

ANNEX 1

PLANTING PROPOSAL

**Section 16 Application for Temporary Holiday Camp for a
Period of 3 Years at Various Lots in D. D. 80**

Planting Proposal

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1 INTRODUCTION

1.1 The Application

- 1.1.1 The Applicant wants to submit this planning application for a temporary holiday camp for a period of 3 years (hereinafter referred to as the “**Proposed Development**”) at Various Lots in D.D. 80 (hereinafter referred to as the “**Application Site**” or “**the Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site falls within the “Green Belt” (“**GB**”) zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (“**the OZP**”) (**Diagram 1**). While ‘holiday camp’ use is a Column 1 use (always permitted use) in “Recreation” (“**REC**”) zone, it is a Column 2 use (uses that requires planning permission) in “**GB**” zone. Thus, planning permission is required from the Board to operate the existing holiday camp.
- 1.1.3 The Application Site was previously a grassland covered by weeds. Since the operation of the Site in 2022, the Applicant has undertaken weed control and regular maintenance of the Site which includes removal of weeds in order to prevent hill fire. It is currently covered with vegetation, with four caravans placed above the grassland with removable columns as the support. The vegetation beneath the caravans is retained so that, upon expiry of the valid planning permission for the temporary holiday camp use, the units can be promptly removed by lifting and the land reinstated. In order to regularize the “**GB**” zone of the Application Site as a holiday camping site, a planning application for the temporary holiday camp is proposed. This proposal is prepared as part of the planning application for the development.
- 1.1.4 This proposal describes the concepts and principles underlying the Planting Proposal of the Development. It depicts the tentative planting designs in planning stage only. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.

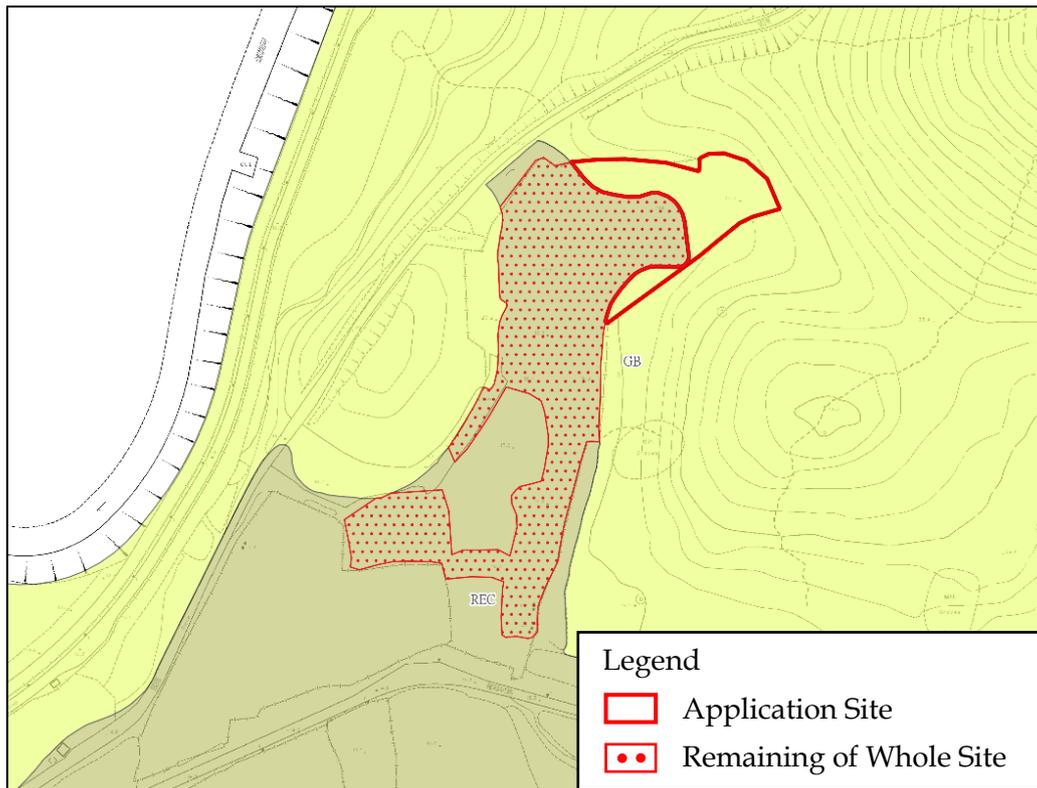


Diagram 1 Application Site on the Approved Ta Kwu Ling North OZP
 (Source: HKMS2.0, HKSAR Government)

