

ANNEX 3

REPLACEMENT PAGES OF PLANTING PROPOSAL

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

Planting Proposal

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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 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, 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/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**

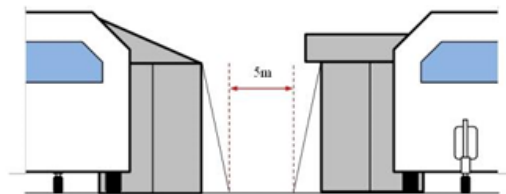
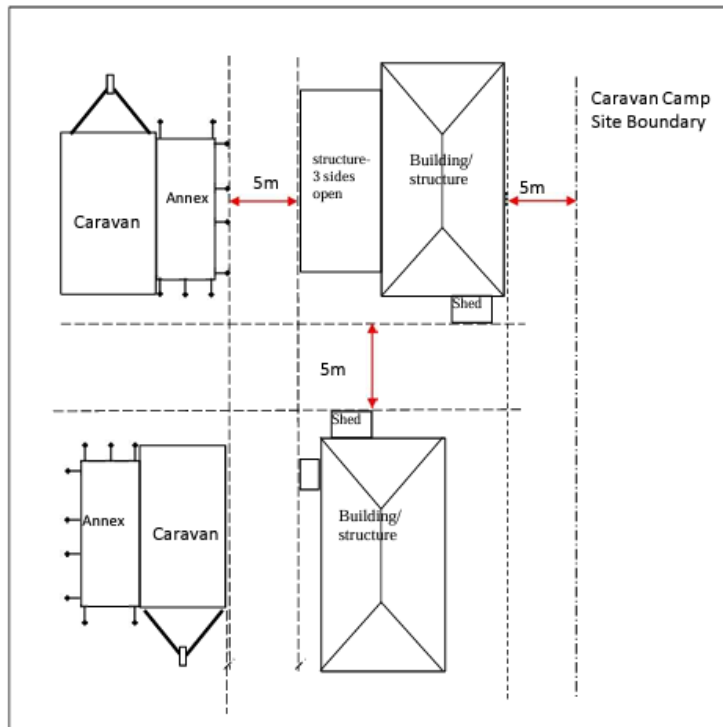


Diagram 2 Extract of the Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site

- 2.2.3 Neither construction of structures nor further land filling and excavation are anticipated. Refers to **Figure 1** for the indicative tents/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

Development Parameters	Whole Site	Previous Application (A/NE-TKLN/96)	Application Site (GB portion)	Changes
Ratio	0.2			
Total No. of Tents/ 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) ^	-	-	-

