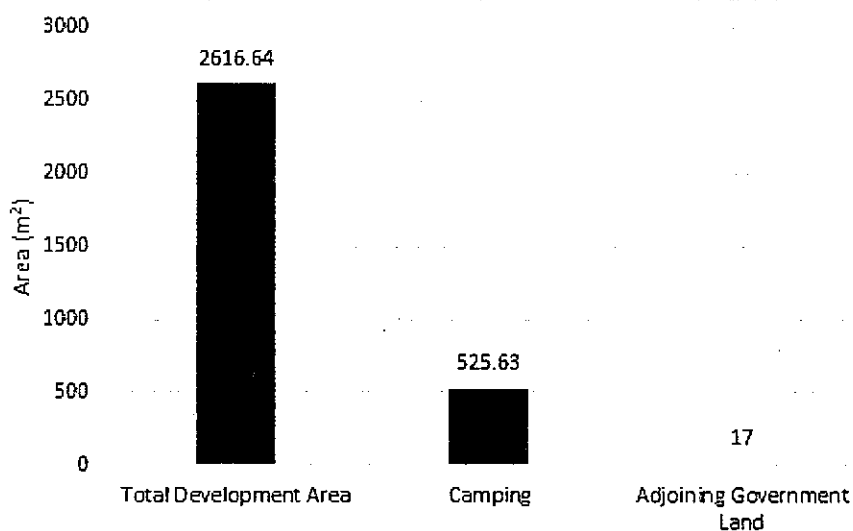
**- Site Area Chart**

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

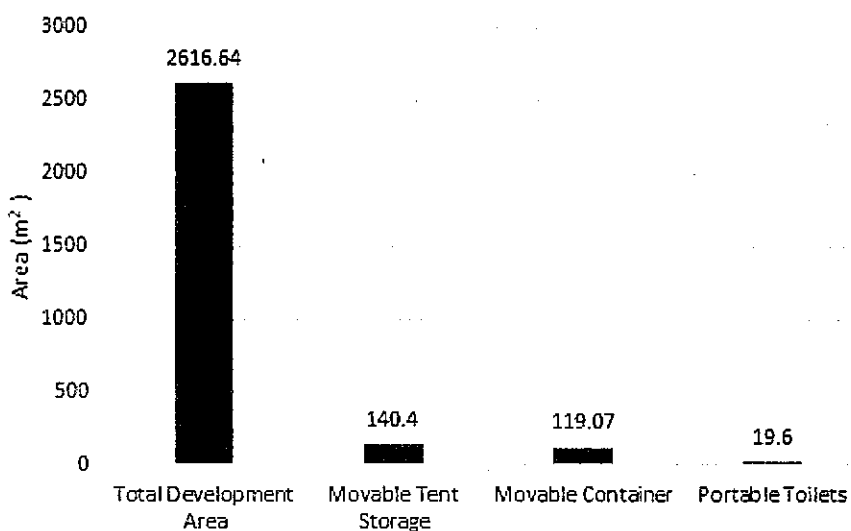
Site info:

Site Area ~ 2616.64 m<sup>2</sup>

Area :		Ratio:
Camping	525.63 m <sup>2</sup>	20.09%
Adjoining Government Land	17 m <sup>2</sup>	0.65%



Area :		Ratio:
Movable Tent Storage	140.40 m <sup>2</sup>	5.37%
Movable Container	119.07 m <sup>2</sup>	4.55%
Portable Toilets	19.60 m <sup>2</sup>	0.75%



**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**The Proposed Design for “Temporary Holiday Camp and  
Ancillary Teaching Centre & Office”**

