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Timothy Wai Pui WU/PLAND

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副本: Timothy Wai Pui WU/PLAND; 'Junior'
主旨: Planning Application No. A/NE-TKLN/122 - Supplementary Information
附件: A_NE-TKLN_122_Application Form_replacement page.pdf; A_NE-TKLN_122_Planning Statement_replacement page.pdf; A_NE-TKLN_122_Figures.pdf

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

Dear Sir/Madam,

Enclosed please find the supplementary information of the captioned application for your processing.

Regards,
Larissa Wong

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited

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(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	<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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(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		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		%	<input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	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) _____ _____		
		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) _____ _____	



2 THE APPLICATION SITE AND 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" zone¹, which is the Application Site. The remaining parts of the Site are grassed as a landscaped area.

2.1.3 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. According to a report by the Consumer Council published on 17 June 2024, both campsites are among the few studied sites providing "glamping" services which explicitly declared purchase of third-party liability insurance. 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).

2.1.4 The Applicant is intended to regularize the "GB" zone of the Application Site as a holiday camping site, and hence, submit this Application for the Board consideration. An application for a Guesthouse Licence regarding part of the holiday camping site was submitted to the Home Affairs Department and was approved in August 2025.

2.2 Land Status

2.2.1 The Application Site (the 'Park Nature Hillside' campsite) falls within the boundaries of Lot Nos. 21 (Part) and 22 (Part) in Demarcation District 80 ("**the Application Site**") (Figure 3).

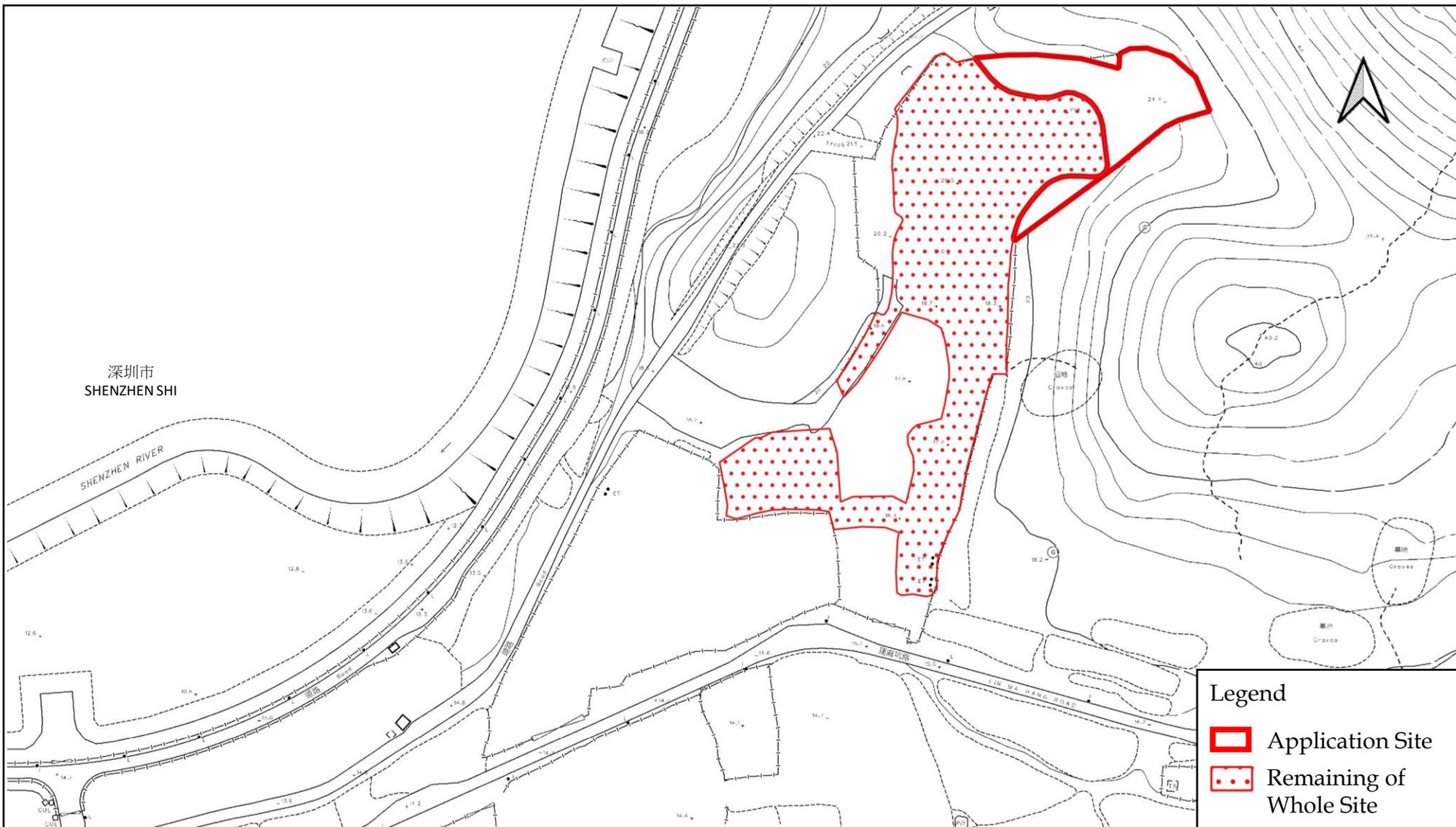
2.2.2 The campsite is subject to a Short Term Waiver No. 1638 which covers the Lot Nos. 20 RP, 21, 22, 23, 24, 25, 28, 31, 33, and 37 in Demarcation District 80 for the purpose of Holiday Camp with associated facilities. The Lot Nos. are covered by a Short Term Waiver.

