

## **ANNEX 2**

# **UPDATED PLANNING STATEMENT AND FIGURES**





## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

This Application is submitted to the Town Planning Board under Section 16 of the Town Planning Ordinance for a temporary holiday camp for a period of 3 years (“**the Proposed Development**”) at Lot Nos. **21 (Part) and 22 (Part)** in Demarcation District 80 (“**the Application Site**” or “**the Site**”).

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. This Application is intended to regularize the existing holiday camp and no additional structures will be constructed nor filling of land or excavation works will be carried out under the Proposed Development.

This Application is critical to support the continued operation of the approved camping site under the License for the Holiday Camp. It is totally in line with the Government’s direction of “**Tourism is Everywhere in Hong Kong**”. It also echoes Northern Metropolis Action Agenda to support eco-tourism opportunities and the boundary economy of the Heung Yuen Wai Boundary Control Point. The Proposed Development is compliant with the “Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB-PG-No. 10) and supports the long-term planning intention of “**GB**”. Similar applications in the “**GB**” zone have also been approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就丈量約份第 80 約第 21 號(部份)及第 22 號(部份)地段(下稱「申請地點」)的用地，向城市規劃委員會(下稱「城規會」)申請作臨時度假營，為期 3 年(下稱「擬議發展」)。

申請地點現時於《打鼓嶺北分區計劃大綱圖編號 S/NE-TKLN/2》(下稱「大綱圖」)劃作為「綠化」地帶。申請獲准後，擬議發展包括將申請地點作為臨時度假營及填土用途。擬議發展中不會建造任何構築物，亦不會牽涉進一步填土和挖掘工程。

申請對於支持已經批准及營運中的營地可否持續營運至關重要。**申請有助推動政府有關於「無處不旅遊」的策略。**申請亦響應北部都會區行動綱領 2023，支持生態旅遊以及香園圍邊境管制站附近的邊境經濟發展。擬議發展符合「城市規劃委員會規劃指引－擬在綠化地帶進行發展而按照城市規劃條例第 16 條提出的規劃申請」(規劃指引編號 10)的要求，並支持打鼓嶺北「綠化地帶」的長遠規劃意向。而且於「綠化地帶」亦已有不少相關申請曾被批准。擬議發展亦不會對交通、視覺、景觀、排水和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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## 1 INTRODUCTION

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### 1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a temporary holiday camp for a period of 3 years (hereinafter referred to as the “**Proposed Development**”) at Lot Nos. 21(Part) and 22(Part) in Demarcation District 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**”) (**Figure 4**). While ‘holiday camp’ use is a Column 1 use (always permitted use) in “REC” zone for the whole camping site, it is a Column 2 use (uses that requires planning permission) in “GB” zone for the Application Site. Thus, planning permission is required from the Board to operate the “GB” portion of the existing holiday camp.
- 1.1.3 According to Index of Terms commonly used by the TPB as a reference for interpreting various planning terms used in statutory plans, “Holiday Camp” meaning any place where huts, cabins, shelters such as tents and caravans, or other structures are put up as short-term accommodation for leisure for people on outings or on vacation.



## 2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

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### 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 tents/ 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 tents/ caravans entirely fall within the "REC" zone and the remaining 6 tents/ caravans fall partly/entirely within the "GB" zone<sup>1</sup>, 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. According to the Short Term Waiver, the concerned Lots are allowed to erect the building(s) and structure(s).

### 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.

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<sup>1</sup> The 6 tents/ caravans that falls partly/entirely within the "GB" zone is expected to accommodate about 28 campers.



2.3.2 The Site is situated at the north of Lin Ma Hang Road and southwest of Pak Fu Shan. Besides, it is located at the northeast of Heung Yuen Wai Boundary Control Point. The Site is accessible from Lin Ma Hang Road and a local access road on its southwest which eventually connects to Lin Ma Hang Road (Diagram 1).

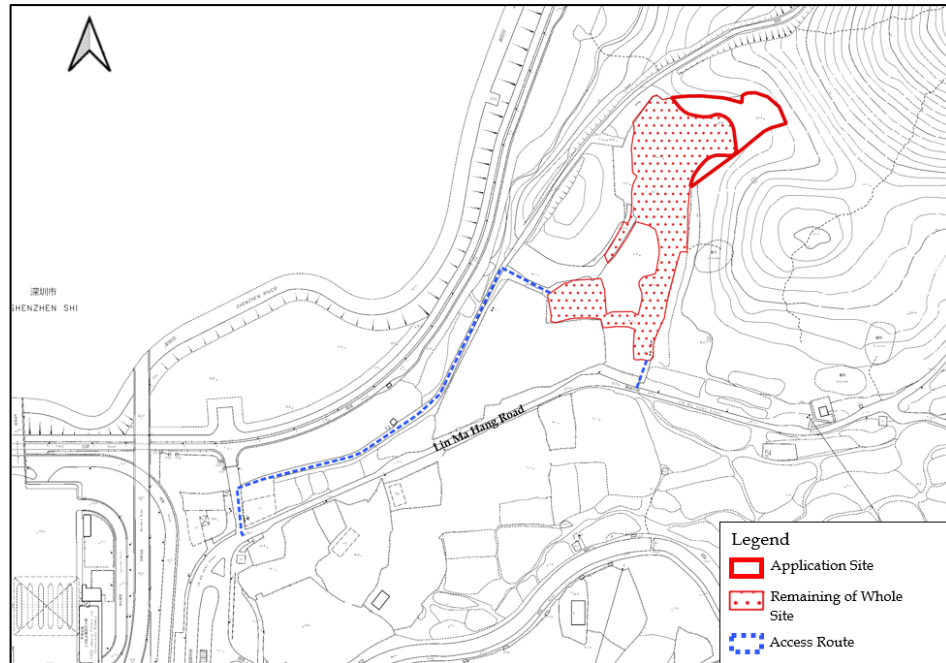
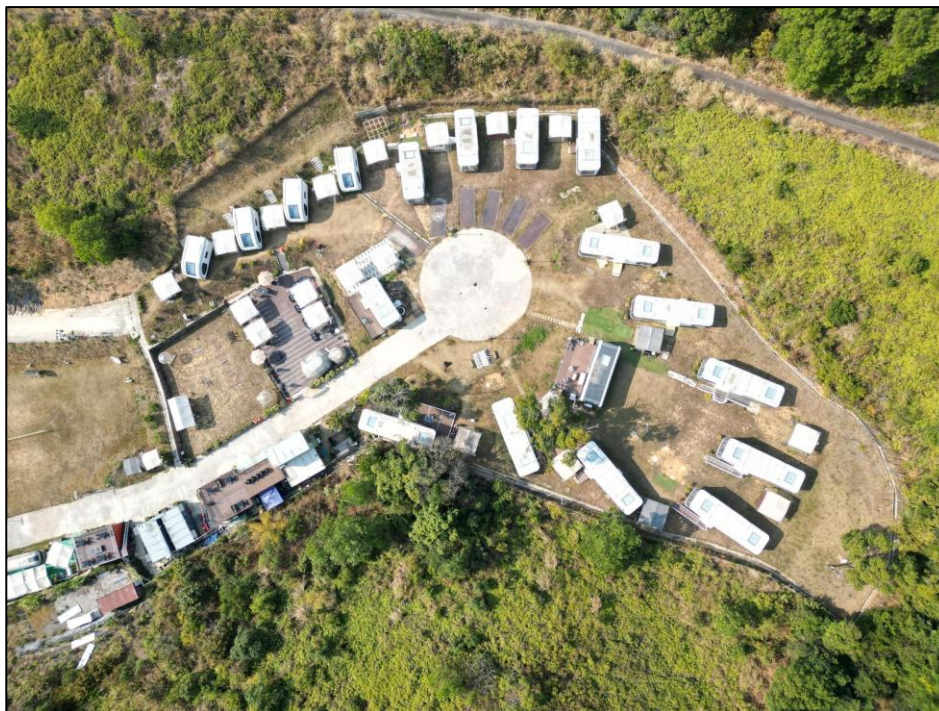


Diagram 2 Access Routes to the Campsite

2.3.3 Part of the “GB” zone was previously paved with concrete, and have been reinstated which is excluded in this current Application (Diagram 2).





**Diagram 2** Existing Condition

2.3.4 **Figure 1** illustrates the location of the Application Site and its immediate vicinity, with **Figure 2** illustrates the site plan.

## 2.4 Surrounding Context

2.4.1 Ta Kwu Ling is a sub-urban area located in the northern area of New Territories which is comprised of multiple villages. The predominant land uses are vehicle parking, storage, temporary and domestic structures, as well as vacant land. Ta Kwu Ling forms one of the three new development areas currently being planned for North District, in parallel with Fanling North and Kwu Tung North. Ta Kwu Ling North is positioned to the north of Tsung Yuen Ha Chuen. The area is accessible via Lin Ma Hang Road in Ta Kwu Ling North, which is the major road in Ta Kwu Ling North. The major transportation mode is by bus or minibus, connecting Ta Kwu Ling North to several MTR stations and public minibus terminal.

2.4.2 The Application Site is located at the northern edge of Ta Kwu Ling, with



village houses, temporary structures and car parks surrounding the Site. Tsung Yuen Ha is situated between the middle and eastern section of Ling Ma Hang Road. Going south along the Lin Ma Hang is Chuk Yuen, and further east is Ha Heung Yuen.

## 2.5 The Proposal

2.5.1 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.

2.5.2 According to *A Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under Cap. 349 the Hotel and Guesthouse Accommodation Ordinance*, para. 1.15 requires that a minimum of 5m wide of unobstructed space shall be provided to any sides of a caravan and its annex. Besides, para. 1.16 requires the following requirements on site location shall be complied with:

- a) there shall be a vehicular access to allow emergency vehicles to reach within 30m from the caravan camp site;
- b) such access, serving as an emergency vehicular access, shall be not less than 4.5m in width with a headroom clearance of 4.5m and be capable of withstanding the loading of 18 tonnes fire appliances. Detailed emergency vehicular access requirement will be imposed upon receipt of a formal application and after subsequent site inspection by staff of the Licensing Authority; and
- c) a standard pedestal type fire hydrant shall be made available within 100m of the caravan camp site.

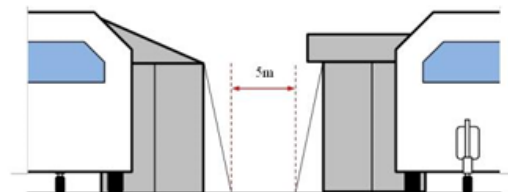
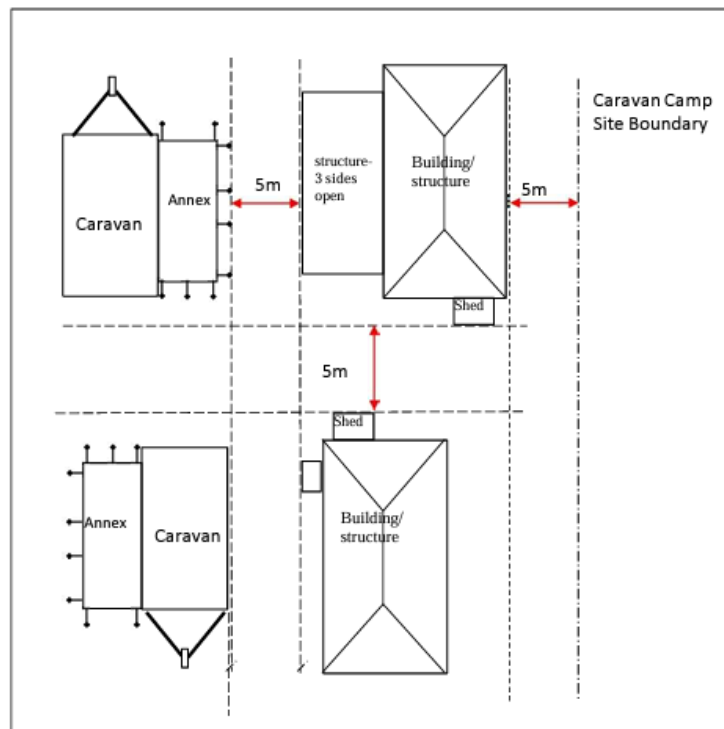
2.5.3 The Applicant also intended to provide a good accommodation design with spacious space between the proposed caravans and the tents/caravans. As such, 6 caravans (accommodate a maximum of about 28 campers) within the “GB” zone is proposed to ensure compliance of the license requirement of caravan camp site and adoption of good accommodation design to provide spacious atmosphere for the campsite users<sup>2</sup> (Diagram 3).