**- Particulars of A Development Proposal**

**Lots 999 s.A, 1000 s.B & 1009 in D.D.106 and  
adjoining Government Land, Pat Heung, Yuen Long, New Territories**

**Particulars of A Development Proposal**

<b>Total Development Area:</b>	2616.64 m <sup>2</sup>
<b>Total Gross Floor Area: -</b>	804.7 m <sup>2</sup>
Camping	525.63 m <sup>2</sup>
Movable Tent Storage	140.4 m <sup>2</sup>
Movable Container	119.07 m <sup>2</sup>
Portable Toilets	19.6 m <sup>2</sup>
<b>Adjoining Government Land Included:</b>	17 m <sup>2</sup>
<b>Location:</b>	
Lots 999 s.A, 1000 s.B & 1000 in D.D. 106 and adjoining Government Land, Pat Heung, Yuen Long, New Territories	
<b>Current Land Use:</b>	
Agriculture	
<b>Related Statutory Plan:</b>	
Approved SHEK KONG OZP NO. S/YL-SK/9	
<b>Proposed Development :</b>	
Use	Area
Camping	525.63 m <sup>2</sup>
Tent Storage for Sundries and Equipment	140.4 m <sup>2</sup>
Movable Container Area (Ancillary Office)	44.65 m <sup>2</sup>
Movable Container Area (Teaching Center)	59.54 m <sup>2</sup>
Movable Container Area (Meter Room)	14.88 m <sup>2</sup>
Toilets	19.6 m <sup>2</sup>
<b>Impacts of Development Proposal:</b>	
Alteration of existing building	No
Diversion of stream	No
Filling of pond	No
Filling & excavation of land	No
Adverse impacts on environment, traffic, water supply, drainage, slope	No
Affects by slopes	No
Landscape impact	No
Tree felling	No
Visual impact	No

Our Ref: HK/IS/PL/008/L01  
TPB ref: A/YL-SK/324

Date: May 27, 2022

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

Attn.: Secretary

Dear Sir/Madam,

Re: **Planning Application No.: A/YL-SK/324**  
**Lot 999 s.A, 1000 s.B & 1009 in D.D. 106, Shek Kong, Yuen Long.**

We refer to your emails dated 04, 24 and 25 May 2022 regarding the comments needed to be clarified. Please see the information as followed:-

**Comments from Transport Department:**

1. The applicant should justify no parking and loading / unloading provisions considering the commute of staff / visitors and logistics;
2. The applicant should provide nearest public transport services and indicate on the layout plan; and
3. The applicant should note the local access between Shek Kong Airfield Road and the site is not managed by Transport Department.

It is not necessary for visitors to visit the site by private vehicles. The distance between the closest bus stop and the entrance of the site is approx. 525.72m. The visitors are suggested to visit the site by taking taxis or by taking public transportations such as bus. Therefore, the development does not provide a parking lot.

Visitors will need to pre book the tent camping service through online to reserve. The expected number of visitors in the application site is below 50.

As for loading/unloading for logistics, due to the development is mainly a camping site, no heavy goods will be delivered onto the site. As a result, no loading/unloading bay is necessary for the said development proposal.

For the nearest public transport service, please see **Appendix 1** for location.

**Comments from PD:**

1. How to handle the sewage and waste (e.g. sewage discharged from the portable toilets, garbage from the visitors, etc.) generated from the subject holiday camp?

There will be septic pumper truck service coming every weeks to handle the sewage and waste in the holiday camp.

2. What is the purpose of the ancillary teaching centre?

The applicant aims to promote environmental friendly life in Hong Kong. As the area along the application site is Agriculture zone, the proposed usage also aims to teach the public to preserve the ecosystem and perform this kind of lifestyle in a more leisure way.

The operating hours of the education centre will be from 9am to 6pm daily. 2-4 staffs will be stationed at all moments. Each program lasts for about 50 minutes. Minimum 20 applicants and maximum 40 in each class. There will be one tutor in each class.

3. Any food will be provided at the holiday camp?

There will be no food provided. Visitors are suggested to bring their own food to the camping ground. Equipment for cooking (cooking tools, fridge and electric stove) is located in the movable tent storage for visitors self-service. Please see **Appendix 2** for location.

Should you have any queries or require further information, please do not hesitate to contact undersigned at \_\_\_\_\_ or our Mr. Wing Lau.

Thank you for your attention.

Yours faithfully,

For and on behalf of  
Office and Fine Architecture Limited



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Mr. Lau Ka Wing  
Architectural Assistant