1.2 Overview of the Ecological Assessment

- 1.2.1 Given that the “Green Belt” (“GB”) zone within the whole existing campsite covers merely about 1,900 sq.m and possesses limited ecological value, the potential impact arising from direct habitat loss during the operational phase is assessed to be low. Adjacent to the Application Site is Pak Fu Shan in Heung Yuen Wai, where the ecological value of the vicinity is considered as moderate-low to low. Therefore, the development is anticipated to impose only minor direct impacts on local wildlife.
- 1.2.2 The visual impact assessment primarily addresses long-term and permanent visual effects. The principal public viewpoints include travellers to and from the Heung Yuen Wai Boundary Control Point, local visitors, and pedestrians commuting along Lin Ma Hang Road. Upon the implementation of practicable design refinements and greening measures including the enhancement of planting density and the establishment of tree belts along the site perimeter, the overall visual impact is expected to be insignificant.
- 1.2.3 The Pak Fu Shan area is physically connected to the mountainous, aquatic and coastal environments of Shenzhen, as well as to the Sha Tau Kok rural area. Serving as a strategic linkage point, it plays a vital role in fostering the development of a blue-green recreational and eco-tourism network through the existing synergy between cultural, sports and tourism resources as stressed in the Northern Metropolis Action Agenda

in 2023 and 2025 Policy Address.

1.3 Site Location and Operators

- 1.3.1 The holiday campsite, located within the “Recreation” (“**REC**”) zone and partly extending into the “Green Belt” (“**GB**”) zone, is operated by the sole holiday camp operator known as Park Hillside who engaged in this type of land use in the northern part of Ta Kwu Ling.
- 1.3.2 The Applicant is a professional campsite management team operating ‘Park Nature Hillside’ (the Application Site) in Heung Yuen Wai and the former ‘Park Nature’ in Yuen Long. The former ‘Park Nature’ in Yuen Long was also one of the few successful precedents having obtained a Guesthouse (Holiday Camp) Licence under the Hotel and Guesthouse Accommodation Ordinance (HAGAO).

1.4 Rationale Behind the Development

- 1.4.1 This development is in line with the “Tourism Everywhere” policy outlined in the 2025 Policy Address and promotes the “eco + tourism” concept. Given the Government will implement the “Four Hills” tourism initiatives proposed by the Task Force on the Development of Tourist Attractions in enhancing ancillary facilities in country parks and introducing new amenities such as treetop adventure courses, outdoor museums for historic relics and new forms of camping sites. The Applicant would like to capitalise on this opportunity to advance eco-tourism in Heung Yuen Wai. The proposal also aims to optimise the existing land potential, particularly as a substantial portion of the campsite’s southern area will be affected by the land resumption policy for the proposed relocation of food control facilities from Man Kam To.

2 DEVELOPMENT PROPOSAL

2.1 Park Nature Hillside

- 2.1.1 The Application Site is a camping site known as 'Park Nature Hillside', which is operated by the Applicant. It is a stylish camping site that provides eco-tourism opportunities in the boundary area. The entire camp has a total of 17 camps/ caravans available for booking, accommodating about 80 campers.
- 2.1.2 The whole site is currently designated as a holiday camp, with a proposal of 11 camps/ caravans entirely fall within the "REC" zone and the remaining 6 camps/ caravans fall partly/entirely within the "GB" zone, which is the Application Site.

2.2 The Development

- 2.2.1 At the beginning, the holiday camp with caravans is restricted in the "REC" zone. Upon actual implementation of the holiday camp, there are feedbacks from campers to enlarge the camping ground area in order to create a spacious atmosphere. The operator thus considers to utilize the remaining private land and slightly extend the holiday camp operation area to the "GB" zone.
- 2.2.2 Taken into account of the Guide to Licence Applications for Guesthouse (Holiday Camp) - Caravan Camp Site under Cap. 349 the Hotel and Guesthouse Accommodation Ordinance, a minimum of 5m wide of unobstructed space shall be provided to any sides of a caravan and its annex. The Applicant also intended to provide a good accommodation design with spacious space between the proposed caravans and the tent/camps/caravans approved under STW No. 1638. As such, 6 caravans (accommodate a maximum of about 18 campers) within the "GB" zone is proposed to ensure compliance of the license requirement of caravan camp site and adoption of good accommodation design to provide spacious atmosphere for the campsite users¹ (**Diagram 2**).