2.3 Current Condition of the Application Site

2.3.1 The Application Site covers an area of about 1,356 square metres ("sq. m.") out of the entire existing campsite of 7,385 sq. m. The Application Site completely falls within the "GB" zone.

2.3.2 The Site abuts two local access roads on its west and northwest which

¹ The 4 camps/ caravans that falls partly/entirely within the "GB" zone is expected to accommodate about 12 campers.



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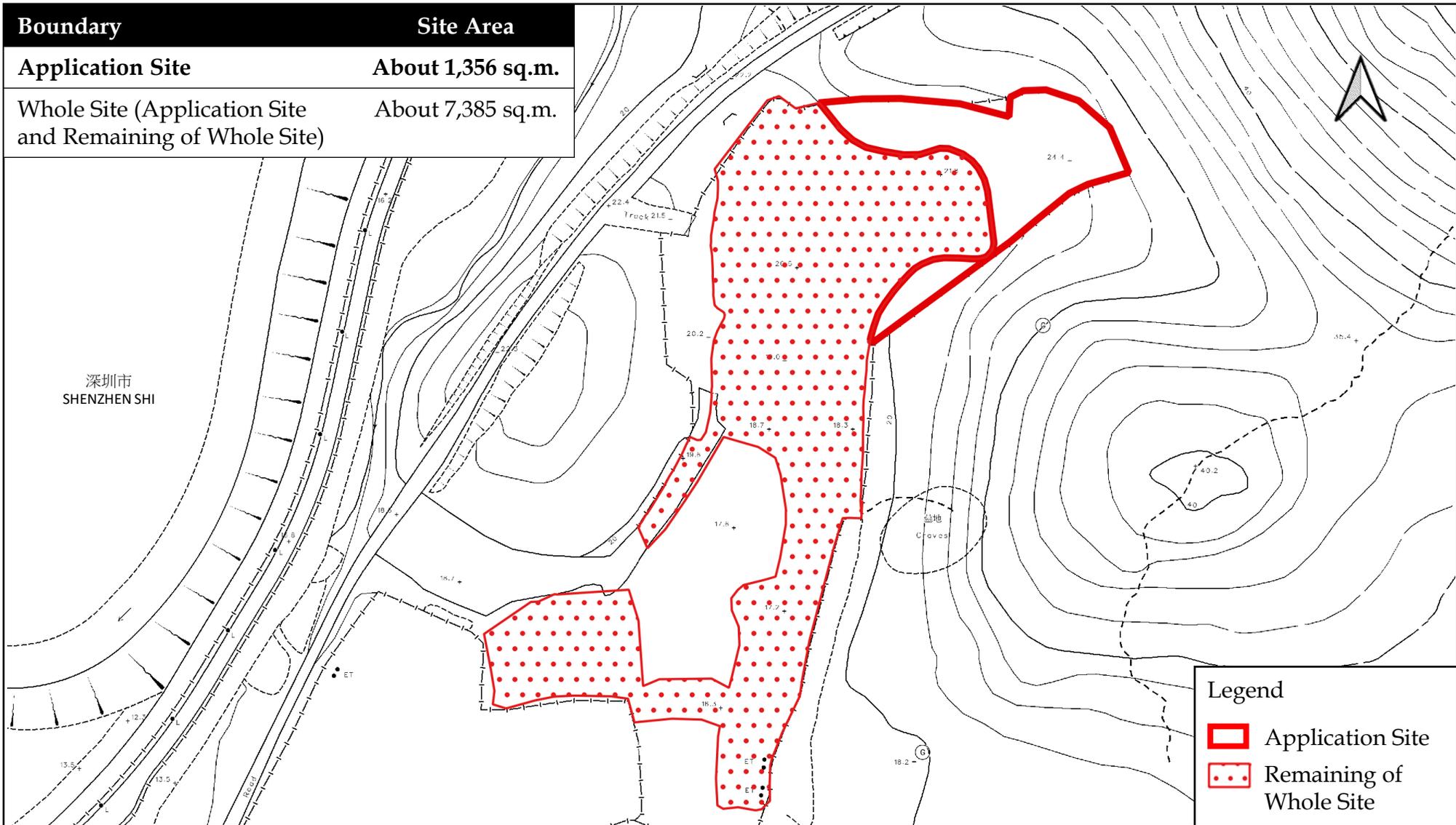
Figure 1 : Location Plan