## Appendix 1





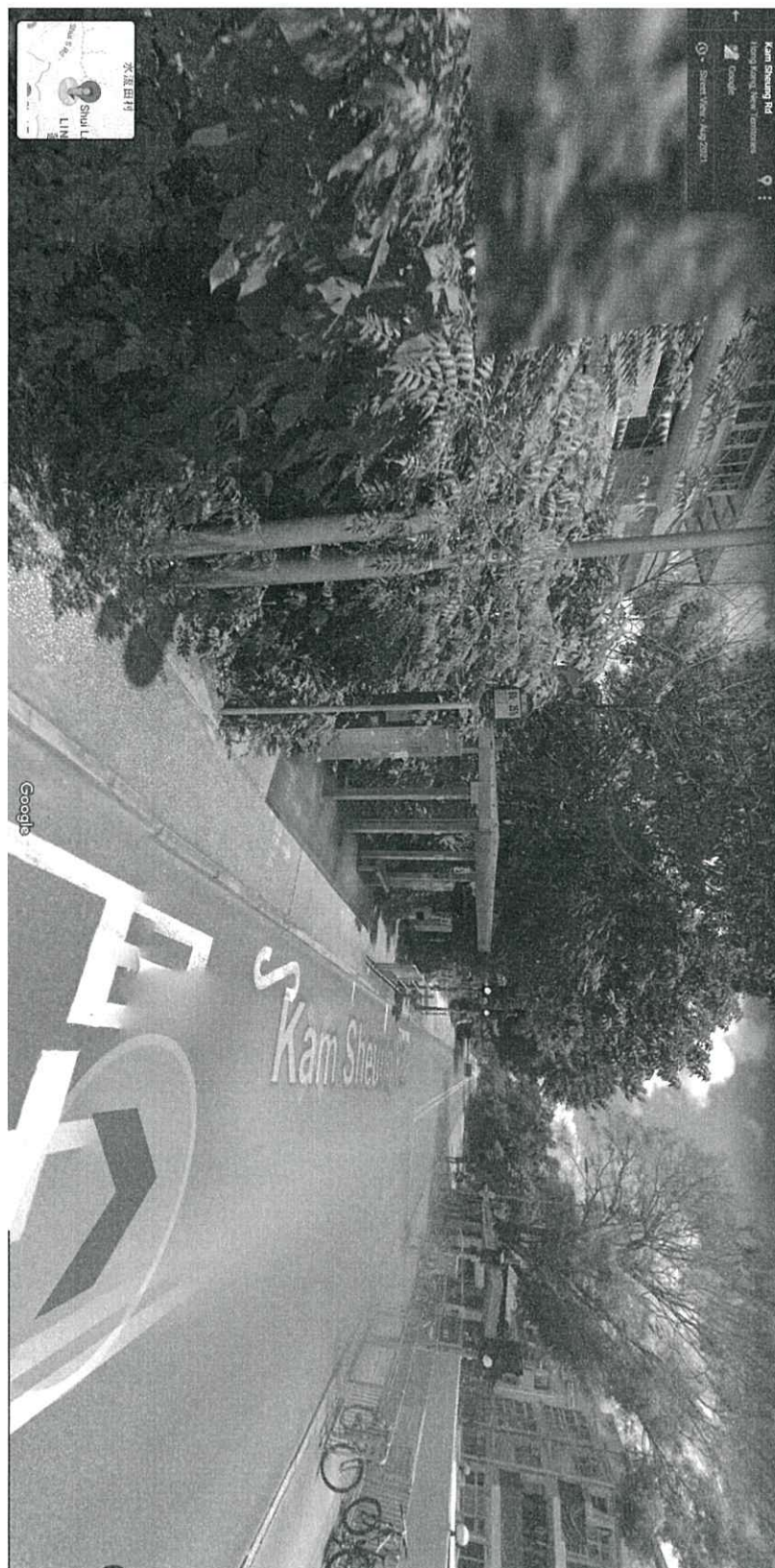
# Office for Fine Architecture Limited

Architectural Design   Building Maintenance   Licensing Services   Planning Design  
Project Management   Property Valuation   MBIS/MWIS   Interior Design