* 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

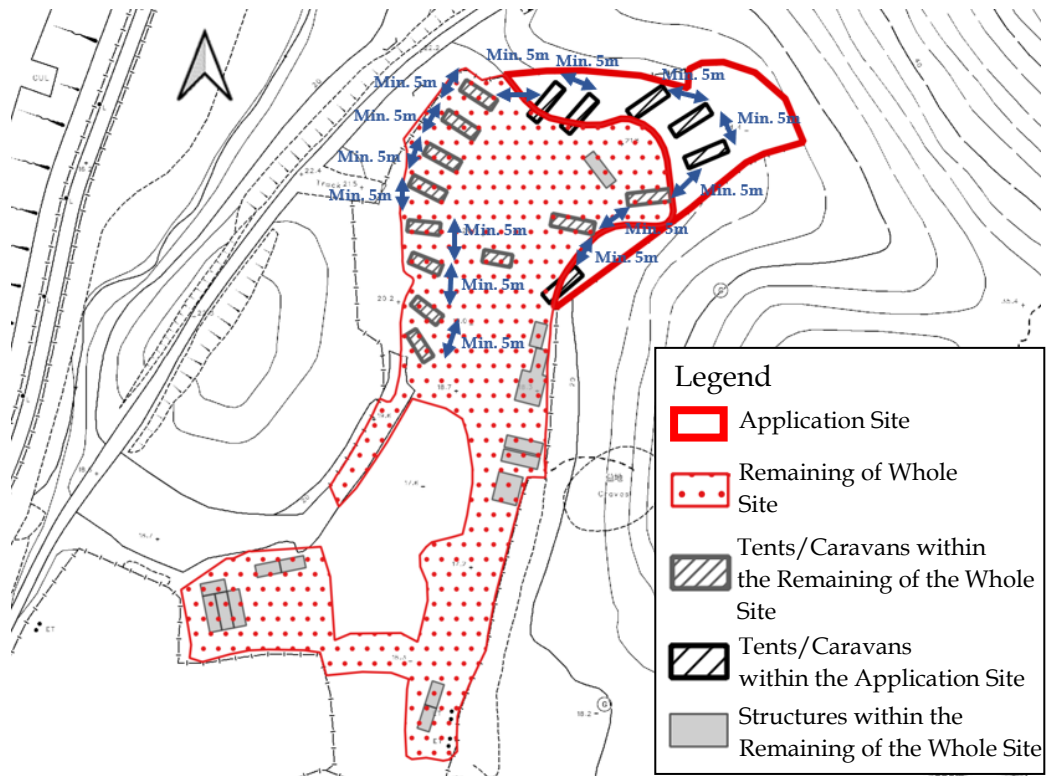


Diagram 3 Location of **Tents**/Caravans
 (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

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 **from the caravan camp site**, 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 tonnes². 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.

2

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

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.