¹ https://www.hadla.gov.hk/filemanager/en/docs/Guide_for_Caravan_Camp_Site_Eng.pdf

**Illustrative Diagram for the Separation Space
between Caravans and Other Structures/Buildings on a Caravan Camp Site**

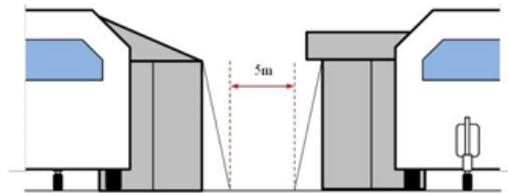
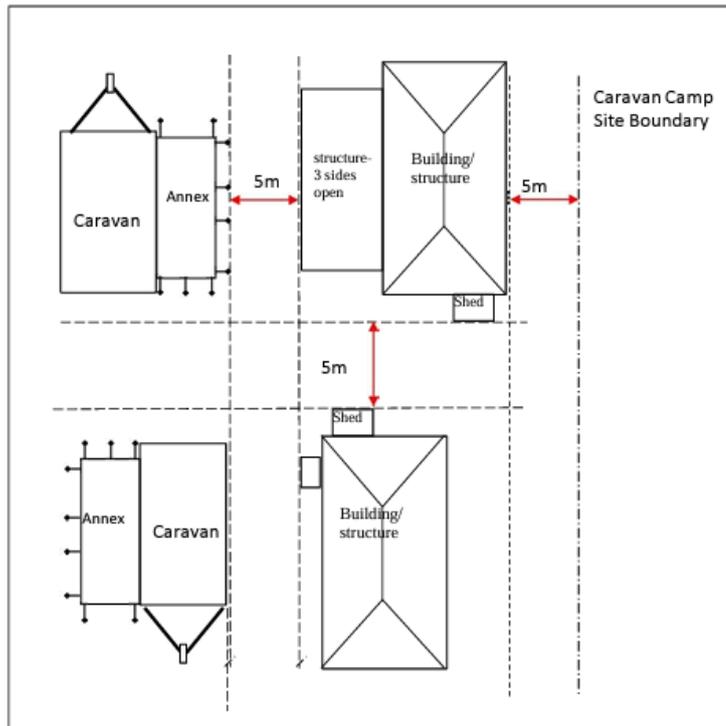


Diagram 2 Extract of the Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site

- 2.2.3 Neither construction of structures nor further land filling and excavation are anticipated. Refers to **Figure 1** for the indicative camps/caravans layout plan.
- 2.2.4 The Application Site will be managed and operated by the same operator of the former “Park Nature Hillside”. It is intended to operate 24 hours daily, from Monday to Sunday including public holidays.
- 2.2.5 The relevant campsite scheme was submitted to various Government Departments for approval of Short-Term Waiver No. 1638 in 2022. The Application Site has been designated for camping ground use already.
- 2.2.6 Taking into consideration that no additional building or structure will be erected on the Application Site, it satisfies the special conditions of the Short-Term Waiver. No modification of the existing Short-Term Waiver is expected.
- 2.2.7 With respect to the ecological and environmental value of the “GB” zone, it is

proposed native/perennials plants should be used in the “GB” portion of the Site to promote sustainability.

2.2.8 The use of native vegetation will help maintain local biodiversity, enhance habitat connectivity and support the natural character of the surrounding landscape. Perennial species, in particular, require less maintenance and irrigation, thereby reducing resource consumption and minimizing disturbance to the local environment.

2.2.9 Compared with the previous application No. (A/NE-TKLN/96) which includes only the “GB” portion of the Application, the current application has minimized the area that encroach onto “GB” zone and placing more caravans in the “REC” zone. Comparison of the development parameters are summarized below for easy reference:

Development Parameters	Whole Site	Previous Application (A/NE-TKLN/96)	Application Site (GB portion)	Changes
Lot No.	Lots 20 RP, 21, 22, 23 (Part), 24, 25, 28, 31, 33, and 37 in D.D. 80	Lots 20 RP (Part), 21 (Part), 22 (Part), and 25 (Part) in D.D. 80	Lots 21 (Part) and 22 (Part) in D.D. 80	Without Lots 20 RP 23 and 25
Zone	“GB” (about 19% in Whole Site area) “REC” (about 81% in Whole Site area)	“GB”	“GB”	N/A
Application Site Area	About 7,385 sq.m.	About 1,902 sq.m. <i>(Form part of the Whole Site area of 7,385 sq.m.)</i>	About 1,356 sq.m. <i>(Form part of the Whole Site area of 7,385 sq.m.)</i>	-546 sq.m. (-28%)
Total Number of Building/ Structure	14	-	-	-
Maximum Height	Not exceeding 6m or 2 storeys ^ for structures, tents/camps/ caravans	Not exceeding 3.5m or 1 storey for tents / camps / caravans	Not exceeding 3.5m or 1 storey for tents/camps/c aravans	-
Total Built Over Area	Not exceeding 830.5 sq.m. of built over area ^	N/A *	N/A *	N/A
Covered Area of Camp / Caravan	Not more than 661.5 sq.m.	Not more than 283.5 sq.m.	Not more than 188.9 sq.m.	-94.6 sq.m. (-33%)
Total Plot	Not exceeding	N/A *	N/A *	N/A