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<sup>2</sup> *A Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under Cap. 349 the Hotel and Guesthouse Accommodation Ordinance*



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



**Diagram 3** Extract of A Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site

- 2.5.4 Neither construction of structures nor further land filling and excavation are anticipated. Refers to **Figure 5** for the indicative tents/ caravans layout plan. Although the Site is currently occupied by caravans, this application includes tents/caravans use to allow flexibility for meeting the changing customer needs.
- 2.5.5 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. Reservation is required for camping at the Site.
- 2.5.6 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.



2.5.7 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.

2.5.8 For sewage treatment and disposal of the Application Site, there are connections to the septic tanks situated within the existing campsite in the "REC" zone.

2.5.9 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.

2.5.10 Compared with the previous application No. (A/NE-TKLN/96), the current application has minimized the area that encroach onto "GB" zone by 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 (Compared to previous application)
Lot No.	Lot Nos. 20 RP, 21, 22, 23 (Part), 24, 25, 28, 31, 33, and 37 in Demarcation District 80	Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), and 25 (Part) in Demarcation District 80	Lot Nos. 21 (Part) and 22 (Part) in Demarcation District 80	Without Lot Nos. 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/ caravans	Not exceeding 3.5m or 1 storey for tents / caravans	Not exceeding 3.5m or 1 storey for tents / caravans	-
Total Built Over Area	Not exceeding 830.5 sq.m. of built over area^	N/A *	N/A *	N/A*

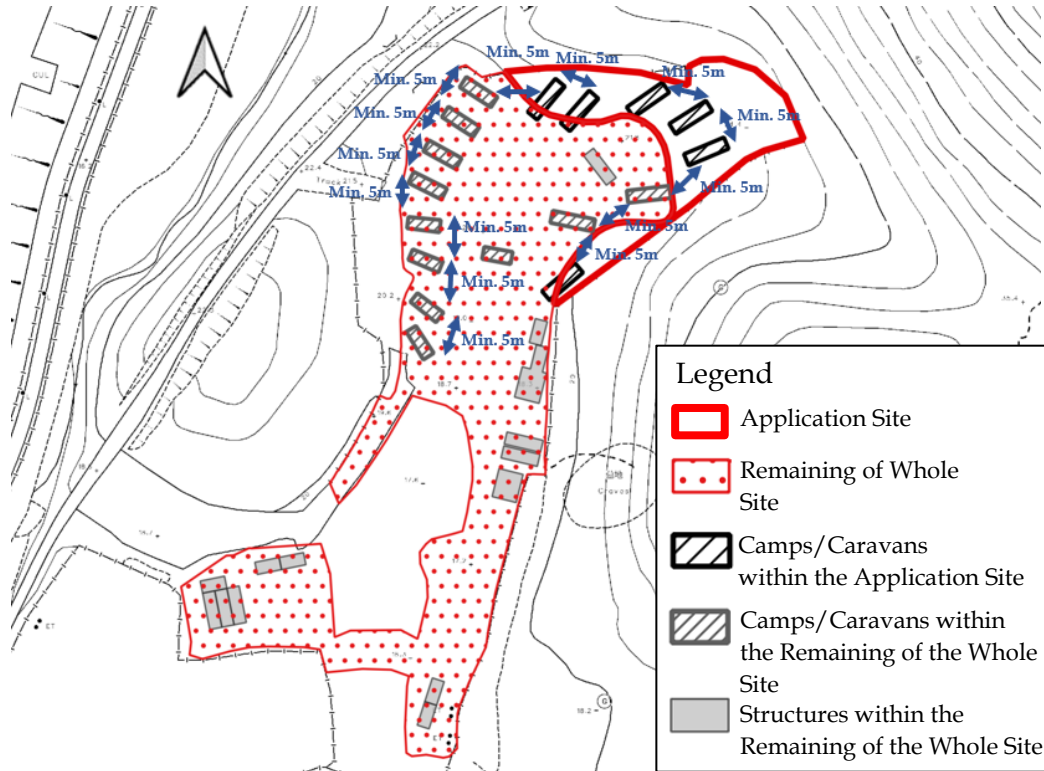


Development Parameters	Whole Site	Previous Application (A/NE-TKLN/96)	Application Site (GB portion)	Changes (Compared to previous application)
Covered Area of Tent / Caravan	Not more than 661.5 sq.m.	Not more than 283.5 sq.m.	Not more than 188.9 sq.m.	-94.6 sq.m. (-33%)
Total Plot Ratio	Not exceeding 0.2	N/A *	N/A *	N/A*
Total Number of Tent/ Caravan	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 Camper	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) ^	-	-	-

\* Tents/ Caravans are not countable for gross floor area

# Tents/ 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 4** Location of Tents/Caravans

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

## 2.6 Revised Scheme and Environmental Enhancement

2.6.1 In comparison with the previous application No. A/NE-TKLN/96, the current proposal has been carefully revised to significantly reduce its scale and potential environmental impact to the “GB” zone. The total number of proposed tents/caravans have been reduced from 21 to 17 while the number of proposed ancillary structures remained as 11.

2.6.2 **The Applicant has demonstrated a genuine commitment to addressing previous concerns by optimising the site layout and adopting all practicable measures to minimise potential impacts on the surrounding environment, especially the adjacent “GB” zone.** In addition, a comprehensive landscape enhancement and mitigation scheme has been incorporated to further enrich the visual and ecological quality of the “GB” area. As a result of these conscientious efforts, **the number of proposed tents/caravans within the “GB” zone (also known as the Application Site) has been significantly reduced from 12 to only 6.**

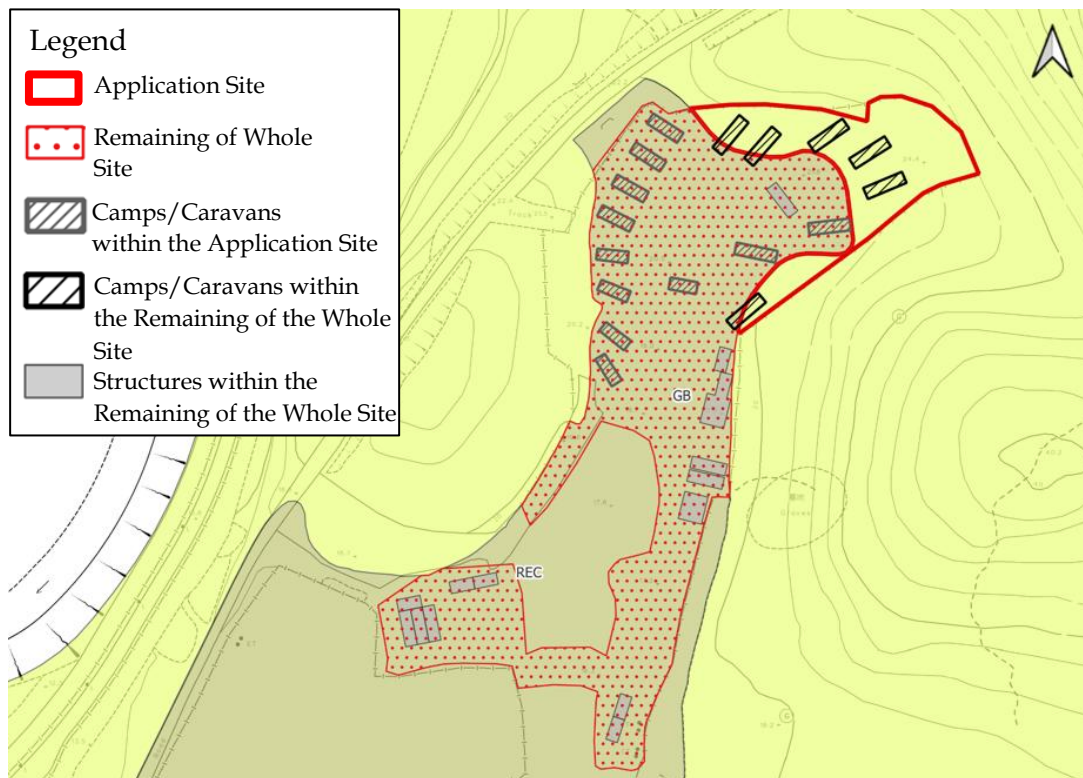
2.6.3 Compared to the previous application (No. A/NE-TKLN/96), the caravans on the western boundary of the Site are proposed to be move inwards to the “REC” zone to avoid encroachment on the “GB” zone, hence the no. of caravans and site boundary are reduced in this current application.

2.6.4 As aforementioned, only six tents/caravans are located within the “GB” zone. Due to site constraints including the presence of the only flat platform adjoining the Emergency Vehicle Access (EVA) manoeuvring area, the need



to conserve two existing trees in proximity to the EVA, and the requirement to maintain a minimum 5-metre-wide unobstructed space around each caravan and its annex pursuant to the Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under Cap. 349 (Hotel and Guesthouse Accommodation Ordinance), the usable area for placing the camps/caravans is limited.

2.6.5 Furthermore, the lower portion of the existing campsite in Heung Yuen Wai would be affected and resumed for the proposed Food Control Facilities (FCF) in the New Territories North (NTN) New Development Area (NDA). Hence, the existing camps/caravans are expected to be relocated to the remaining usable part of the Site, which inadvertently encroaches upon a portion of the “GB” zone to sustain its ongoing operation. Given the use of the Site as a ‘holiday camp’ is a Column 2 use which requiring planning permission within the “GB” zone, planning approval from the Board is therefore sought for the “GB” portion of the holiday camp.