(For reference only. Not to scale.)

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

(Source: HK GEODATA STORE, HKSAR Government)

Boundary	Site Area
Application Site	About 1,356 sq.m.
Whole Site (Application Site and Remaining of Whole Site)	About 7,385 sq.m.



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

Figure 2 : Site Plan

(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)

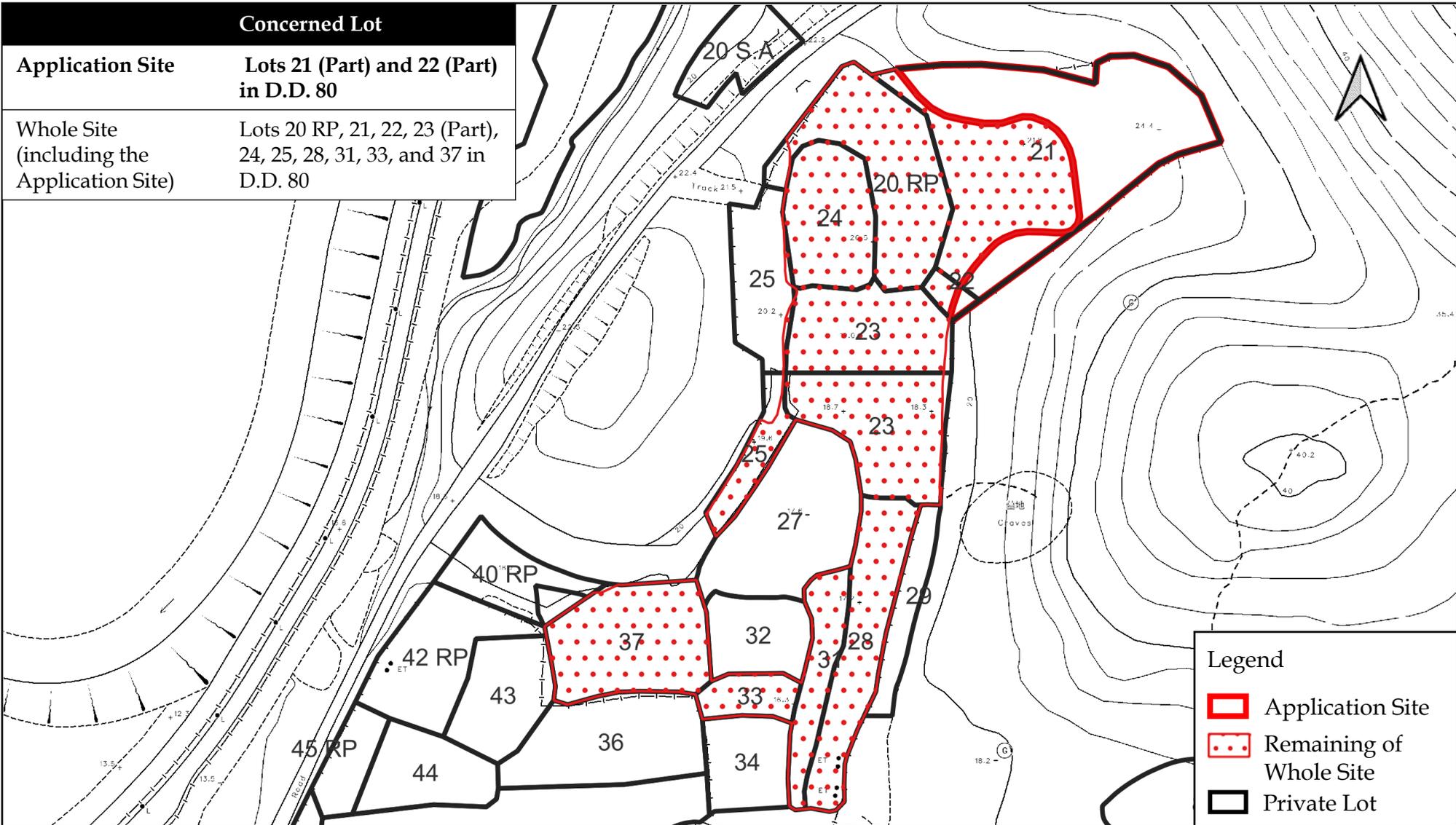
Concerned Lot

Application Site

**Lots 21 (Part) and 22 (Part)
in D.D. 80**

**Whole Site
(including the
Application Site)**