Development Parameters	Whole Site	Previous Application (A/NE-TKLN/96)	Application Site (GB portion)	Changes
Ratio	0.2			
Total No. of Camps/ Caravans	17	12 partially on "GB" zone (Form part of total 17 nos.)	6 partially/entirely on "GB" zone (Form part of total 17 nos.)	-6 (-50%)
Maximum Number of Campers	Not more than 80 ^	About 36 (Form part of the total 80 campers^)	About 28 (Form part of the not more than 80 campers^)	-8 (-22%)
Parking Provision	2 private car parking spaces for staff only; 1 light bus pick-up/drop-off space for visitor (upon reservation only) ^	-	-	-

* Camps/ Caravans are not countable for gross floor area

Camps/ Caravans are not considered as building nor structure nor support for any building or structure

^ As approved when the STW No. 1638 was granted

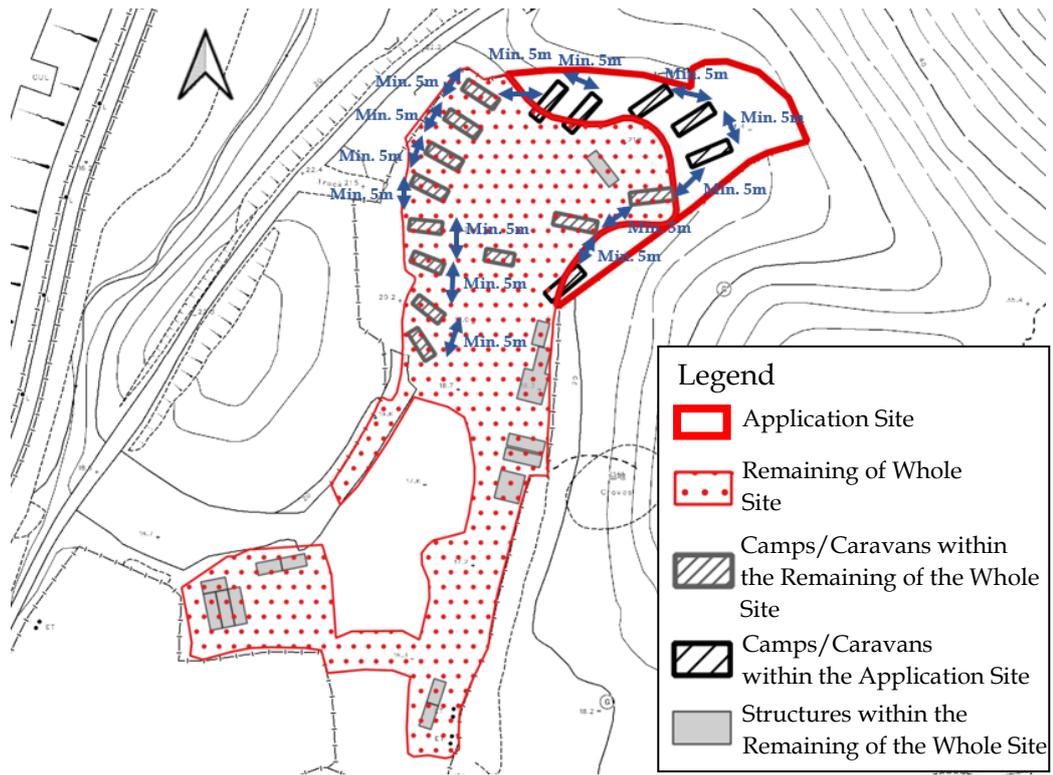


Diagram 3 Location of Camps/Caravans
 (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

3 PLANTING PROPOSAL

3.1 Development Context

Northern Metropolis Development Strategy

- 3.1.1 The Government proposes to develop Hong Kong's Northern Metropolis as a metropolitan area suitable for living, working, and tourism, integrating high-quality living, industrial development, and cultural and leisure amenities.

Spatial Disturbance Mitigation Strategy

- 3.1.2 The spatial configuration of caravans complies with the 5-metre separation distance stipulated under hotel licensing requirements and incorporates an elevated design to avoid damage to the soil within the "GB" zone. The Licensing Office requires provision of a vehicle access route reaching within 30 metres of the campsite, with a minimum width of 4.5 m, a minimum headroom clearance of 4.5 m, and capacity to support firefighting vehicles weighing up to 18 tonnes. Vegetation cover beneath the caravans will be retained to facilitate their prompt removal and full land reinstatement upon expiry of the planning permission for temporary holiday camp.