OFA

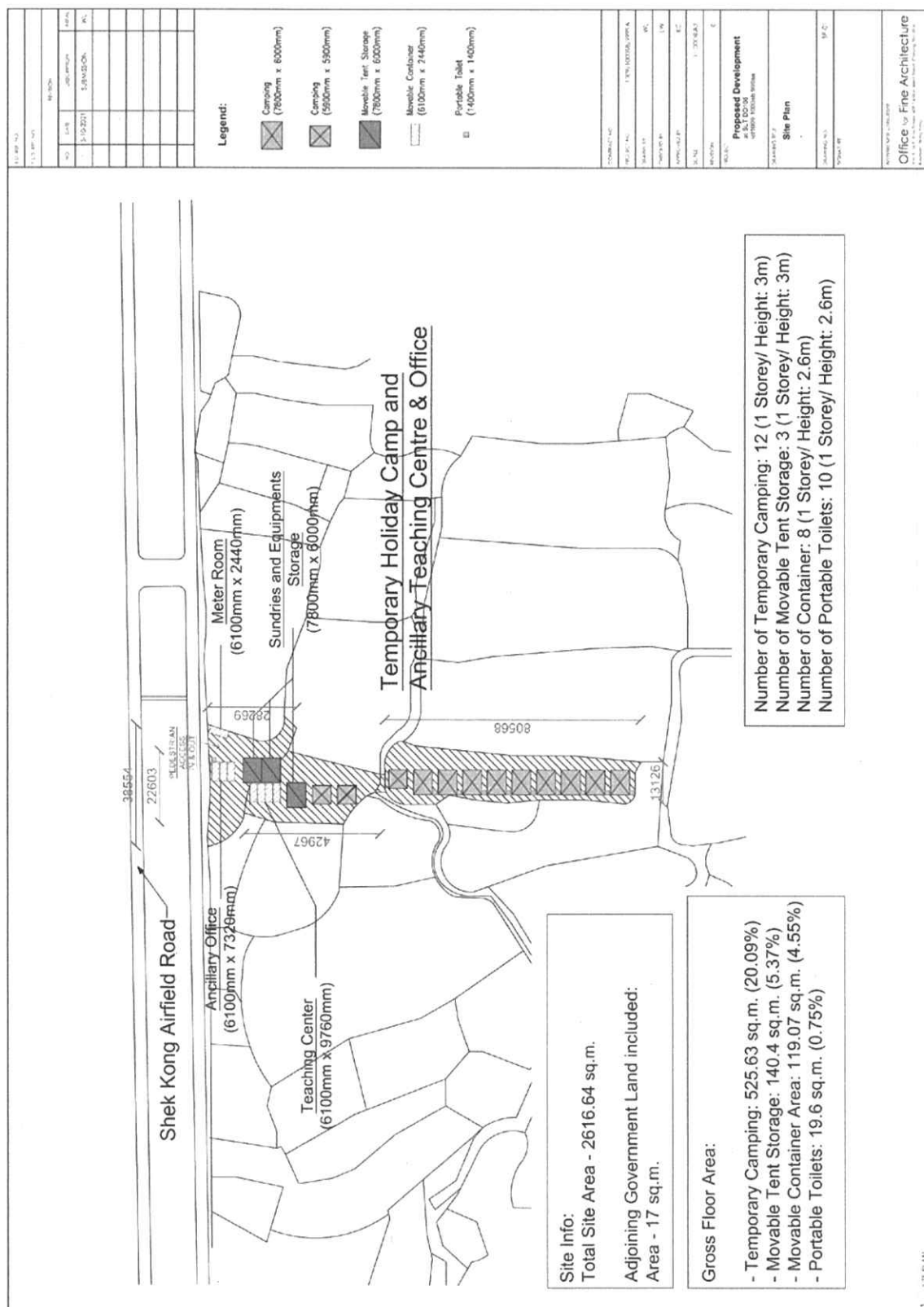
# 至一建築師事務所有限公司

建築設計   樓宇維修   牌照服務   規劃設計  
項目管理   物業估價   驗窗驗樓   室口設計





## Appendix 2





**Similar Application within the same “AGR” Zone in the Vicinity of the Site**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/YL-SK/317	Proposed Temporary Tent Camping Ground for a Period of 3 Years	29/10/2021



**Government Departments' General Comments**

**1. Land Administration**

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

- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no permission is given for occupation of GL (about 17m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without government's prior approval is not allowed; and
- should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on 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. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by the 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 fees, as may be imposed by the LandsD.

**2. Traffic**

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

- no comment on the application from traffic engineering perspective; and
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department.

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

- the unnamed road connecting the Site and Shek Kong Airfield Road is not maintained by HyD.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and

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

#### 4. **Landscape**

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

- no objection to the application from landscape planning perspective as the application is considered not incompatible with the surrounding landscape character, and significant adverse landscape impact arising from the development is not anticipated.

#### 5. **Drainage**

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

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the Town Planning Board consider that the application is acceptable, conditions should be stipulated requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to his satisfaction.

#### 6. **Fire Safety**

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

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

#### 7. **Archaeological and Built Heritage Conservation**

Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (ES(A&M), AMO, DEVB):

- no objection in principle to the application from the archaeological and built heritage conservation perspective after reviewing the location and scope of the temporary holiday camp and ancillary teaching centre and office as well as the findings of previous archaeological work in the surrounding areas.

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

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

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

## 9. **Other Departments**

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

- Project Manager(West), West Development Office, Civil Engineering and Development Department (PM(W), CEDD);
- Commissioner of Police (C of P);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).