**Diagram 5** Location of Tents/Caravans that fall in “REC” and “GB” zones  
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

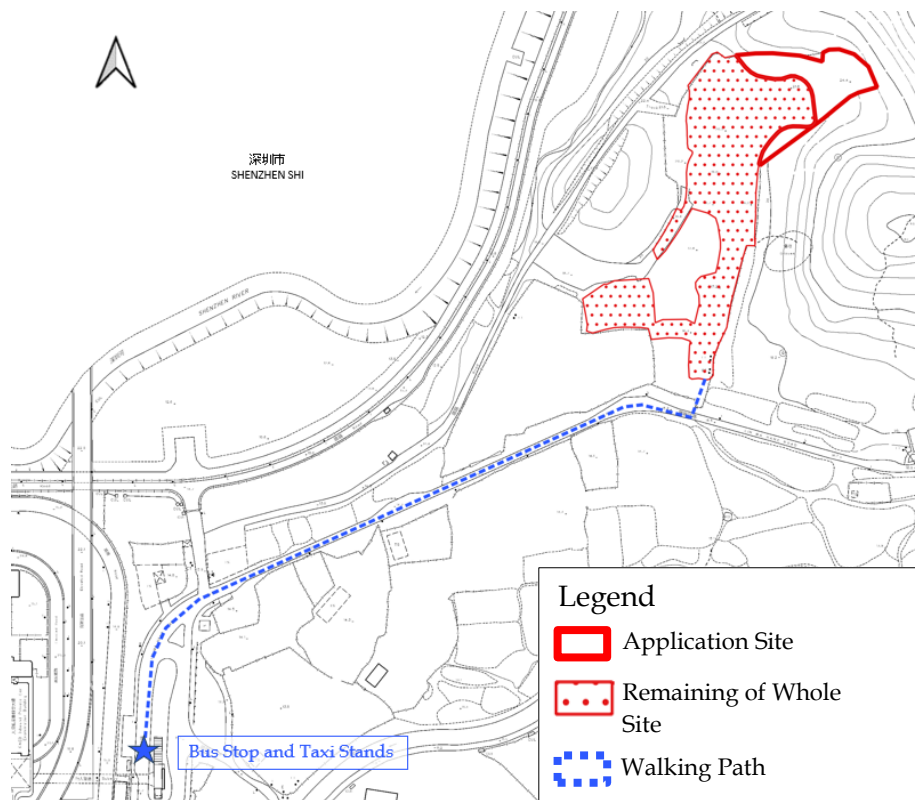


## 2.7 Existing Transport Services

2.7.1 Existing public transport services in the vicinity are shown below:

<u>Mode</u>	<u>Route No.</u>	<u>Origin - Destination</u>	<u>Frequency</u>
Scheduled Green Minibus	59K	Sheung Shui Station Public Minibus Terminus - Chuk Yuen	35 - 45 minutes
	59S	Sheung Shui Station Public Minibus Terminus -Heung Yuen Wai Boundary Control Point (HYW BCP)	25 - 35 minutes
Franchised Bus	B7	Fanling Station - Heung Yuen Wai Port	10 - 20 minutes
	B8	Tai Wai Station - Heung Yuen Wai Port	30 minutes
	B9	Tuen Mun Station - Heung Yuen Wai Port	60 minutes
	79K	Sheung Shui - Ta Kwu Ling (Tsung Yuen Ha)	15-35 minutes

2.7.2 It only takes about 5 minutes to walk from the Application site to the HYW BCP, by going through the subway from the bus stop along Lin Ma Hang Road.



**Diagram 6** Walking Path to Public Transport/Taxi Stands  
(Source: HK GEODATA STORE, HKSAR Government)



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### 3 PLANNING ASSESSMENT

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#### 3.1 Statutory Planning Context

- 3.1.1 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 (Figure 4).
- 3.1.2 The planning intention of the “GB” zone is *“primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets”*.
- 3.1.3 According to the Notes of OZP, although ‘Holiday Camp’ is a Column 1 use (always permitted use) in “REC” zone, ‘Holiday Camp’ is a Column 2 use under “GB” zone (the Application Site) which may be permitted with or without condition(s) on application to the Board.
- 3.1.4 In order to regularize the “GB” portion of the Application Site for holiday camp use, approval of this application on a temporary basis for a period of 3 years is required. The Proposed Development is also in compliance with the planning intention of the “GB” zone for provision of passive recreational outlets and measures have been proposed to minimized the impacts as well as preserve the characteristic of the “GB” zone.



GREEN BELT

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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

(Please see next page)



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S/NE-TKLN/2

GREEN BELT (cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any diversion of streams, filling of land/pond or excavation 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



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S/NE-TKLN/2

RECREATION

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
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Eating Place
Government Use (Police Reporting Centre only)	Flat
Holiday Camp	Golf Course
On-Farm Domestic Structure	Government Refuse Collection Point
Picnic Area	Government Use (not elsewhere specified)
Place of Recreation, Sports or Culture	Helicopter Landing Pad
Public Convenience	Hotel
Rural Committee/Village Office	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Tent Camping Ground	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

(Please see next page)

**Diagram 7** Extract of the Ta Kwu Ling North OZP No. S/NE-TKLN/2  
(Source: Town Planning Board, HKSAR Government)



## 3.2 Previous Applications

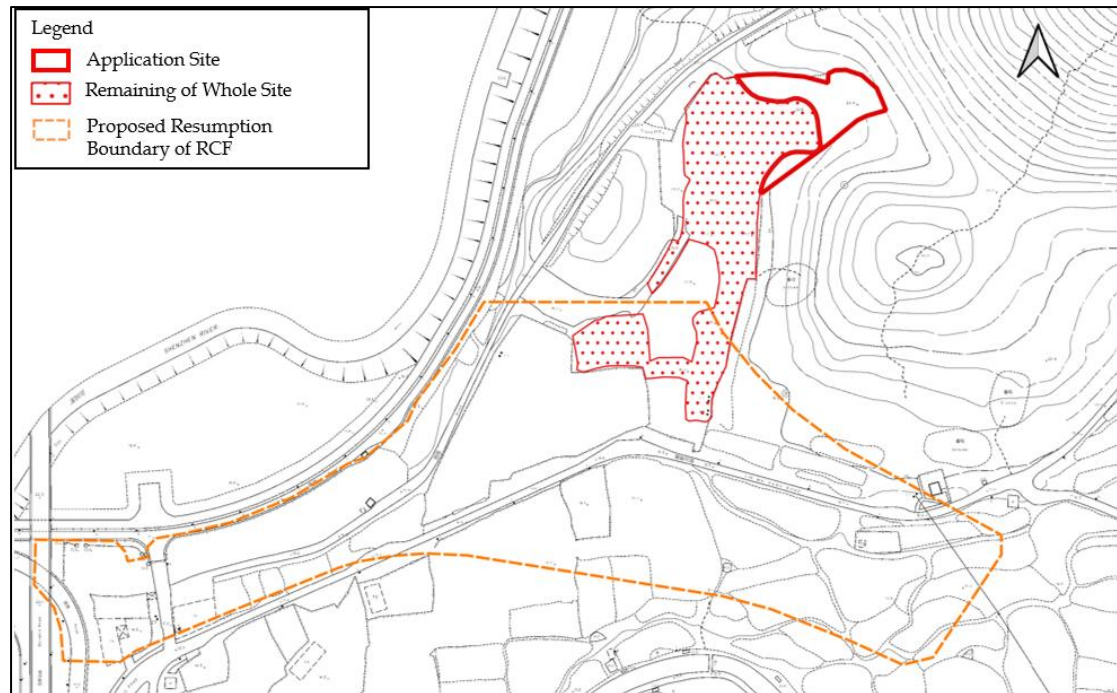
- 3.2.1 There are two previous applications (no. A/NE-TKLN/84 and 96) falls partly within the Application Site. The former application for temporary eating place was approved with conditions in July 2024.
- 3.2.2 The latter application for holiday camp involved a s.17 review which was rejected in August 2025. However, it was noted in the TPB meeting that:
- the Site and its surrounding “REC” and “GB” sites were located within the boundary of the proposed New Territories North New Development Area, and all land within the New Territories North New Development Area boundary would eventually be resumed and cleared;
  - the applied holiday camp use was generally in line with the Government’s policy of promoting tourism and recreational developments; and
  - some similar applications for holiday camp use in “GB” zone had been approved in the past, taking into account the circumstances of individual cases.

## 3.3 Uncertainty in Planning Context

- 3.3.1 According to the Development Proposals for the New Territories North (NTN) New Town and Ma Tso Lung announced in December 2024, and the proposed location of the HYW FCF released in February 2025, the Site for the applied uses falls within the Planned Development Area (PDA) of the NTN New Town and overlaps with the proposed FCF site (**Diagram 7**).<sup>3</sup> Since the Government has not yet commenced the statutory planning application process or land resumption procedures for the FCF development, and given that land resumption will only commence after the campsite becomes operational, affecting approximately half of the campsite area, there remains considerable uncertainty regarding the planning context of the Application Site and its surroundings.

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<sup>3</sup> District Council Discussion Papers dated on 2025.02.18 - Document No. 8/2025

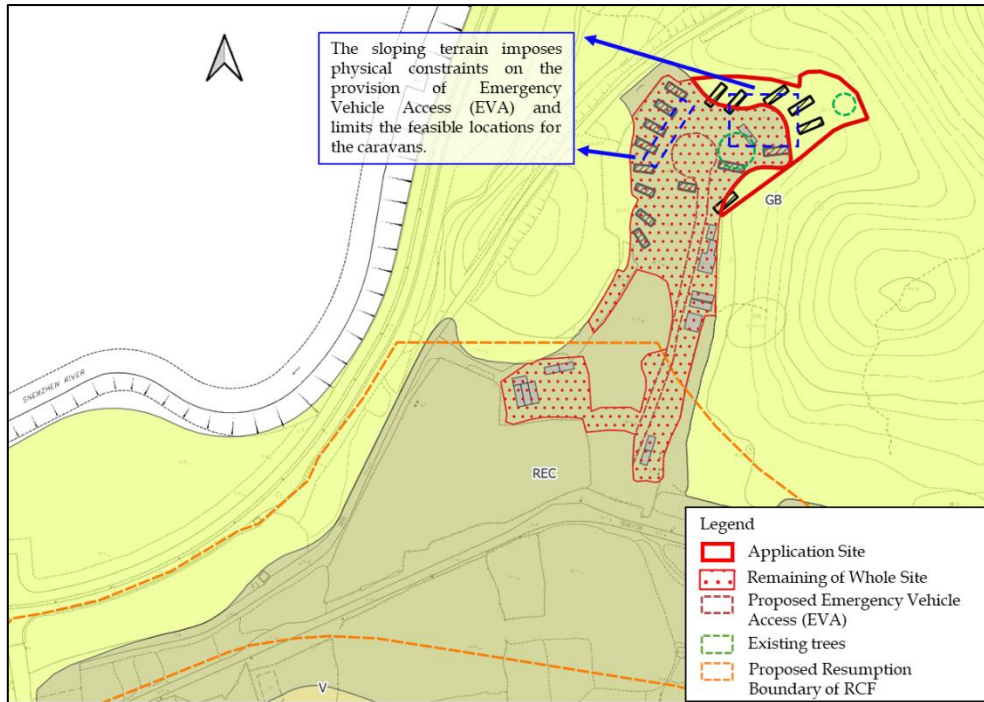


**Diagram 8** Proposed Location of Food Control Facilities in Heung Yuen Wai  
(Source: Town Planning Board, HKSAR Government)

### 3.4 Identified Site Constraints

3.4.1 The rationale to extend part of the campsite into the adjoining “GB” zone, rather than confining all caravans within the remaining “REC” zone, arises from the following site constraints and practical considerations:

- The Fire Services Department (FSD) does not mandate the provision of an Emergency Vehicle Access (EVA) within holiday camp site. However, to provide a high level of fire safety standards, the Applicant opts to provide an EVA within the holiday camp site for easy access and manoeuvring of fire trucks;
- The slopes within the Site imposes physical constraints for provision of EVA and limits the feasible location for caravans. The existing EVA is the only flat platform available within the holiday camp site for providing unobstructed access and manoeuvring for emergency vehicles (**Diagrams 9 and 10**);
- two existing trees near the manoeuvring area of the EVA is retained as part of conserving the natural character and environmental quality of the campsite, and therefore, that area could not be used for placing caravans (**Diagram 9**); and
- Caravans cannot be placed in the southern portion of the campsite, as this land is scheduled for Government resumption in 2026 for the development of FCF (about 24% of the entire holiday camp site). A new right-of-way would also be constructed along the eastern boundary, with a new ingress/egress point at the northeastern corner of the site.