Pre-and Post-Development Comparison of "GB" Zone

- 3.1.3 The whole campsite falls within private land. Diagrams 4 – 7 illustrates no ecological degradation within the "GB" zone boundaries before and after development. Caravan supporting columns, which each occupying 0.36 square metres, account for only 0.73 percent of the total 1,902 sq.m of the "GB" zone in the area.



Diagrams 4-7 Site Photos of the Campsite Taken in 2023 and 2026

Green Belt zoning under Ta Kwu Ling North OZP

3.1.4 The Application Site falls within the “Green Belt” (“GB”) zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (“the OZP”). While ‘holiday camp’ use is a Column 1 use (always permitted use) in “REC” zone, it is a Column 2 use (uses that requires planning permission) in “GB” zone. Thus, planning permission is required from the Board to operate the existing holiday camp.

3.1.5 Hence, a planting proposal has been developed based on the above context to mitigate potential impacts arising from the development and to enhance the existing environmental quality of the Site, thereby creating a more pleasant and sustainable environment for public enjoyment in Heung Yuen Wai.

3.2 Planting Design Strategies

Ecological Priority Principle

3.2.1 To respect natural processes by prioritising indigenous tree species to foster self-sustaining ecosystems capable of natural regeneration.

Site-Appropriate Planting Principle

3.2.2 Plants are selected based on specific site conditions to optimise survival rates and growth performance, ensuring long-term viability.

Ecological Priority Principle

3.2.3 The Government proposes to develop Hong Kong's Northern Metropolis as a metropolitan area suitable for living, working, and tourism, integrating high-quality living, industrial development, and cultural and leisure amenities.

Landscape Aesthetics Principle

3.2.4 To emphasise the coordination of elements including colour, form and seasonal variations to create visually layered, harmonious and appealing landscapes.

Functional Practicality Principle

3.2.5 To adopt greening measures which deliver practical benefits including shade provision, noise attenuation, spatial definition and visual guidance.

Economic Sustainability Principle

3.2.6 Through plant selection and maintenance strategies to balance cost-effectiveness and minimise long-term operational and upkeep expenses.

3.3 Environment Enhancement and Conservation Measures

3.3.1 The following measures aim to improve environmental quality, biodiversity

and sustainability while aligning with aforementioned strategies for ecological stewardship:

- **Ecological Environment Improvement:** The tree planting programme will create an optimal campsite planting environment, enhancing plant diversity and elevating the quality of outdoor spaces to foster public enjoyment of recreational areas.
- **Biodiversity Protection:** Complementary plant community assemblages will provide nectar sources for insects (i.e. butterflies), as well as fruits and seeds for birds and bats, thereby supporting local fauna.
- **Beautification of the Site and Its Surrounding:** It enhances the visual amenity of the Heung Yuen Wai Boundary Control Point, contributing to the formation of a distinctive urban identity.
- **Promotion of Sustainable Development:** A long-term commitment is made to the conservation and management of the remaining site areas, ensuring enduring environmental protection.

3.4 Site Condition

3.4.1 The Application Site is located in Ta Kwu Ling North, at the foot of Pak Fu Shan. It consists of sloping terrain with terraced undulations. Existing soil condition is fertile with good drainage system to discharge the water. It is subtropical monsoon climate with distinct seasons in Hong Kong.

3.5 SWOT Analysis

This following SWOT analysis is to evaluate the development proposal's strategic positioning within its zoning and policy context.

Strengths

- convenient accessibility
- a solid vegetation base
- surrounded by an aesthetically pleasing natural environment

Weaknesses

- inadequate prior planning
- limited plant species diversity
- patches of infertile soil

Opportunities

- represents the sole development in the area compatible with Recreation zoning in the local area, with slight extension to the adjoining Green Belt area which can be tolerated
- supported by recent government policies

3.6 Master Plan for Planting

3.6.1 The planting design aims to respond to site context, building form, and

function while delivering a high-quality scheme that prioritises environmental sustainability and user needs. It promotes ecological resilience through stable plant communities adapted to local conditions and integrates seamlessly with the surrounding urban and natural context. The design also accommodates diverse activities for leisure, recreation and healthier lifestyle, applying interdisciplinary principles and aesthetic elements to enhance functionality and visual appeal.

3.6.2 The planting design of the Holiday Campsite should consider the following relevant guidelines/ legislation:

- Hong Kong Planning Standards and Guidelines;
- Design Manual: Barrier Free Access 2008 (Building Department);
- Town Planning Board Guidelines No. 10;
- PNAP APP 152 – Sustainable Building Design Guidelines (2019 version);
- LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease;
- PlanD’s PNPP No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
- Guidance Notes for Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131)

3.6.3 To ensure that the Proposed Development blends in with its surroundings, a number of design principles have been incorporated into the layout. These can be summarised as follows (**Diagram 4**):

Entrance Planting Area

3.6.4 To create the campsite's first impression through signature plants and landscape features, fostering a warm and welcoming atmosphere.