**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - no permission is given for occupation of GL (about 17 m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without government's prior approval is not allowed; and
  - should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on 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. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by the 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 fees, as may be imposed by the LandsD.
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD; and
  - the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.
- (c) to note the comments of Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the unnamed road connecting the Site and Shek Kong Airfield Road is not maintained by HyD; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; (ii)

no public announcement system or any form of audio amplification system is allowed to be used on the Site during the planning approval period; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person. Alternatively, portable toilets by service providers to avoid illegal waste / wastewater discharge is an acceptable option; and (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

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

- in consideration of the design/nature of the proposal, fire service installations (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 FSIs 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), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, will be formulated upon receipt of formal application via the Licensing Authority.

(f) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (ES(A&M), AMO, DEVB) that:

- the applicant is required to inform AMO (Jeffer MAK, tel: 2655 0822 and email: jpwamak@amo.gov.hk) immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

(g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- approval of Section 16 application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal whereas appropriate.

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- 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;
- 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)Rs] respectively;
- the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at building plan submission stage;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)Rs;
- 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.





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)



10th March, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp and Ancillary Teaching Centre and Office for a  
Period of 3 Years  
(A/YL-SK/324)**

1. We refer to the captioned.
2. The application site is within Agriculture (AGR) zone and the proposed use is unlikely to be in line with the planning intention of this zone. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of AGR zone.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

5-11

tpbpd@pland.gov.hk

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寄件者: kristy@cahk.org.hk  
寄件日期: 2022年03月09日星期三 17:03  
收件者: tpbpd@pland.gov.hk  
副本: roy@cahk.org.hk  
主旨: Comments on the Section 16 Application No. A/YL-SK/324  
附件: TPB20220309(SK324).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned. Thank you.

Yours faithfully,  
Chow Oi Chuen  
Campaign Officer  
The Conservancy Association



長春社

Since 1968

**The Conservancy Association**

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website: [www.cahk.org.hk](http://www.cahk.org.hk)

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

9<sup>th</sup> March 2022

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-SK/324

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

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

According to the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9, the planning intention of AGR zone *"is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*.

From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention. We do not think such plan is in line with the planning intention.

**2. Undesirable precedent of "destroy first, build later"**

This site has been subject to land formation and vegetation clearance (Figure 1-2). It is suspected that this is a case of "destroy first, build later".

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter "destroy first, build later" activities in 2011. It stated that "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"<sup>1</sup>. Therefore,

<sup>1</sup> TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



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this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association





長春社 Since 1968

## The Conservancy Association

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Figure 1-2 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build late





# 長春社

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## The Conservancy Association

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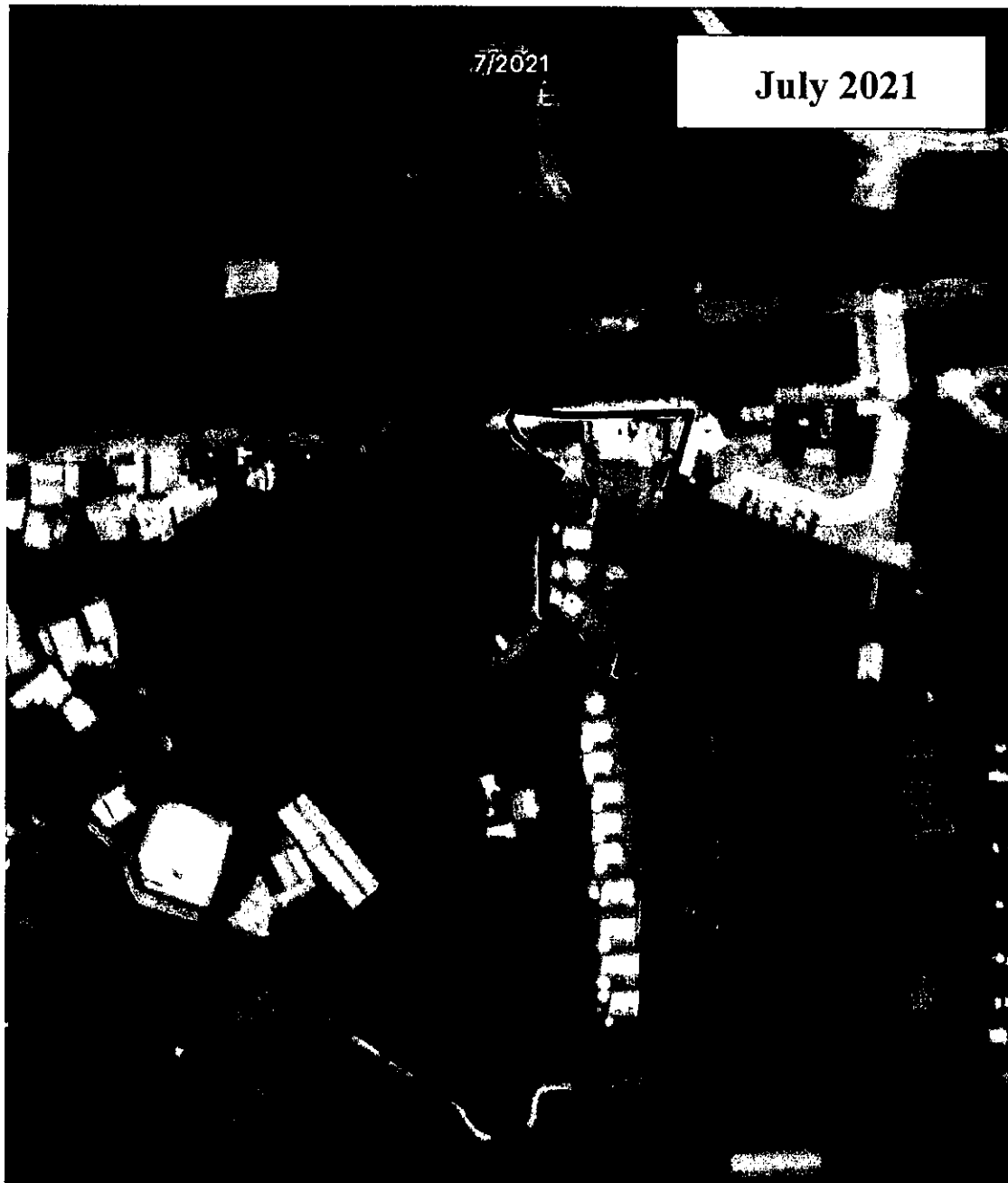
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7/2021