**Lots 20 RP, 21, 22, 23 (Part),
24, 25, 28, 31, 33, and 37 in
D.D. 80**



Legend

- Application Site
- Remaining of Whole Site
- Private Lot

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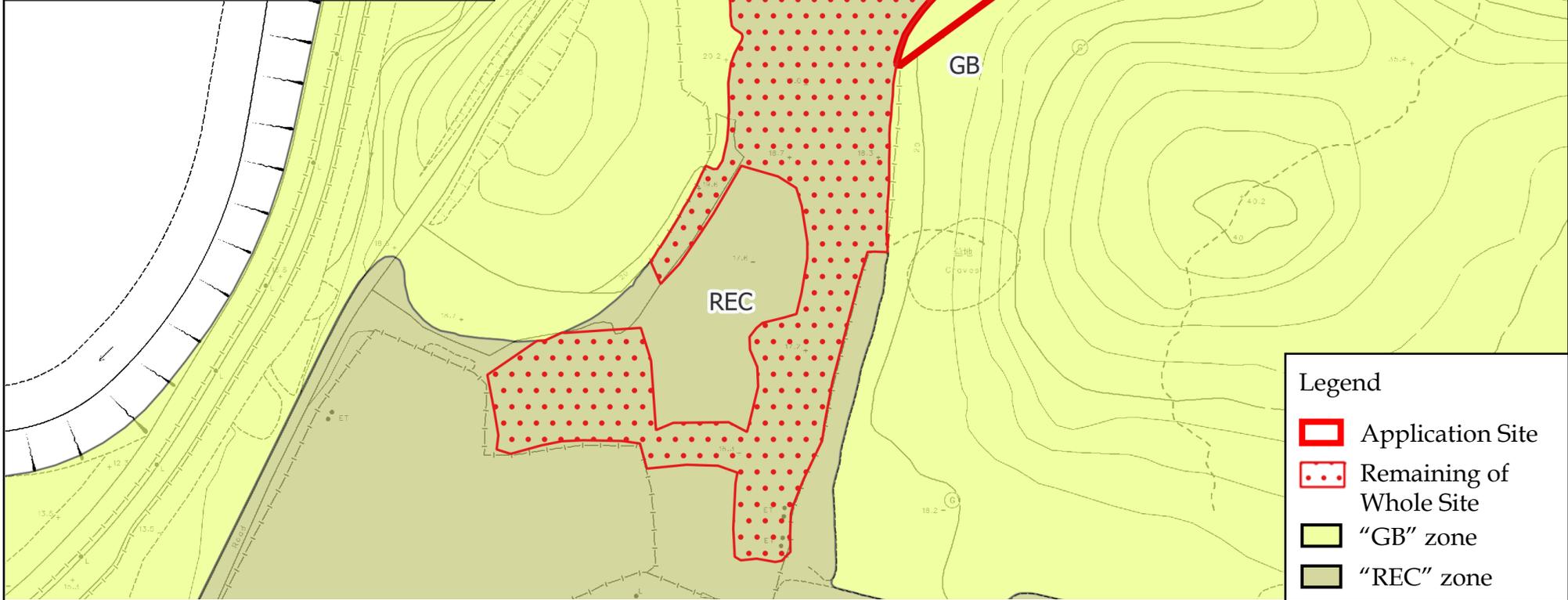
Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years at Various Lots in D. D. 80

Figure 3 : Land Status Plan

(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)

Land Use Zoning	Site Area
“Green Belt” (“GB”) (Application Site)	About 1,356 sq.m.
“Recreation” (“REC”) (Remaining of Whole Site)	About 6,029 sq.m.