Leisure and Recreation Area

3.6.5 Centred on lawns to ensure open sightlines and ample sunlight, serving as the primary activity zone

Core Camping Area

3.6.6 Primarily designated for glamping units to accommodate overnight stays.

Preserve Area

3.6.7 Comprises existing lawns and trees to be retained in order to prioritise enhancement.

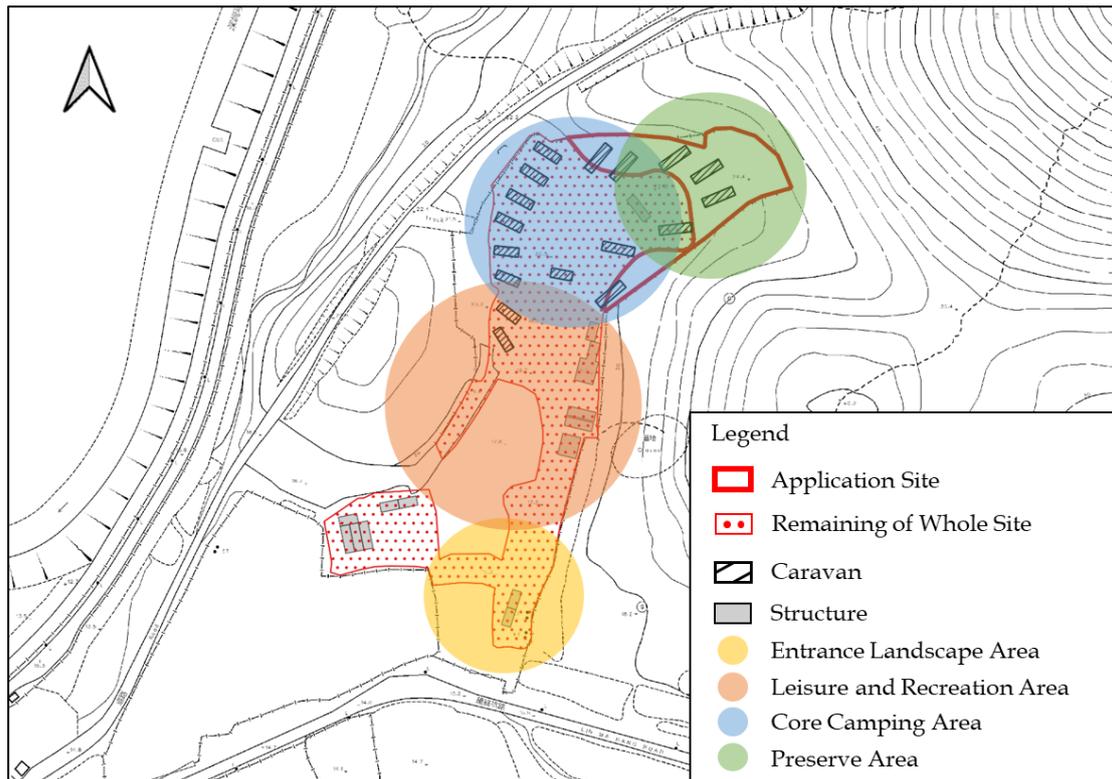


Diagram 8 Spatial Diagram of the Existing Campsite
 (Source: HK GEODATA STORE, HKSAR Government)

3.7 Planting Proposal

3.7.1 The planting design aims to respond to site context, building form, and function while delivering a high-quality scheme that prioritises environmental sustainability and user needs. It promotes ecological resilience through stable plant communities adapted to local conditions and integrates seamlessly with the surrounding urban and natural context. The design also accommodates diverse activities for leisure, recreation and healthier lifestyle, applying interdisciplinary principles and aesthetic elements to enhance functionality and visual appeal (**Diagram 5**).