July 2021



## 黎永添區議員辦事處 OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

地址：  
電話：

傳真：

Add.  
Tel.:

Fax:

致：城市規劃委員會秘書  
傳真：2877 0245 / 2522 8426  
電郵：tpbpd@pland.gov.hk

本處檔號：LWT22-03-19

送遞方式：傳真及電郵

反對新界元朗八鄉丈量約份第106約地段第999號A分段、  
第1000號B分段及第1009號和毗連政府土地  
擬議臨時假日營地和附屬教育中心及辦公室（為期3年）  
（申請編號：A/YL-SK/324）

執事先生/女士：

本人接獲八鄉水流田村村代表及村民的投訴，就上述申請作強烈反對。

申請項目地段接連水流田村唯一汽車通道(沿錦田河石崗機場防洪渠的鄉村單線雙程通道)與通往石崗機場路行車橋的交匯點，有關申請面積達 800 平方米，沒有預設停車位及上落客貨。村民極度憂慮大量「光顧假日營地的汽車」，阻塞水流田村的唯一汽車通道，對村民構成不便及困擾。

此外，申請地段十分接近水流田村大量居民的住屋，有關申請是純商業發展項目，發展商定必用盡一切辦法吸引顧客，光顧假日營地的顧客為了盡情享樂，發出大量噪音是必然的「定律」。水流田村是一條寧靜清幽的村落，周遭從沒有大型的商業發展項目，村民不能容忍安靜的鄉郊生活環境被破壞，更不能接受因鄉郊「農業」地帶改變為商業發展而帶來對居民的損害。

本人懇請城市規劃委員會考慮上述申請對水流田村的居民帶來的交通問題、對村民造成的滋擾、不安和損害，否決上述申請，造福水流田村的居民。



元朗區議員(八鄉南)黎永添 謹啓

2022年3月9日

城市規劃委員會秘書

(傳真 2877 0245 及 電郵 tpbpd@pland.gov.hk)

香港北角渣華道 333 號北角政府合署 15 樓

5-3

反對新界元朗八鄉丈量約份第 106 約地段第 999 號 A 分段、第 1000 號 B 分段及第 1009 號和毗連政府土地擬議臨時假日營地和附屬教育中心及辦公室 (為期 3 年)(申請編號: A/YL-SK/324)

執事先生/女士：


本人為八鄉水流田村原居民代表，接獲眾多村民投訴，就上述申請作強烈反對。

上述申請地段接連本村唯一汽車通道(沿錦田河石崗機場防洪渠的鄉村單線雙程通道)與通往石崗機場路行車橋的交匯點，有關申請面積達 800 平方米，沒有預設停車位及上落客貨。村民極度憂慮大量「光顧假日營地的汽車」，阻塞本村的唯一汽車通道，對村民構成不便及困擾。