**Diagram 9** Identified Site Constraints  
(Source: Town Planning Board, HKSAR Government)



**Diagram 10** Slopy Site Constraints

### 3.5 Further Improvements on Scheme

3.5.1 In response to the concerns raised by Board Members regarding the campsite layout<sup>5</sup>, the proposed design has been thoroughly reviewed and refined. For instance, in the western portion of the Site, where five caravans were previously located, the Applicant will relocate them fully inwards to fall entirely within the “REC” zone upon obtaining planning approval and discussion with HAD regarding the modification of the approved license for guesthouse (holiday camp).

<sup>5</sup> Meeting minutes of 1343<sup>rd</sup> TPB meeting:  
[https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1343tpb\\_e.pdf](https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1343tpb_e.pdf)



- 3.5.2 In the eastern portion of the Application Site where seven caravans previously positioned, a balanced adjustment will be taken with one caravan being repositioned further inwards inside the “REC” zone, while others remaining in current position. Given the hill fire incidents in Pak Fu Shan in February 2025 and January 2026 (Diagrams 11 and 12)<sup>6</sup>, there is a need to preserve sufficient unobstructed space for the EVA, connecting from Heung Yuen Wai Road to the centre of the Site to serve as a vital operational corridor for fire appliances and emergency vehicles, while respecting the site’s topography and avoiding any unnecessary disturbance to natural features.



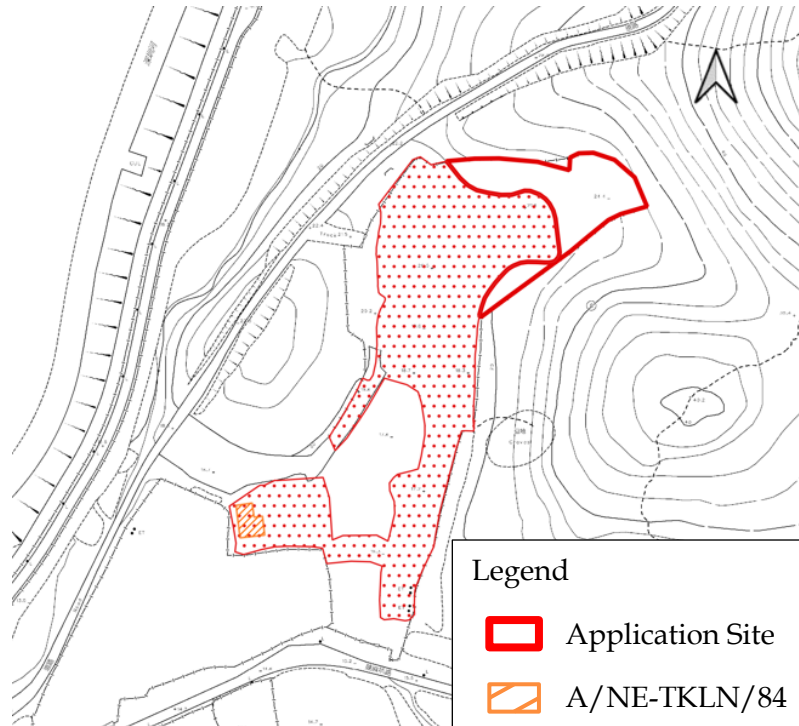
Diagram 11 Fire Incident in Pak Fu Shan in February 2025

<sup>6</sup> 香園圍山火·影片直擊 | 現火龍 GFS 擲水彈灌救 鄰近口岸旅客憂心 | 香港 01  
[https://www.hk01.com/article/1101606?utm\\_source=01articlecopy&utm\\_medium=referral](https://www.hk01.com/article/1101606?utm_source=01articlecopy&utm_medium=referral)



**Diagram 12 Firefighting for Hill Fire Incident in Pak Fu Shan on 26 January 2026**

- 3.5.3 The positioning of caravans has been strategically adjusted, as far as practicable, placing within the “REC” zone to minimise encroachment onto the adjoining “GB” zone, thereby achieving a more compatible and environmentally sensitive layout that aligns with the planning intention of “GB” zone.
- 3.5.4 To align with the planning intention of “GB” zone for conserving and enhancing the natural landscape character of the area, more feasible and effective planting design measures are also proposed to mitigate potential visual and environmental impacts while further enriching the existing landscape resources of the Site (**Annex 1**).

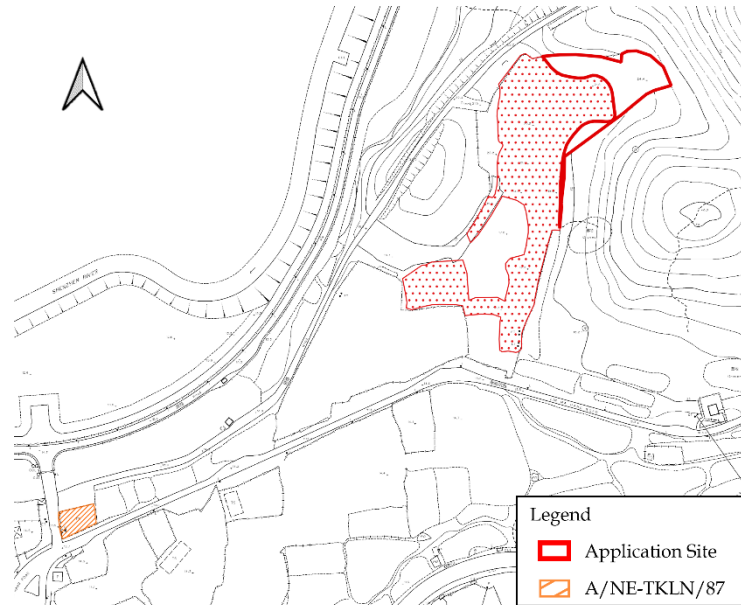


**Diagram 13** Approved Application falling within the Application Site  
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

### 3.6 Similar Approved Applications

3.6.1 There is an application (No. A/NE-TKLN/87) for a temporary eating place in the vicinity of the Application Site, which falls within the “REC” and “GB” zones, was approved by the Board in 2024. It is situated on Lin Ma Hang Road at the east of HYW BCP, serving mainly the staff and workers of HYW BCP. Details of the application are summarized as follows:

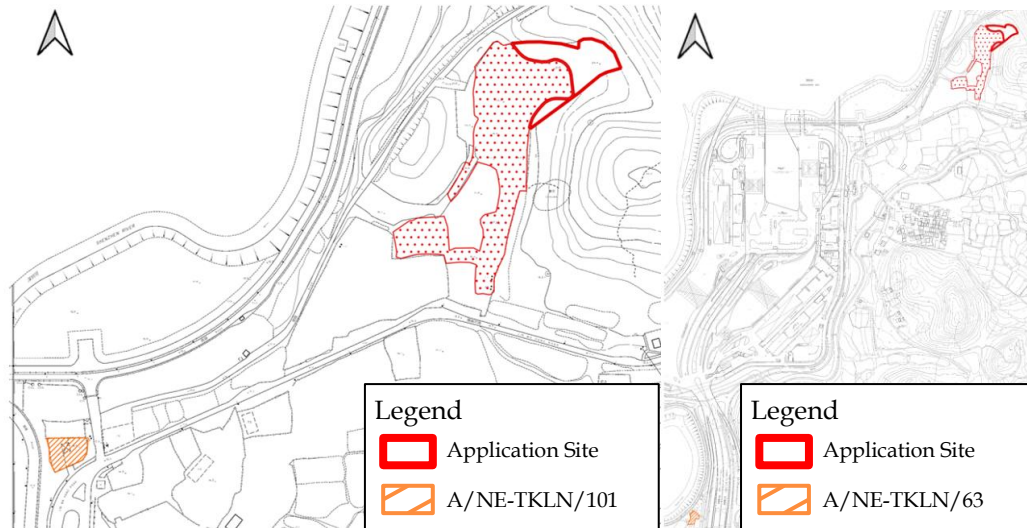
<b>Application No.</b>	A/NE-TKLN/87
<b>Decision Date</b>	20/09/2024
<b>Applied Use</b>	Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of 3 Years
<b>Site Area</b>	270.5 sq. m.
<b>Maximum Building Height</b>	3.5 m
<b>Decision</b>	Approved with condition(s) on a temporary basis



**Diagram 14** Approved Application No. A/NE-TKLN/87 falling within “REC” and “GB” Zones in the Vicinity  
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

3.6.2 There are also two planning applications for temporary shop and services, recreation or leisure uses riding on the increased accessibility brought by the HYW BCP within the Approved Ta Kwu Ling North OZP, as they are approved by the Board in recent years, namely A/NE-TKLN/101 and A/NE-TKLN/63 (**Diagram 15**). Details of the applications are summarized as follows:

Application No.	A/NE-TKLN/101	A/NE-TKLN/63
Decision Date	01/08/2025	01/03/2024
Applied Use	Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 3 Years	Proposed Temporary Private Club for a Period of 5 Years
Site Area	465 sq. m.	451.5 sq. m.
Maximum Building Height	6 m	5.2 m
Decision	Approved with condition(s) on a temporary basis	Approved with condition(s) on a temporary basis



**Diagram 15** Approved Shops and Services, Recreational or Leisure Use Applications in the Vicinity

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

3.6.3 There are other precedent approved planning applications falling within “GB” zone for temporary holiday camp in the New Territories, including Planning Applications No. A/NE-TKL/726, A/NE-LCW/8, and A/TP/684. Details of the applications are summarized as follows:

Application No.	A/NE-TKL/726	A/NE-LCW/8	A/TP/684
Decision Date	22/12/2023	11/09/2023	11/08/2023
Applied Use	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Excavation of Land	Proposed Field Study/Education/Visitor Centre with Ancillary Holiday Camp
Site Area	451.5 sq. m.	4,750 sq. m.	9,054 sq. m.
Maximum Building Height	5.2 m	3.8 m	6.65 m
Decision	Approved with condition(s) on a temporary basis	Approved with condition(s) on a temporary basis	Approved with condition(s)

3.6.4 Besides, there are precedent approved planning applications falling within “AGR” zone for temporary recreational and leisure uses specifically including caravan holiday camp in recent years, namely Planning Applications No. A/NE-MUP/183 and A/NE-TK/752. Details of the applications are summarized as follows:



<b>Application No.</b>	A/NE-MUP/183	A/NE-TK/752
<b>Decision Date</b>	10/11/2023	28/10/2022
<b>Applied Use</b>	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp (Caravan) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Proposed Temporary Barbecue Site and Caravan Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land
<b>Site Area</b>	6,453 sq. m.	2,841 sq. m.
<b>Maximum Building Height</b>	4 m	5 m
<b>Decision</b>	Approved with condition(s) on a temporary basis	Approved with condition(s) on a temporary basis

### 3.7 Environmental Consideration

- 3.7.1 The Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental impact. No adverse environmental impact is anticipated.
- 3.7.2 The Applicant is intended to avoid the use of audio amplification system at the Application Site. In case there is no alternative means, it is proposed that the audio amplification system is only available for use during day time, i.e., 9a.m. to 7p.m. in limited extent and on occasional periods only. When the audio amplification system is applied, there will be some noise mitigation measures adopted, including:
- to orientate stage to point away from the nearby noise sensitive receivers;
  - to use a cluster of small power loudspeakers instead of a few large power loudspeakers;
  - to use directional loudspeakers and orientate them to point towards the audience and away from the nearby noise sensitive receivers; and etc.
- 3.7.3 Besides, there will be a manned complaint hotline directly connect to the campsite operation team so that action can be taken to reduce the noise in response to complaints raised.
- 3.7.4 The Applicant will follow the Noise Control Ordinance and adopt relevant noise control guidelines available from the Environment Protection Department including the Noise Control Guidelines for Music, Singing and Instrument Performing Activities and etc.
- 3.7.5 There is no ecological importance identified on the Application Site and the vicinity. There is no deterioration of ecological value upon approval of this planning application.