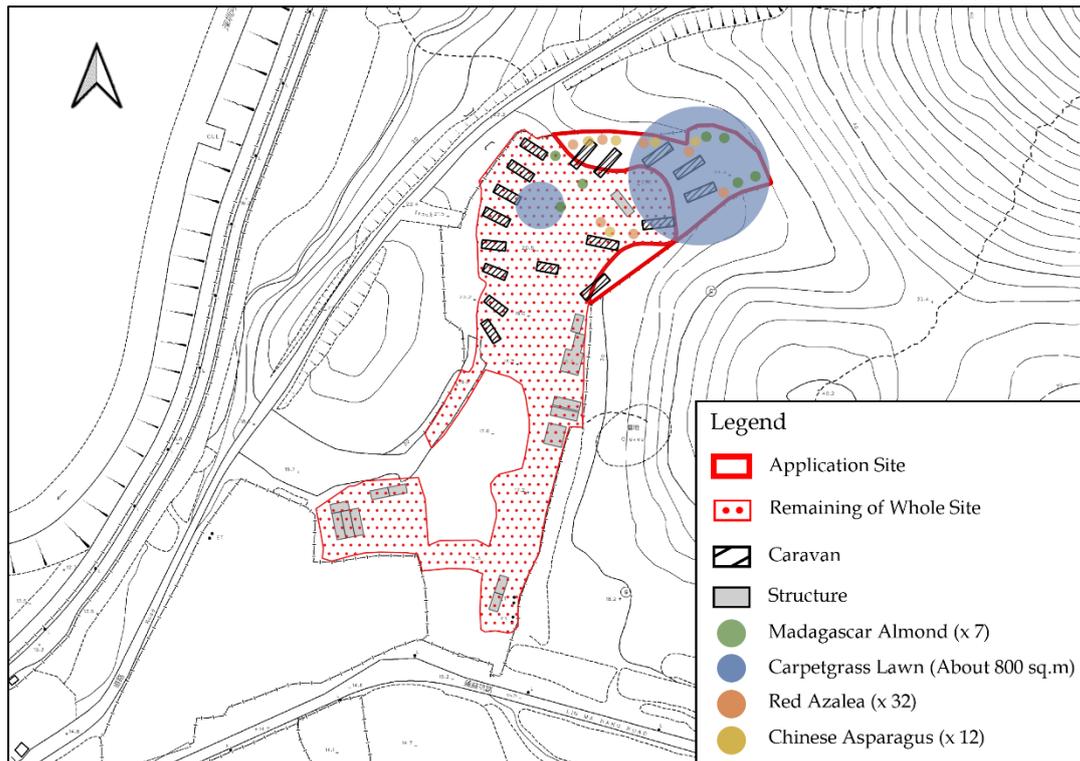


Diagram 9 Proposed Planting Design
 (Source: HK GEODATA STORE, HKSAR Government)

3.7.2 Proposed plant species including:

- **Madagascar Almond** (*Terminalia mantaly* H. Perrier):

It produces elliptical drupes resembling olives, with edible kernels. Seeds are dispersed via sea currents and bats. It provides habitat and food for native insects and birds

Height: 5 m

Trunk Diameter: 10 cm

- **Carpetgrass Lawn:**

It exhibits exceptional ecological value through its extensive root system, which effectively stabilises soil, prevents erosion, and controls sand movement. It is ideal for environmental greening, air quality improvement, slope protection and dust suppression

- **Red Azalea** (*Rhododendron simsii*)

It blooms vibrantly each spring, supplying early nectar for pollinators such as bees and butterflies. It is essential for sustaining local biodiversity within the ecosystem.

Height: 50 cm

- **Chinese Asparagus** (*Asparagus cochinchinensis*)

It features a robust root system that anchors soil, retains moisture, and supports watershed protection. Suited to indigenous habitats, it offers shelter for small fauna and flora while enriching understory layers for enhanced community stability. An excellent choice for ecological restoration and barren hill greening. the ecosystem.

Height: 50 cm

3.7.3 Details of the proposed plant species are listed in **Annex 1**.

3.8 Implementation

Phase 1: Preparation (Weeks 1-2)

3.8.1 This includes site clearance, survey and setting out, soil testing and improvement, and nursery stock procurement and acceptance inspection.

Phase 2: Earthworks (Weeks 3-4)

3.8.2 This stage encompasses site levelling and terrain shaping to establish a stable foundation for subsequent planting activities.

Phase 3: Planting Works (Weeks 5-8)

3.8.3 This stage involves planting of trees, shrubs, ground covers and installation of turf lawns.

Phase 4: Maintenance (Week 9 and after)

3.8.4 It comprises regular irrigation, fertilisation, pruning and pest/disease management to sustain the desired landscape performance.

3.9 Maintenance and Management

Daily Maintenance

Irrigation

3.9.1 Watering will be scheduled according to weather conditions and plant requirements to maintain adequate soil moisture levels.

Fertilisation

3.9.2 Regular application of fertilisers will supply essential nutrients for sustained plant growth and vigour.

Pruning

3.9.3 Timely removal of dead, diseased, and overcrowded branches will preserve optimal plant form and structure.

Pest and Disease Control

3.9.4 Routine inspections will facilitate early detection and prompt treatment of pests and diseases.

Seasonal Maintenance

Spring

- 3.9.5 Focus on bud-break management with timely irrigation and fertilisation to support new growth.