此外，申請地段十分接近本村大量居民的住屋，有關申請是純商業發展項目，發展商定必用盡一切辦法吸引顧客，光顧假日營地的顧客為了盡情享樂，發出大量噪音是必然的「定律」。水流田村是一條寧靜清幽的村落，周遭從沒有大型的商業發展項目，村民不能容忍安靜的鄉郊生活環境被破壞，更不能接受因鄉郊「農業」地帶改變為商業發展而帶來對居民的損害。

本人懇請城市規劃委員會考慮上述申請對村民造成的滋擾、不安和損害，否決上述申請。

八鄉水流田村原居民代表簽署：



姓名： 蔡月榮

2022 年 3 月 2 日

通訊： \_\_\_\_\_

電話：

註： 本函副本親交元朗區議會(八鄉南)黎永添議員

c. 城市規劃委員會秘書

(傳真 2877 0245 及 電郵 tpbd@pland.gov.hk)

香港北角渣華道 333 號北角政府合署 15 樓

5-4

反對新界元朗八鄉丈量約份第 106 約地段第 999 號 A 分段、第 1000 號 B 分段及第 1009 號毗連政府土地擬議臨時假日營地和附屬教育中心及辦公室 (為期 3 年)(申請編號: A/YL-SK/324)

執事先生/女士:

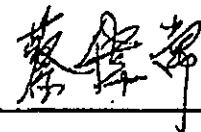
本人為八鄉水流田村居民代表，接獲眾多村民投訴，就上述申請作強烈反對。

上述申請地段接連本村唯一汽車通道(沿錦田河石崗機場防洪渠的鄉村單線雙程通道)與通往石崗機場路行車橋的交匯點，有關申請面積達 800 平方米，沒有預設停車位及上落客貨。村民極度憂慮大量「光顧假日營地的汽車」，阻塞本村的唯一汽車通道，對村民構成不便及困擾。

此外，申請地段十分接近本村大量居民的住屋，有關申請是純商業發展項目，發展商定必用盡一切辦法吸引顧客，光顧假日營地的顧客為了盡情享樂，發出大量噪音是必然的「定律」。水流田村是一條寧靜清幽的村落，周遭從沒有大型的商業發展項目，村民不能容忍安靜的鄉郊生活環境被破壞，更不能接受因鄉郊「農業」地帶改變為商業發展而帶來對居民的損害。

本人懇請城市規劃委員會考慮上述申請對村民造成的滋擾、不安和損害，否決上述申請。

八鄉水流田村居民代表簽署：



姓名： 蔡偉常

2022 年 3 月 27 日

通訊： \_\_\_\_\_

電話：

註： 本函副本親交元朗區議會(八鄉南)黎永添議員

城市規劃委員會秘書

(傳真 2877 0245 及 電郵 tpbd@pland.gov.hk)

香港北角渣華道 333 號北角政府合署 15 樓

5-5

反對新界元朗八鄉丈量約份第 106 約地段第 999 號 A 分段、第 1000 號 B 分段及第 1009 號和毗連政府土地擬議臨時假日營地和附屬教育中心及辦公室 (為期 3 年)(申請編號: A/YL-SK/324)

執事先生/女士：

本人為八鄉水流田村居民，就上述申請作強烈反對。

上述申請地段接連本村唯一汽車通道(沿錦田河石崗機場防洪渠的鄉村單線雙程通道)與通往石崗機場路行車橋的交匯點，有關申請面積達 800 平方米，沒有預設停車位及上落客貨。村民極度憂慮大量「光顧假日營地的汽車」，阻塞本村的唯一汽車通道，對村民構成不便及困擾。

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本人懇請城市規劃委員會考慮上述申請對村民造成的滋擾、不安和損害，否決上述申請。

八鄉水流田村居民簽署：



姓名(正楷)：

Chik Kwai Ping2022 年 3 月 2 日

通訊：

---

電話：

註： 本函副本親交元朗區議會(八鄉南)黎永添議員

城市規劃委員會秘書

(傳真 2877 0245 及 電郵 tpbd@pland.gov.hk)

香港北角渣華道 333 號北角政府合署 15 樓

5-6

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執事先生/女士:

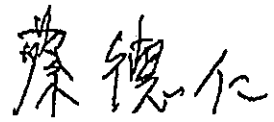
本人為八鄉水流田村居民，就上述申請作強烈反對。

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八鄉水流田村居民簽署：



姓名(正楷)：

2022 年 3 月 2 日

通訊：\_\_\_\_\_

電話：\_\_\_\_\_

註： 本函副本親交元朗區議會(八鄉南)黎永添議員

城市規劃委員會秘書

(傳真 2877 0245 及 電郵 tpbpd@pland.gov.hk)