### **3.8 Visual Compatibility**

- 3.8.1 The Application Site is situated in area of rural village landscape character which are surrounded by temporary structures and car parks. The approved maximum height of existing structures under the Short Term Waiver is capped at 6 m, while the concerned caravans have a maximum height of 3.5 m which is totally compatible with the surrounding use and will not disturb the prevailing rural village landscape character, being compliant with the conditions of the concerned Short Term Waiver. No tree felling is anticipated.
- 3.8.2 Having said that, the height of the concerned caravans is lower than the approved height of 6m under the concerned Short Term Waiver.

### **3.9 Drainage Consideration**

- 3.9.1 Upon the grant of Short Term Waiver, a drainage proposal was submitted to the Drainage Services Department, and was approved already. Resultant drainage works has been conducted in regards to the approved drainage proposal.
- 3.9.2 There is no substantial change in the campsite development proposal submitted for the approval of Short Term Waiver as compared to the Proposed Development, there should be no drainage impact from this planning application upon the implementation of the approved drainage proposal.

### **3.10 Traffic Consideration**

- 3.10.1 To minimise carbon footprint, campers are encouraged to take public transport to arrive at the campsite. As it only takes about 5 minutes to walk from the Application Site to the HYW BCP, it is expected that the campers would access the Application Site on foot from the HYW BCP, which is readily accessible by public transport. Public transport routes to and from HYW BCP are expected to be increased in the future, which shall increase the accessibility of the Application Site. Light bus is also available for use by the campers upon reservation.
- 3.10.2 As the Proposed Development aims to mainly serve the campers, their traffic trips have been considered and reflected during the grant of the concerned Short Term Waiver. As the current accommodation capacity of the campsite is fully compliant with the submitted proposal of the Short Term Waiver, it is anticipated that the approval of the Proposed Development will not generate any additional impacts on traffic conditions.
- 3.10.3 The Proposed Development, is entirely in line with the approved proposal under the Short Term Waiver, will utilize the existing transportation provision only.



### 3.11 Landscape Consideration

3.11.1 The Application Site locates adjacent to HYW BCP and Pak Fu Shan 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 (Diagrams 16 and 17).



Diagram 16 Site Photo taken in 2020



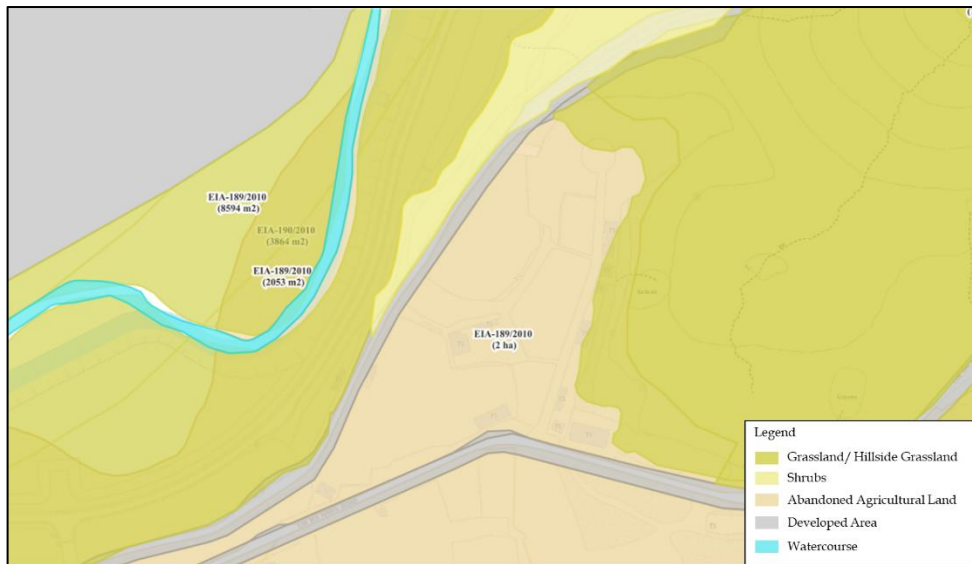
Diagram 17 Site Photo taken in 2024

3.11.2 Planters are proposed to be placed at the Site to improve the amenity area. In particular, native/perennials plants will be planted in the “GB” portion of the Site to promote sustainability. Given that no filling of land and tree removal are involved at the Site and the Site will be continued to be covered by grass with regular maintenance by the Applicant, it is considered there is no loss in the landscape area but enhancement will be brought by the Proposed Development. Refer to the planting proposal as proposed by the Applicant. As such, the landscape value is expected to be enhanced and no adverse landscape impact is anticipated.



### 3.12 Ecological Consideration

3.12.1 According to the EIA reports of EIA-190/2010 Liantang/Heung Yuen Wai Boundary Control Point and Associated Works and of EIA-189/2010 Regulation of Shenzhen River Stage IV, the Application Site as well as the whole camp site falls within the habitat areas of abandoned agricultural land and hillside grassland (**Diagram 18**), which were of moderate-low to low ecological value.



**Diagram 18** Habitat from EIA Reports  
(Source: Hong Kong Environmental Database, EPD)

3.12.2 As described in previous section, the Application Site was filled with wild weed before. Upon implementation of the planting proposal as proposed by the Applicant, it is anticipated that there shall be no degrading in landscape and ecological value.

### 3.13 Compliance of Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance

3.13.1 The Proposed Development complies with the Town Planning Board Guidelines for *Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance* (TPB-PG No. 10) which stipulates the main purpose and planning criteria of “GB” zone.

3.13.2 The planning consideration of “GB” zone is to provide additional outlets for passive recreational uses which could be fulfilled by the use of holiday camping site. Not to mention only portion of the Application Site will be used for passive recreational use, which will continue to maintain the “GB” area to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl.



- 3.13.3 The Proposed Development is of small scale and low intensity. Thus, it shall not cause any adverse impacts to the character of the existing surrounding areas.
- 3.13.4 Neither vehicular access road nor parking provision are involved in the “GB” zone within of the Site<sup>7</sup>. No clearance of existing vegetation, tree felling and affect the existing natural landscape will be undertaken. Planters are placed at the Site to improve the amenity are, hence no adverse landscape impact is anticipated. The existing trees will be preserved and no other natural landscape features will be affected. The landscape value is expected to be enhanced by the planting proposal (Annex 1).
- 3.13.5 The existing campsite is compliant with the development control imposed by the Short Term Waiver. The accommodation capacity of the campsite is controlled and compliant with submitted proposal of the Short Term Waiver. Therefore, it is not anticipated that the Proposed Development will overstrain the capacity of the existing infrastructure such as sewerage, roads and water supply or cause any adverse drainage impacts and flooding.
- 3.13.6 The Application Site is neither susceptible to adverse environmental effects from nearby pollution sources, nor being a source of pollution itself, as the Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental impact.
- 3.13.7 The development scale has been minimised on the “GB” zone with now only 6 caravans to be positioned partly/ entirely within the “GB” zone. There is no other available space in the campsite area given to the site constraints.
- 3.13.8 Given that the Proposed Development is in compliance with the TPB-PG No. 10, sympathetic consideration can be given by the Board.

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<sup>7</sup> Parking spaces are provided in the “REC” zone of the campsite.



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## 4 TOURISM RESOURCE REVIEW

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**4.1 Evidence-based urban planning tool** is applied to support this Application. This section aims to provide evidence and analysis to support that there are abundant tourism resources in the vicinity.

4.1.1 According to United Nations Development Programme<sup>8</sup>, evidence-based urban planning can be considered as “a transformative approach to urban development, where decision-making is no longer driven by intuition or tradition but rather by a meticulous and data-driven process. At its core, this methodology revolves around the collection, analysis, and application of accurate and current data and evidence to inform every facet of urban planning and development.”

### 4.2 Abundant Tourism Resource in Vicinity

4.2.1 At the local context, the holiday camping site including the Application Site demonstrate strong tourism potential through its strategic location and ability to meet the accommodation needs of tourists by leveraging the rich concentration of nearby attractions.

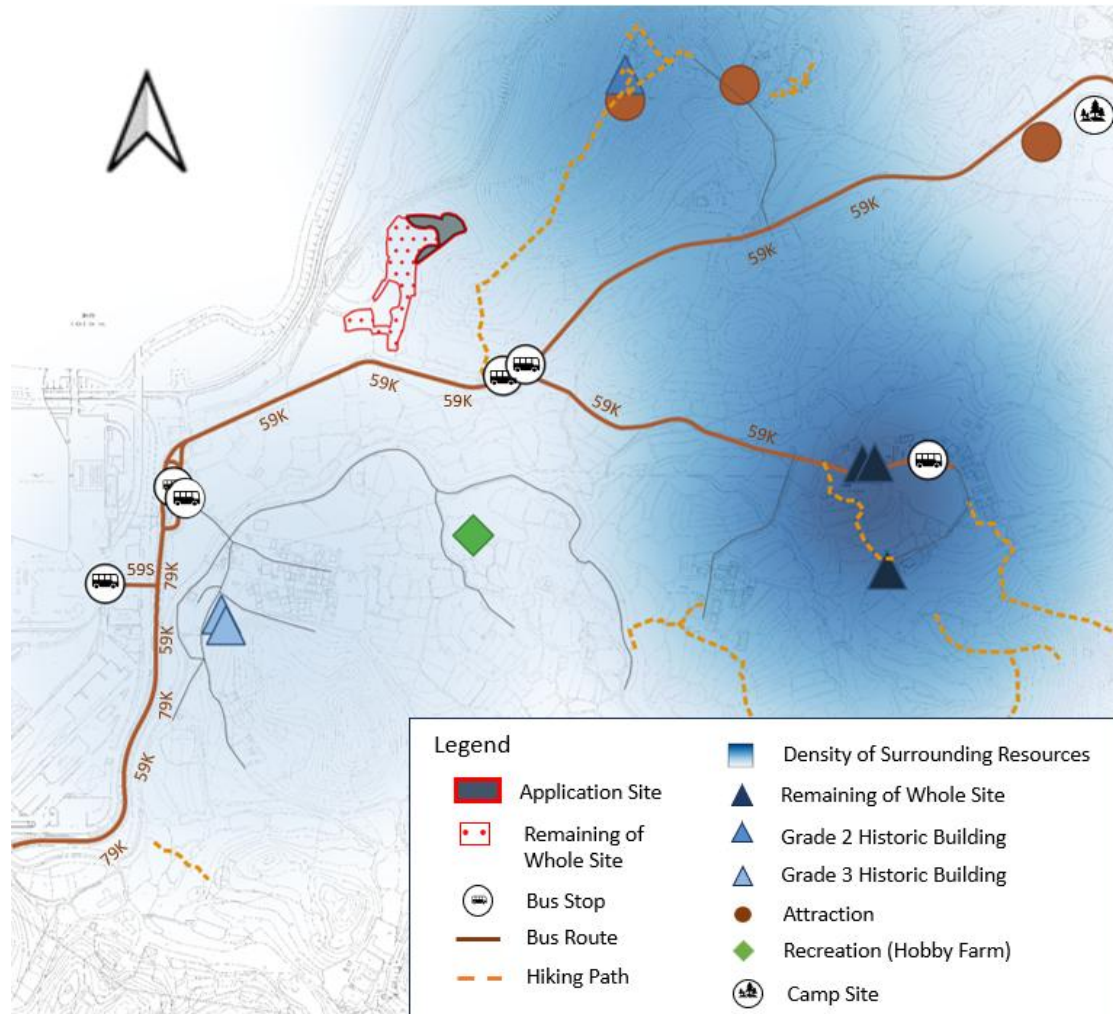
4.2.2 To provide an objective and spatially informed assessment, a kernel density estimation (KDE) heatmap analysis was undertake<sup>9</sup>. This geospatial technique generates a continuous density surface by smoothing point-based data, revealing clusters of attractions more effectively than conventional point mapping. The analysis incorporated the following elements as surrounding tourist resources: graded historic buildings and structures (i.e. the Heung Yuen Wai), attractions (i.e. the Pak Fu Shan Operational Base) and recreational sites, such as hobby farm.