Summer

- 3.9.6 Implement heat stress mitigation through increased watering frequency and enhanced pest/disease control measures.

Autumn

- 3.9.7 Prepare for dormancy by promptly clearing fallen leaves to maintain site hygiene.

Winter

- 3.9.8 Provide frost protection and insulation measures to safeguard plants against cold conditions.

Type

Number

Tent/ Camp/ Caravan within
Application Site

= 6

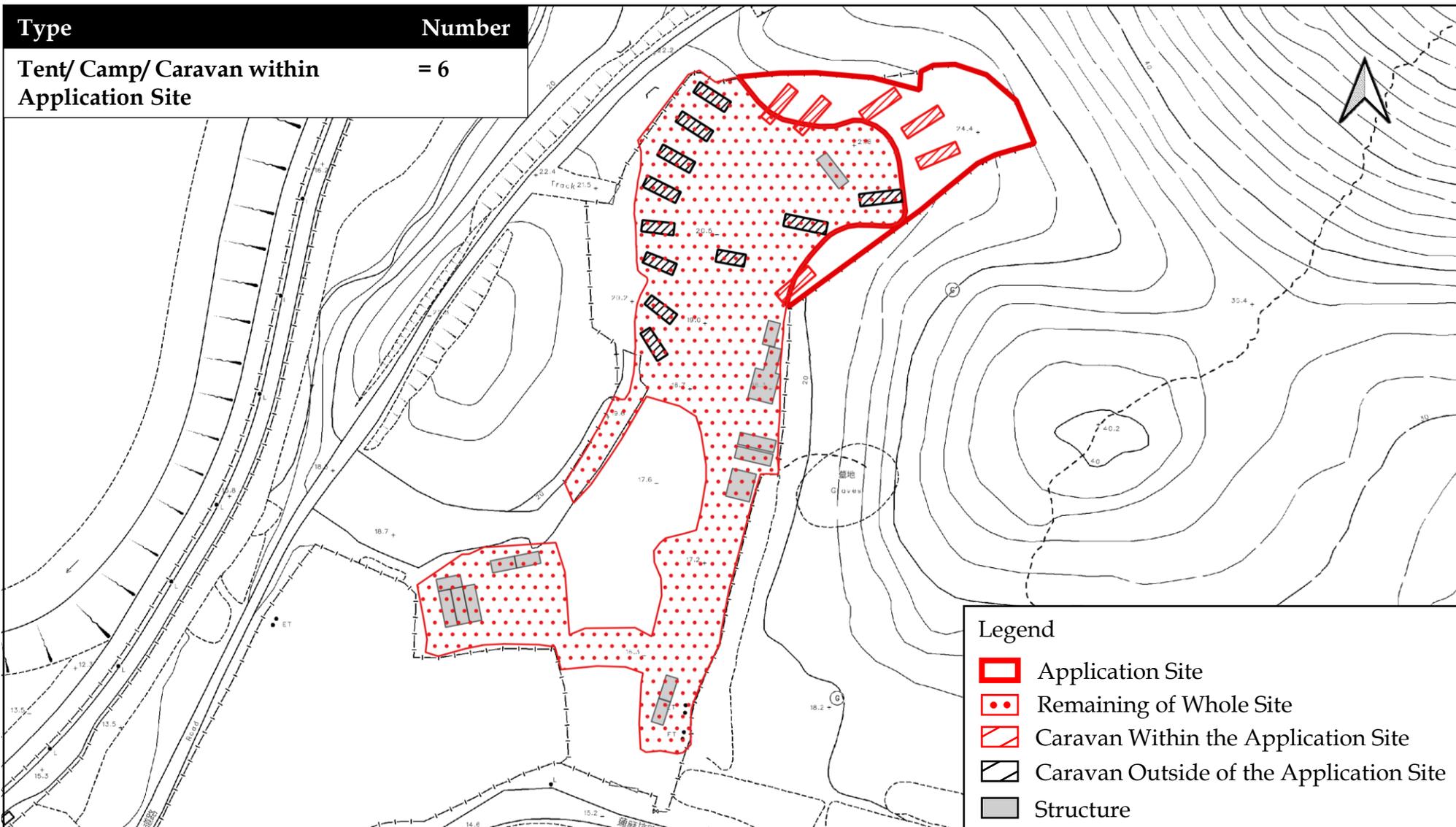


Figure 1 : Indicative Camp/Caravan Layout Plan

(For reference only. Not to scale.)

Section 16 Application for Temporary Holiday Camp for a Period of
3 Years at Various Lots in D. D. 80

(Source: HK GEODATA STORE, HKSAR Government)