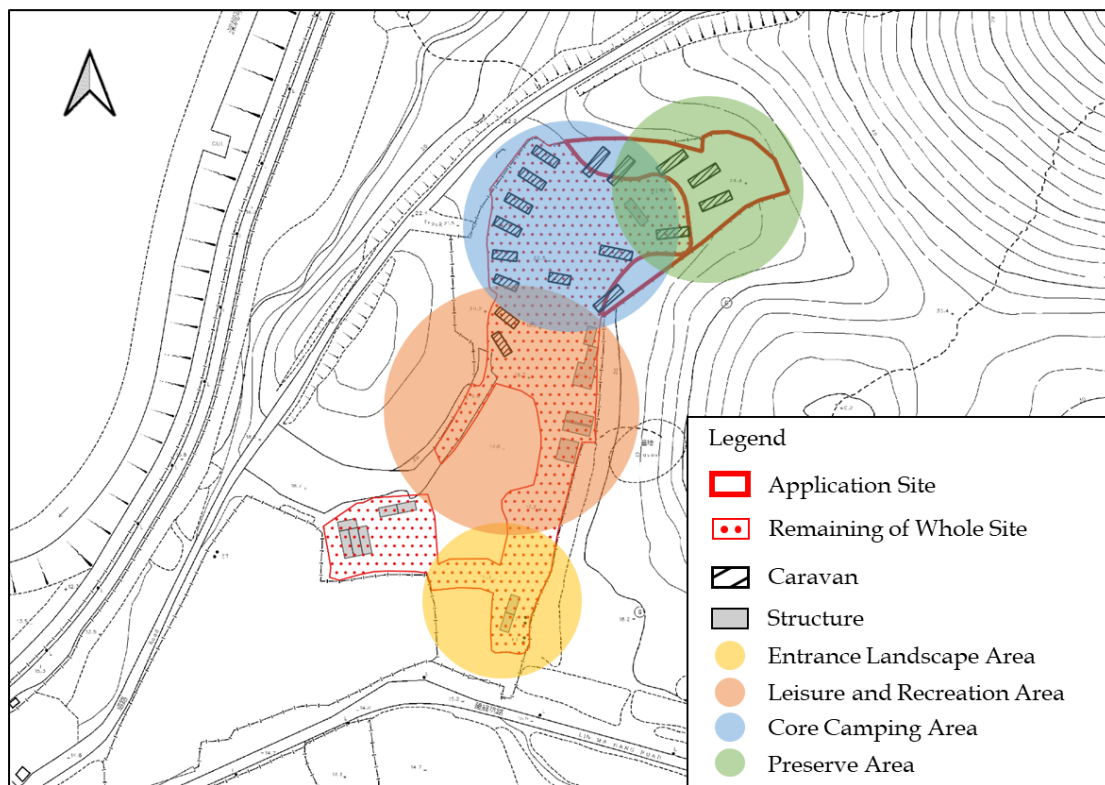
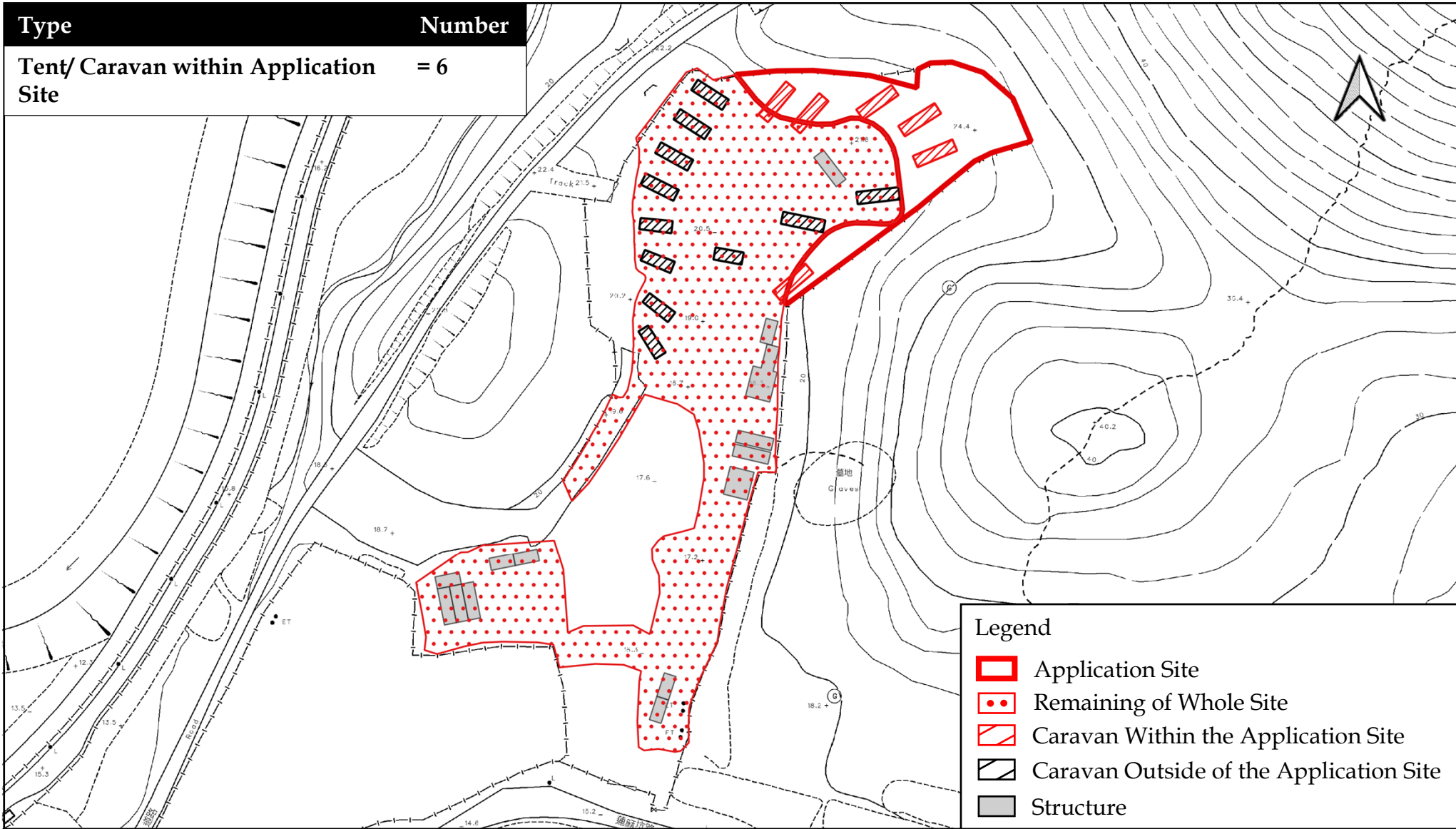


Diagram 8 Spatial Diagram of the Existing Campsite
(Source: HK GEODATA STORE, HKSAR Government)

3.7 Planting Proposal (Figure 2)

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 8).

Type	Number
Tent/ Caravan within Application Site	= 6



Legend	
	Application Site
	Remaining of Whole Site
	Caravan Within the Application Site
	Caravan Outside of the Application Site
	Structure

Figure 1 : Indicative Tent/Caravan Layout Plan

(For reference only. Not to scale.)