4.2.3 The output heatmap (**Diagram 19**) employs a colour gradient in which darker shades represent higher densities of weighted tourist. A weighting system was applied to reflect the relative importance of each resource: historic buildings and structures were assigned weights based on their official grading, while other tourism and recreational sites, were weighted according to their scale and visitor capacity. The analysis clearly identifies pronounced high-density zones to the northeast and southeast of the application site, indicating strong spatial proximity to this diverse array of attractions. Visitors are able to access these destinations conveniently on foot via established hiking paths or through public transport links.

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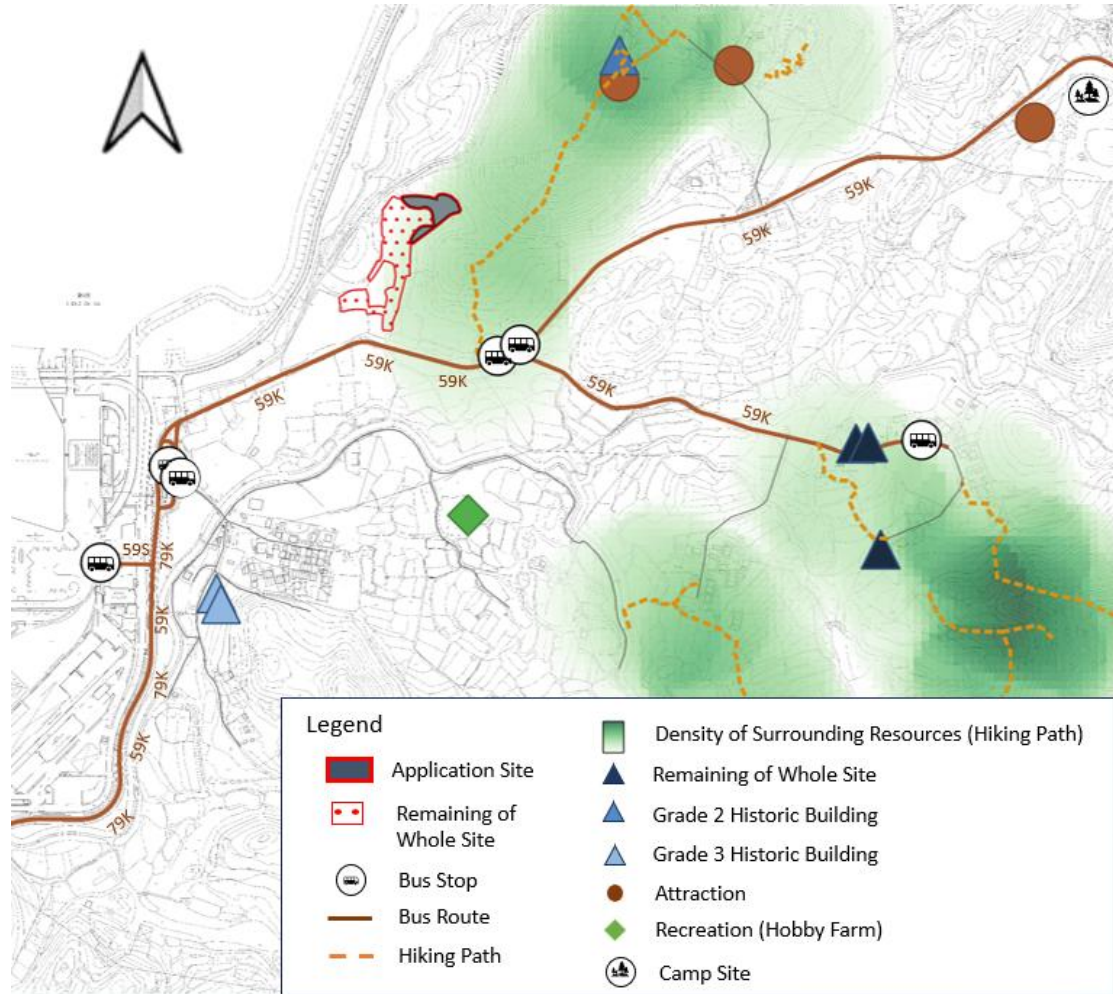
<sup>8</sup> UNDP, <https://www.undp.org/latin-america/digitalhub4/projects/urban-planning-evidence>

<sup>9</sup> Kernel Density Estimate calculates the density of attractions in the selected buffer area. A higher mean from KDE indicates there are more tourism resources within the selected buffer area.



**Diagram 19** KDE Heatmap of Local Tourism Resources in the Vicinity  
(Sources: Town Planning Board and Lands Department, HKSAR Government & OpenStreetMap)

4.2.4 Another heatmap (**Diagram 20**) highlights the established hiking paths that not only serve as linkages connecting the site to nearby attractions, but also function as valuable tourism resources in their own right. The darker zones on the heatmap indicate higher concentrations of these trails, particularly to the northeast and southeast, underscoring their role in facilitating seamless pedestrian access while offering hikers immersive experiences in the rural landscape.



**Diagram 20** KDE Heatmap of Hiking Path in the Vicinity  
(Sources: Town Planning Board and Lands Department, HKSAR Government & OpenStreetMap)

4.2.5 The Application Site benefits from existing public transport connectivity, ensuring access for visitors apart from driving. The entire Application Site lies within a 500-metre walking distance of five bus stops. These stops are served by various public transportation routes as shown below:

Mode	Route No.	Origin - Destination	Frequency
Scheduled Green Minibus	59K	Sheung Shui Station Public Minibus Terminus – Chuk Yuen	35 - 45 minutes
	59S	Sheung Shui Station Public Minibus Terminus –Heung Yuen Wai Boundary Control Point (HYW BCP)	25 - 35 minutes
Franchised Bus	B7	Fanling Station – Heung Yuen Wai Port	10 - 20 minutes
	B8	Tai Wai Station – Heung Yuen Wai Port	30 minutes



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	B9	Tuen Mun Station - Heung Yuen Wai Port	60 minutes
	79K	Sheung Shui - Ta Kwu Ling (Tsung Yuen Ha)	15-35 minutes

- 4.2.6 It is noted that there is another campsite situated to the further northeast of the Application Site, underscoring the area's established suitability and appeal for camping activities within this tourism-rich corridor.
- 4.2.7 In summary, the existing siting of the holiday camping site including the Application Site showcases a dense cluster of valued tourist resources with convenient access. By positioning the holiday camping site including the Application Site in close relation to these resources, it directly responds to modern tourist demands for restorative, family-friendly rural escapes, thereby enhancing the overall tourism and diversity offering in the area. The camping purpose not only promotes tourism diversification by offering integrated opportunities for cultural exploration, natural immersion, rest and entertainment but also supports the enhancement of the local image as an appealing traveling spot.



## 5 PLANNING MERITS & JUSTIFICATIONS

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### 5.1 Responsive Design Revisions to Address the Town Planning Board's Concerns

5.1.1 The current proposal incorporates substantial and proactive improvements in both layout design and key development parameters. In response to departmental comments and concerns of the Board members in s.17 review<sup>10</sup>, the number of caravans has been reduced, their configuration optimised and the extent of site area encroaching upon the "GB" zone significantly minimised. These revisions demonstrate the Applicant's genuine effort to address planning concerns through a more environmentally sensitive and compatible design approach. The enhanced layout not only achieves a better balance between development needs and landscape preservation but also reflects the Applicant's commitment to adhering to sustainable planning principles and aligning with the underlying planning intention of the "REC" and adjoining "GB" zones.

### 5.2 Promoting "Tourism is Everywhere in Hong Kong" and Developing Tourism Projects with Local Characteristics

5.2.1 The promotion of local tourism is well in line with Government policy, and the camp site provides an innovative opportunity to explore rural Hong Kong and enrich the thematic contents of local tourism. Considering the recent upward trend of public members camping locally in Hong Kong as a mode of local tourism, there is a potential demand for private campsites apart from government designated camping grounds.

5.2.2 The proposed slight extension of the camping ground is to create a more spacious atmosphere of the existing campsite, which echoes with the Government's direction of "Tourism is Everywhere in Hong Kong". The approval of this application would extend the diversity of Hong Kong's tourism, being a flagship tourism project in the Boundary Control Point.

5.2.3 The evidence-based planning analysis with KDE heatmaps strongly demonstrates a dense cluster of valued tourist resources with convenient access in the vicinity. The Application for recreational purpose supports the promotion of local tourism.

### 5.3 Provision of EVA to Serve the Application Site and Adjacent Areas

5.3.1 To provide a tranquil environment for users of the campsite, location of the tents/caravans are carefully designed to place away from the Lin Ma Hang Road and separated by the primary activity node (Figure 5). To ensure fire safety of the campsite, an EVA is required for a safe and unobstructed access of the FSD's vehicle to the campsite.

5.3.2 Two scenarios for provision of the EVA have been considered, including 1) an EVA surrounding the tents/caravans within the "REC" zone; and 2)

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<sup>10</sup> [https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1343tpb\\_e.pdf](https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1343tpb_e.pdf)



provision of the EVA in the center of the Site, surrounded by tents/caravans. Given that the Site is surrounded by slopy terrain and two existing trees (Diagram 10), the former option would require extensive site formation works and tree felling for the construction of the EVA, which would often lead to erosion and adversely impact the natural areas around it. In contrast, the latter option utilizes the existing flat land for the EVA requires a comparatively smaller amount of site formation works, resulting in less alteration to the existing slopes.

- 5.3.3 Additionally, the concerned EVA was used by the FSD in January 2026 to quickly reach the fire incident in Pak Fu Shan for firefighting, which proven the importance of the provision of EVA in the holiday camp site to protect the campers (Diagram 12).
- 5.3.4 Hill fire is not uncommon in the vicinity. In the past few years, at least 2 major fire accidents happened in the vicinity (February 2025 and January 2026) (Diagrams 11 and 12). Although the FSD does not mandate the provision of an EVA within holiday camp sites, the provision of EVA within this campsite serves as a dual purpose of ensuring the fire safety of the concerned campsite as well as acting as a critical infrastructure to support rapid response of emergency events in the adjacent Pak Fu Shan.

#### 5.4 Align with Long-term Planning Intention

- 5.4.1 According to the explanatory statement of the OZP, one of its planning intentions is to promote recreation and tourism. The Ta Kwu Ling North area provides a wide array of unique and attractive tourism opportunities with a good potential for eco-tourism. Provision of tourism and recreation-related developments such as overnight accommodation facilities would thus be required to realise the tourism potential of the area.
- 5.4.2 The operation of the camping ground is totally in line with the planning intention of "Recreation" zone, and no planning permission is required. The Application Area (involved "GB" area) only occupies about 19% of the Whole Site for Holiday Camp. The proposed slight extension from the "REC" zone to a small portion of adjoining "GB" zone is still considered as in line with the planning intention.
- 5.4.3 As previously discussed in the TPB meeting, the Application Site falls near to the NTN NDA which will eventually be resumed and cleared by Government. Indeed, part of the whole campsite would fall within the area of the proposed FSF. Approval of this application on temporary basis would not affect the long term planning intention of this area.

#### 5.5 Comply with Town Planning Board Guidelines No. 10

- 5.5.1 With respect to the OZP, the Application Site is intended to provide a passive recreational outlet. The use as a temporary holiday camp fully complies with TPB PG-No. 10, as the temporary set up is small in scale and the intensity and uses can optimise land resources for passive recreational purposes while being compatible with the surrounding environment. The proposal does not



involve erection of any permanent structures. Planters will be placed at the Site to improve the amenity area in “GB” zone. Approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “GB” zone.