香港北角渣華道 333 號北角政府合署 15 樓

5-7

反對新界元朗八鄉丈量約份第 106 約地段第 999 號 A 分段、第 1000 號 B 分段及第 1009 號毗連政府土地擬議臨時假日營地和附屬教育中心及辦公室 (為期 3 年)(申請編號: A/YL-SK/324)

執事先生/女士：

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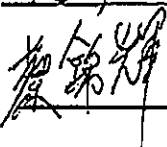
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八鄉水流田村居民簽署：



姓名(正楷)：



2022 年 3 月 2 日

通訊：

電話：

註： 本函副本親交元朗區議會(八鄉南)黎永添議員



城市規劃委員會秘書

(傳真 2877 0245 及 電郵 tpbd@pland.gov.hk)

香港北角渣華道 333 號北角政府合署 15 樓

5-8

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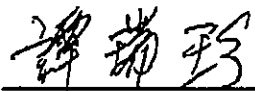
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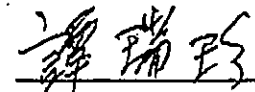
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八鄉水流田村居民簽署：



姓名(正楷)：

2022 年 3 月 11 日

通訊：\_\_\_\_\_

電話

註：本函副本親交元朗區議會(八鄉南)黎永添議員

城市規劃委員會秘書

(傳真 2877 0245 及 電郵 tpbpd@pland.gov.hk)

香港北角渣華道 333 號北角政府合署 15 樓

5-9

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八鄉水流田村居民簽署： 姓名(正楷)： 黃少輝2022 年 3 月 4 日

通訊： \_\_\_\_\_

電話： \_\_\_\_\_

註： 本函副本親交元朗區議會(八鄉南)黎永添議員

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



A/YL-SK/324 DD 106 Shek Kong Tent City  
09/03/2022 02:56

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/YL-SK/324

Lots 999 S.A, 1000 S.B and 1009 in D.D. 106 and Adjoining Government Land, Shek Kong, Pat Heung

Site area : 2,616.64sq.m Includes Government Land of 17sq.m

Zoning : "Agriculture"

Applied development : Holiday Camp / 12 Tents / 10 Portaloos / 13 Containers / ?? parking

Dear TPB Members,

So its out with solar panel farms, animal boarding, hobby farm and in with the 'new kid on the block' initiative to trash our precious farm land, TENTS

"The existing land is an agriculture land and has been use for agriculture since 1906."

Indeed and as President Xi Jinping has stressed, arable land should be used for growing food. In light of these uncertain times he warned that China should become self-reliant with regard to the production of *food*. One Country indicates that Hong Kong must play its part in the drive for self-determination.

In addition we have had the recent experience of zero supply of fresh produce for a number of days indicating that it is no longer advisable to allow arable land to be diverted to other uses.

There is farming activity in the immediate district.

*The proposed usage will provide greenery area, except the use for portable toilet and movable containers. All of which falls within the concept of the planning intention for zone AGR and good quality land could be retained*

But there is no space allocated for farming activity so not possible to provide any farming experience. 12 tents, the containers, portaloos, etc take up all the available space – check the plans

*Tent camping is an efficient way to reuse the land with less pollution .*

Members should take a look at some of the existing tent sites. They are in fact erected on platforms and the pollution created by the structures render the land unsuitable for cultivation going forward.

Although the number of tents is 12, there is a suspicious number of containers that could be used for accommodation. Note that the approved application 317 while of a smaller footprint would accommodate 34 Tents / 150 guests

So ?? odd people would produce a lot of lap sap – no indication how it would be disposed of? No mention of shower and cooking arrangements.

No road access but portaloos for so much excrement would need to be serviced regularly via the large specially equipped vehicles.

"To cater for the increasing demand for outdoor activity by both Hong Kong residence and **Mainland Chinese individual visitors** "

Looking like cheap accommodation for visitors. No parking facilities so how do these visitors with their luggage and shopping access the site? What would local residents feel about their district being invaded like Pui O beach campsite? Why are these campsites not covered by the Accommodation Ordinance?

There are dozens of hotels and guest houses that can cater for mainland visitors when/if the border opens. From the images it appears that the lots are part of a large fallow tract of farm land. This should be used for its intended purpose, to grow food. and ensure that a certain volume of local produce is available should circumstances halt the importation of supplies.

In view of the recently approved application close by and the location so close to a military site, members should consider if another development close by is appropriate.

Mary Mulvihill