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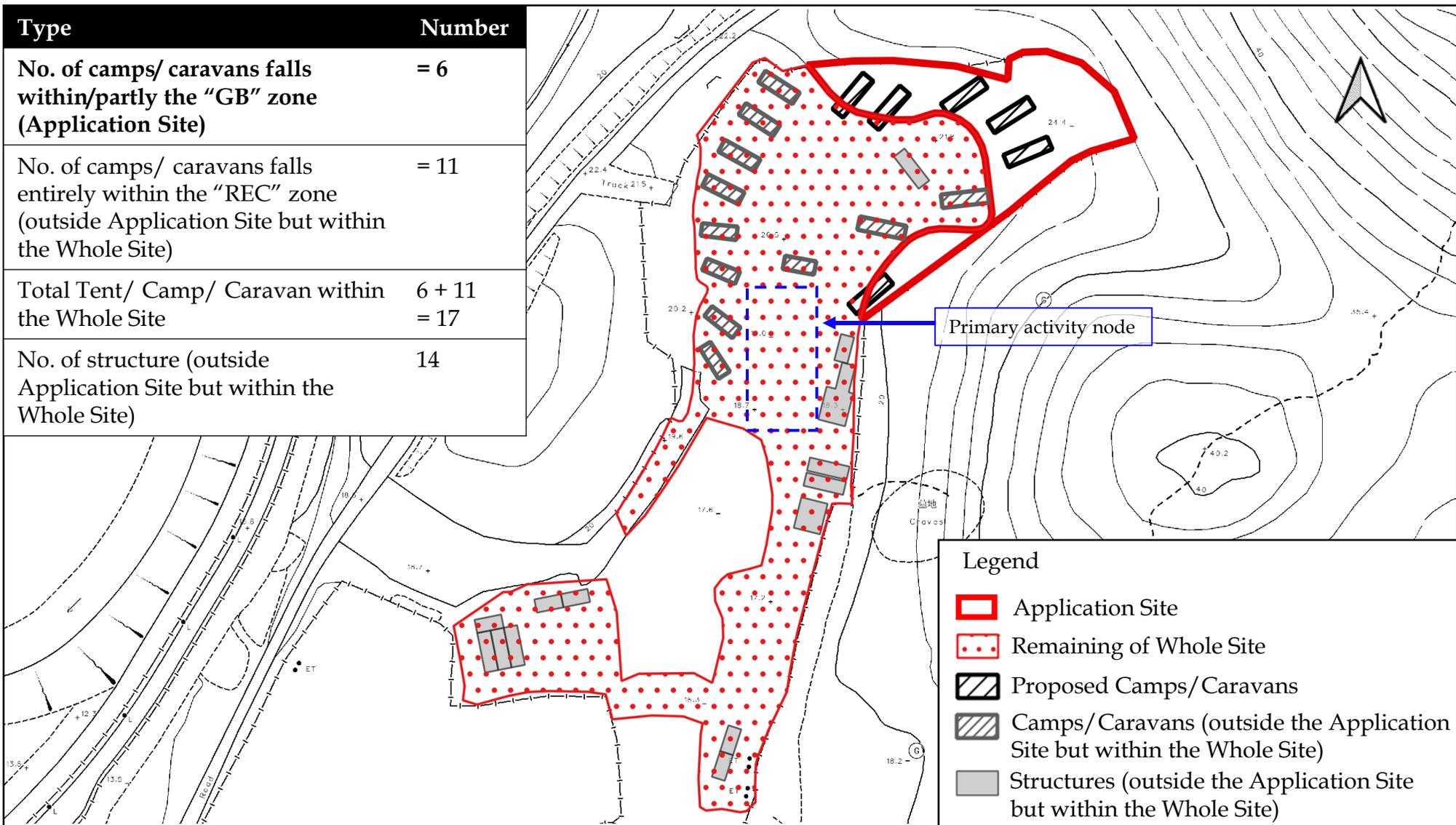
Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years at Various Lots in D. D. 80

Figure 4 : Extract of Outline Zoning Plan

(For reference only. Not to scale.)

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)

Type	Number
No. of camps/ caravans falls within/partly the "GB" zone (Application Site)	= 6
No. of camps/ caravans falls entirely within the "REC" zone (outside Application Site but within the Whole Site)	= 11
Total Tent/ Camp/ Caravan within the Whole Site	6 + 11 = 17
No. of structure (outside Application Site but within the Whole Site)	14



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Figure 5 : Layout Plan

(For reference only. Not to scale.)

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

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)