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(Source: HK GEODATA STORE, HKSAR Government)

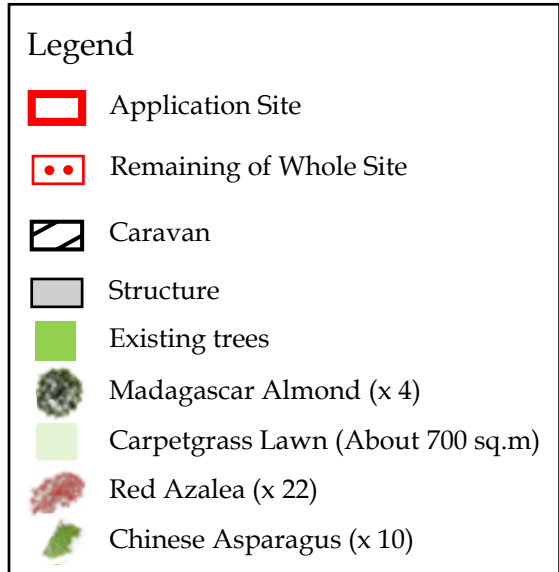
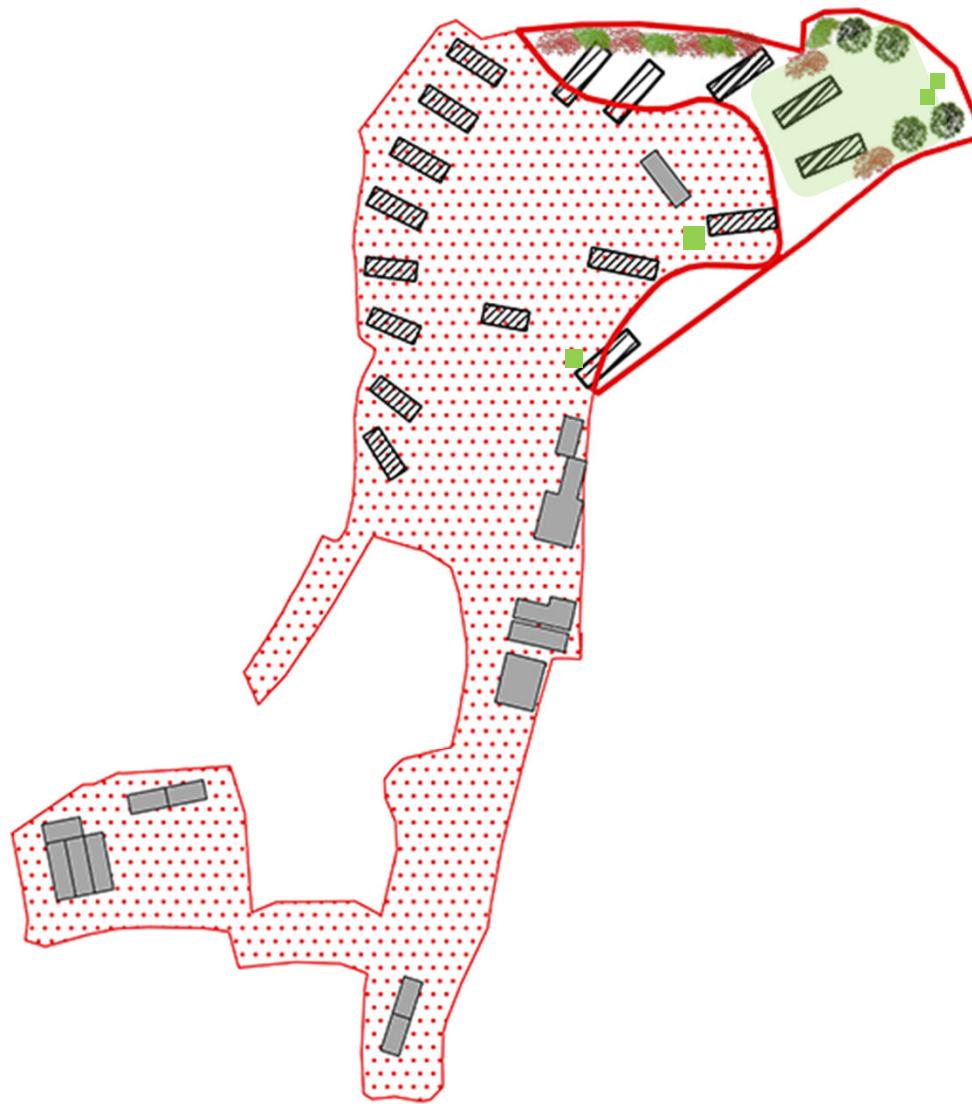


Figure 2 : Indicative Planting Proposal

(For reference only. Not to scale.)

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(Source: HK GEODATA STORE, HKSAR Government)