## **5.6 Echo with Northern Metropolis Action Agenda 2023**

5.6.1 The Proposed Development shall strengthen eco-tourism opportunities promoted in the Northern Metropolis Action Agenda. Besides, catering the needs of the cross-boundary travellers also support the boundary economy. The Boundary Commerce and Industry Zone, in which HYW falls into, is positioned to be an area with rich local cultural resources and economic vigour. This is echoed by the objectives of the camping site, which is to raise awareness of visitors towards local cultural heritage by means of an emerging mode of local tourism.

5.6.2 Currently, there is no particular supporting facilities in the vicinity of the HYW BCP. With the previously approved application of establishing a temporary eating place open for non-campers, the camping site can support the development of the Boundary Commerce and Industry Zone as detailed in the Northern Metropolis Action Agenda 2023. Thus, this application demonstrates significant planning merit.

## **5.7 Existing Operator as Pioneer in the Local Tourism Industry for Caravan Camp**

5.7.1 This campsite shall serve as a good example in the management of a passive recreational outlet. The Applicant is a professional campsite management team operating ‘Park Nature Hillside’ in HYW and ‘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. ‘Park Nature’ in Yuen Long is also one of the few successful precedents having obtained a Guesthouse (Holiday Camp) Licence under the Hotel and Guesthouse Accommodation Ordinance (HAGAO).

## **5.8 Supported by Previous Planning Approvals of Similar Applications**

5.8.1 Planning context has substantially changed upon the full commission of HYW BCP. Although there were no similar applications of temporary recreational and leisure use within the same “GB” zone as the Application Site, the Committee generally approved with conditions applications for temporary recreational and leisure uses in the Ta Kwu Ling North area during the recent years. Besides, there is similar application for temporary recreational and leisure uses, particularly holiday camp use, approved with conditions within the Sha Tin, Tai Po and North District Planning Office boundary. The proposed temporary holiday camp is not inconsistent with the surrounding land uses and the planning assessment concluded that it is unlikely to generate adverse impacts to the surrounding area.



## **5.9 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

5.9.1 The temporary holiday camp within the Whole Site, without the introduction of additional structures, is visually compatible with the surrounding environment. No tree felling is anticipated. There is no change to the rural village landscape character as well. Therefore, no adverse visual and landscape impact is anticipated.

5.9.2 In addition, there will be a planting proposal to further enhance the landscape value of this area (**Annex 1**). Improvement in the landscape context should be anticipated.

## **5.10 No Adverse Traffic Impact**

5.10.1 The temporary holiday camp within the Whole Site will not incur adverse traffic impact. No traffic trip is expected to be generated from the cross-boundary travellers as they will park their vehicles in the surrounding public vehicle parks. The campers' traffic generation has been addressed upon the approval of the Short Term Waiver already. The existing loading and unloading bay and parking facilities of the camping site will be utilized by the Proposed Development as well. Therefore, it is expected that there will not be significant negative impacts regarding the traffic network of the area concerned.

## **5.11 No Adverse Environmental Impact**

5.11.1 The latest "*Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses*" issued by the Environmental Protection Department will also be followed. Therefore, there will not be adverse environmental impacts including noise and air quality.

5.11.2 There is no ecological importance identified on the Application Site and the vicinity. There is no deterioration of ecological value upon approval of this planning application.

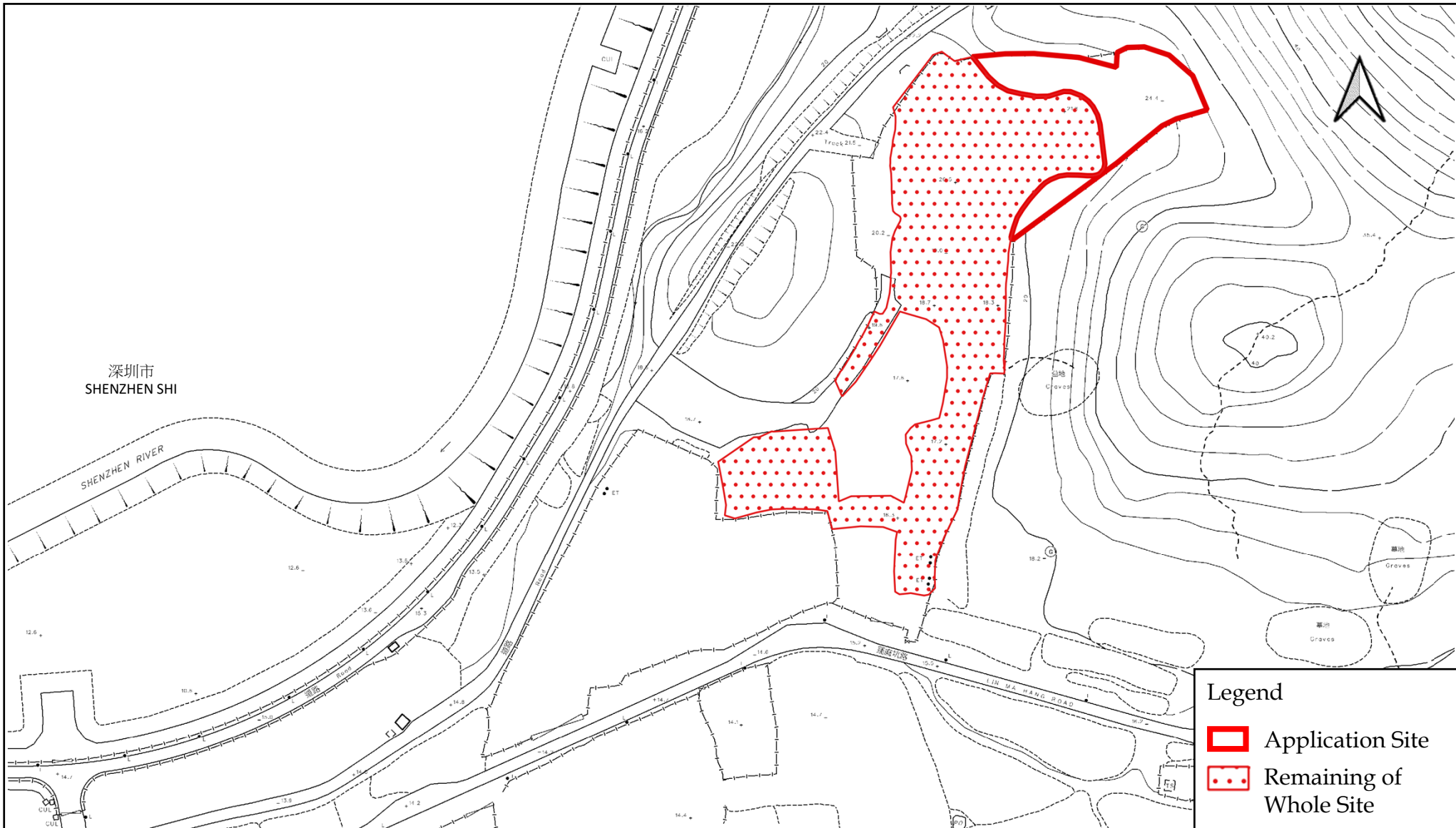
## **5.12 No Adverse Drainage Impact**

5.12.1 The approved drainage proposal of the camping site under the Short Term Waiver is under implementation. With no material change in the development context, no adverse drainage impact is anticipated.

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## **6 CONCLUSION**

6.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.



**LCH Planning and Development  
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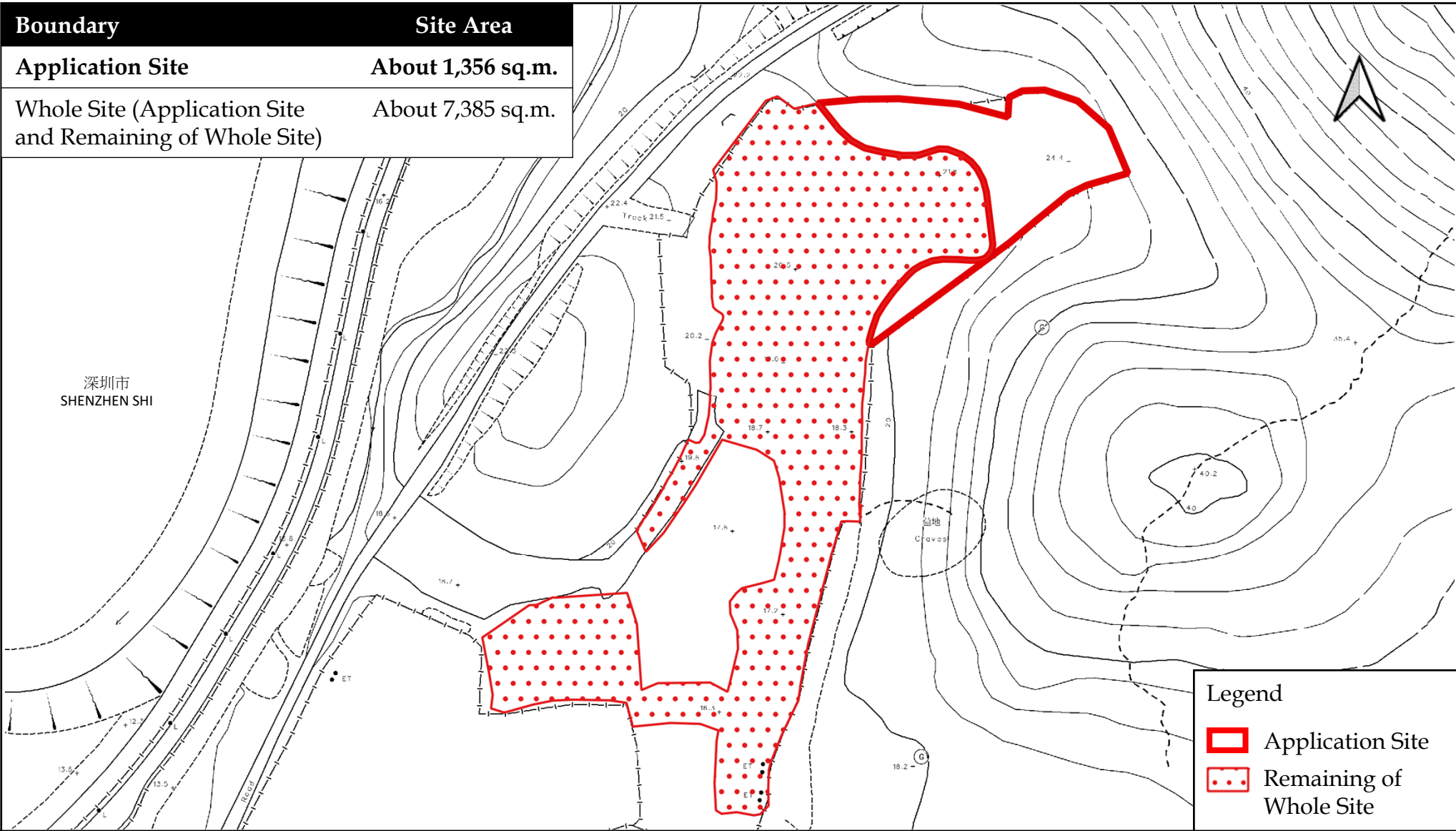
**Figure 1 : Location Plan**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years at Lot Nos. 21 (Part) and 22 (Part) in Demarcation District 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.



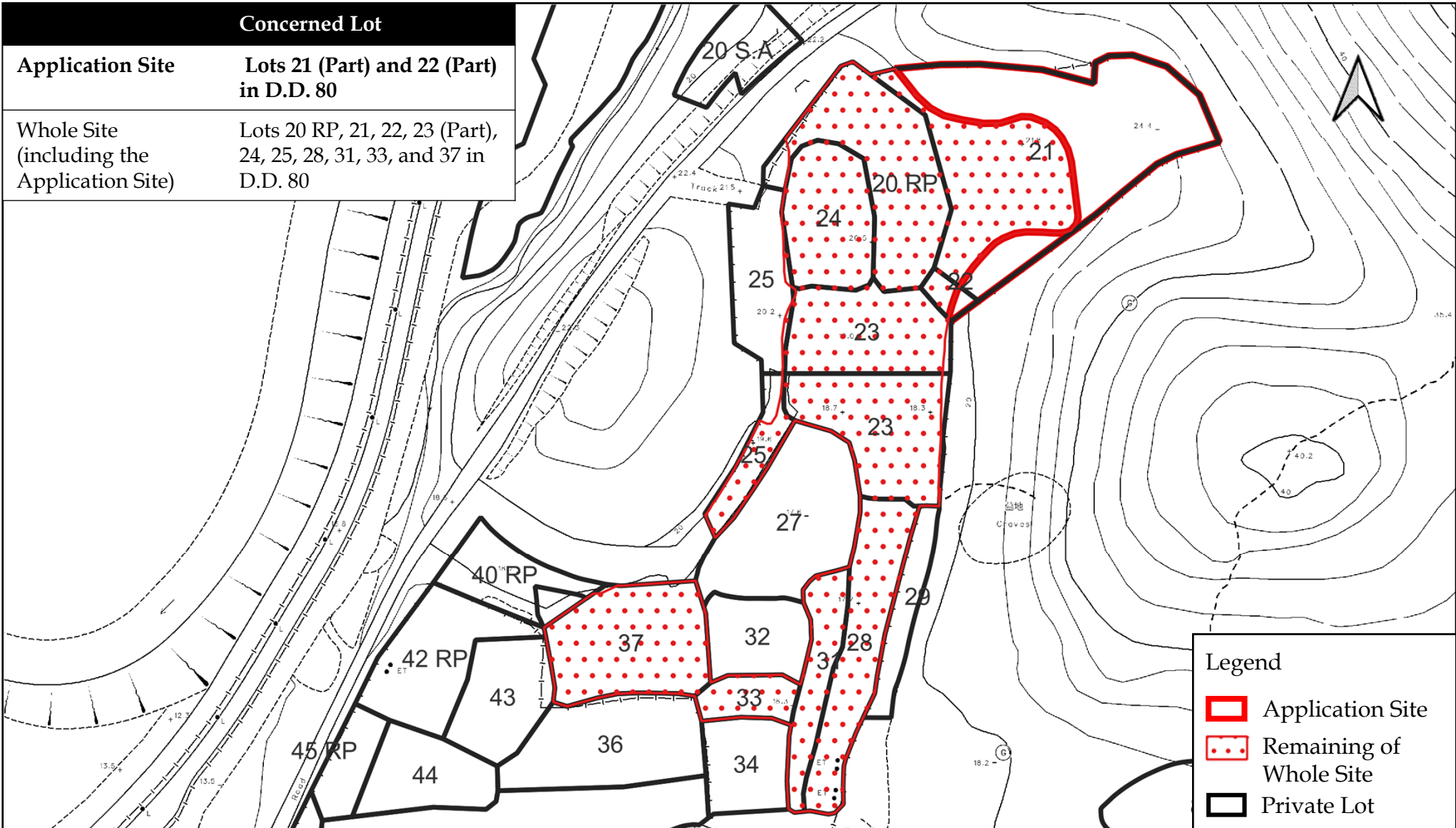
Legend	
	Application Site
	Remaining of Whole Site

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Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years at Lot Nos. 21 (Part) and 22 (Part) in Demarcation District 80

Figure 2 : Site Plan  
(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)



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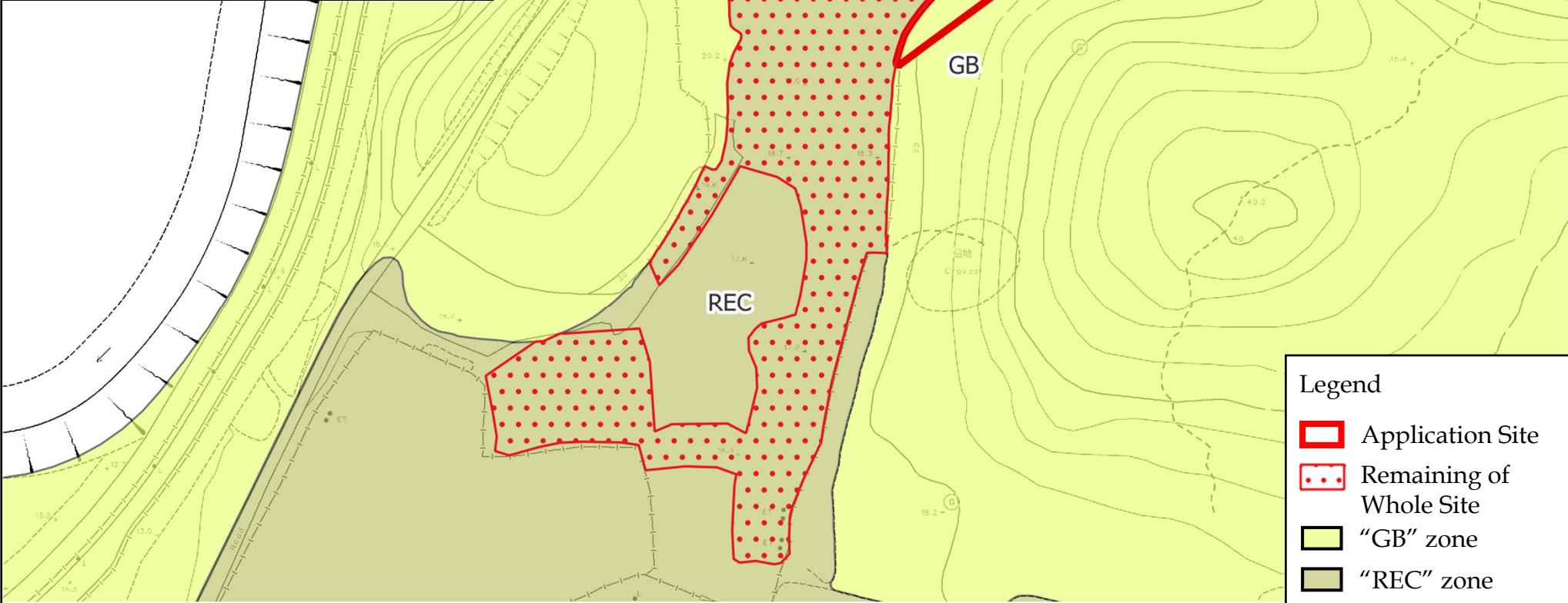
Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years at Lot Nos. 21 (Part) and 22 (Part) in Demarcation District 80

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.



**Legend**

-  Application Site
-  Remaining of Whole Site
-  “GB” zone
-  “REC” zone

 **LCH Planning and Development Consultants Limited**

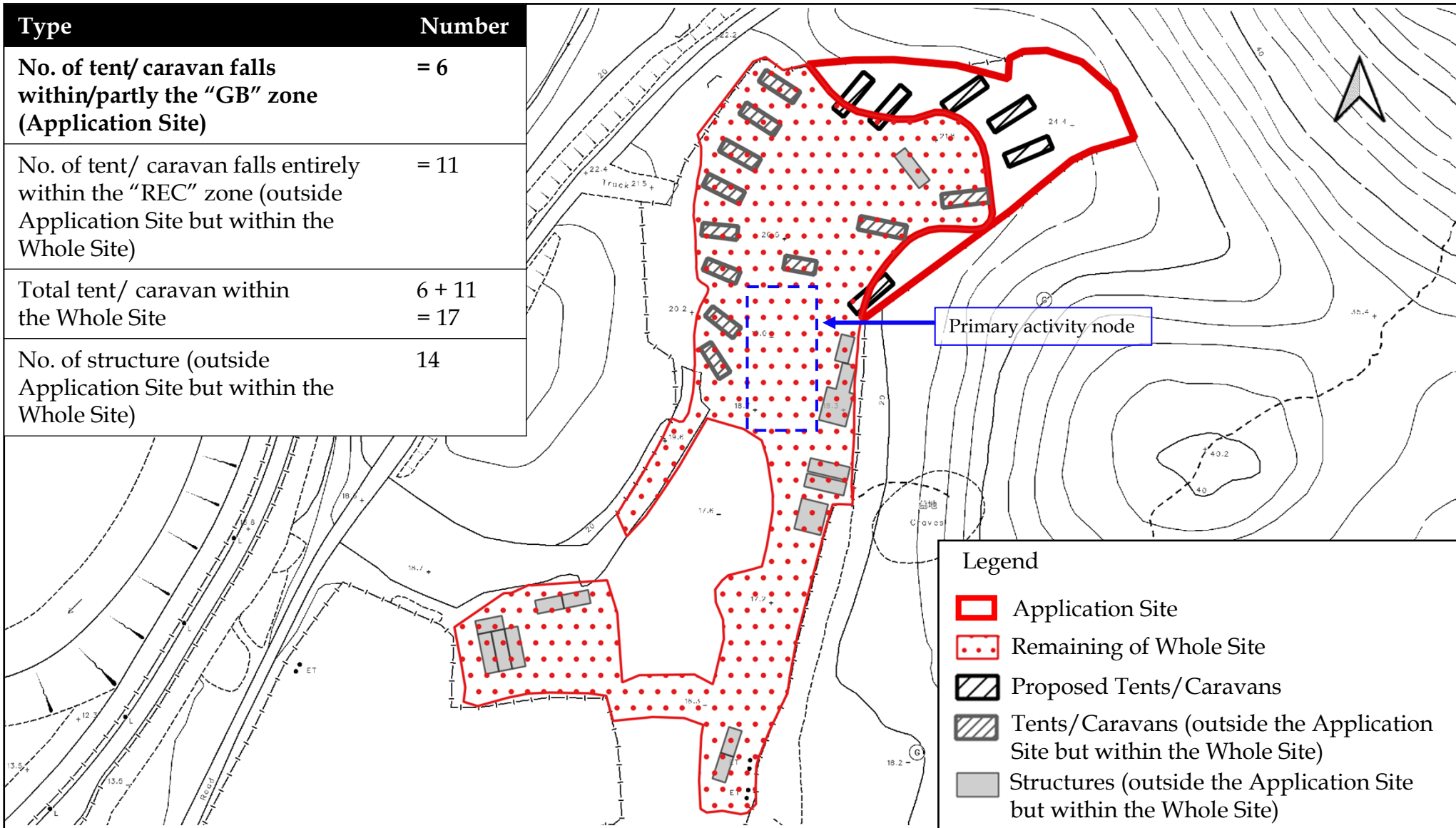
Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years at Lot Nos. 21 (Part) and 22 (Part) in Demarcation District 80

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 tent/ caravan falls within/partly the "GB" zone (Application Site)	= 6
No. of tent/ caravan falls entirely within the "REC" zone (outside Application Site but within the Whole Site)	= 11
Total tent/ caravan within the Whole Site	6 + 11 = 17
No. of structure (outside Application Site but within the Whole Site)	14



**Legend**

- Application Site
- Remaining of Whole Site
- Proposed Tents/Caravans
- Tents/Caravans (outside the Application Site but within the Whole Site)
- Structures (outside the Application Site but within the Whole Site)



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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 Lot Nos. 21 (Part) and 22 (Part) in Demarcation District 80

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