

Ta Kwu Ling, North District, New Territories.

PLANNING STUDY

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

**Lots 601 S.E, 601 S.F, 603 S.C, 603 S.D, 604 S.E, 604 S.F, 604 S.I,
604 RP, 605 S.G, 605 S.H, 605 S.K, 605 S.L, 605 RP, 606 S.D, 606 S.E,
607 S.O, 607 S.P, 607 S.T, 607 S.U, 607 S.V, 607 S.W, 607 S.X, 607
S.Y, 607 S.Z, 607 RP, in D.D.82,
Ta Kwu Ling, North District, New Territories.**

PREPARED BY:

Office for Fine Architecture Limited.

Unit B, 16/F, Easy Tower, 609 Tai Nan West Street,

Cheung Sha Wan, Hong Kong

August 2023

EXECUTIVE SUMMARY

The Applicant, Ink Brand Consulting and Design Limited, hereby submits this Application for planning permission for conversion of existing “Agriculture” use, “Greenbelt” use and “Village Type Development” use to “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years” under Section 16 of the Town Planning Ordinance (CAP.131).

The Application Site is located at Ta Kwu Ling, North District, New Territories (Lots 601 S.E, 601 S.F, 603 S.C, 603 S.D, 604 S.E, 604 S.F, 604 S.I, 604 RP, 605 S.G, 605 S.H, 605 S.K, 605 S.L, 605 RP, 606 S.D, 606 S.E, 607 S.O, 607 S.P, 607 S.T, 607 S.U, 607 S.V, 607 S.W, 607 S.X, 607 S.Y, 607 S.Z, 607 RP, in D.D.82) with a site area of 1718.68 m².

To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors, and launch an outdoor activity place and supporting facilities for visitors, the Applicant intends to operate a “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years”.

The Application Site is located in the “Agriculture”, “Greenbelt” and “Village Type Development” zones of the “Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14”.

“Temporary Holiday Camp” use is located in “Column 2” of “Greenbelt” zone but not included in “Column 1” and “Column 2” of “Agriculture” and “Village Type Development” zones. On the other hand, “Temporary Place of Recreation, Sports or Culture (Hobby Farm)” use is located in “Column 2” of all “Agriculture”, “Greenbelt” and “Village Type Development” zones, which may be permitted with or without conditions on application to the Town Planning Board. So development is proposed and planning permission from Town Planning Board is required.

Justifications for the proposed application:

Promote environmental friendly life

Remaining simple life culture in the rural area and promoting environmental friendly life. The proposed “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm)” is to provide opportunities for public to keep in touch with nature and help to form a slow living lifestyle in the city.

Through this proposed use, it encourages people to reconnect with nature and adopt sustainable practices that benefit both the environment and our well-being. Our goal is to provide a space where people can unwind, learn about agriculture and develop an appreciation for the natural world.

By promoting environmental friendly life, we hope to inspire visitors to take small steps towards reducing their carbon footprint, conserving resources, and safeguarding the planet for future generations.

Ta Kwu Ling, North District, New Territories.

Site Constraints/ Design Consideration

The expected vehicular traffic, pedestrians flow generated by the visitors will be low. The site can be accessed by an unnamed road extended from Ping Che Road and the surrounding area being primarily composed of village-type houses and agricultural land. This implies that there are unlikely to be significant traffic issues or congestion caused by visitors to the site.

The proximity of the site to Ping Che Road is significant as this road is not known for heavy traffic. This means that visitors to the site are likely to encounter few delays when travelling to and from the location. Additionally, the fact that the surrounding area is primarily composed of village-type houses and agricultural land suggests that there are few commercial or industrial activities that might contribute to traffic.

GFA & PR

The proposed usage under this application would not cause any changes in GFA of the site. No construction or building work is required for the temporary development, which means that there will be a quicker timeline for the implementation for the conditions after approval is granted. There will also be no alterations to the physical footprint of the location.

Overall, the proposed development suggests that it can be achieved with minimal disruption and impact on the site.

In compliance with the Approved OZP and the Lease

The proposed use is located in the “Agriculture”, “Greenbelt” and “Village Type Development” zones under the “Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14”.

Under the Planning Intention for Agriculture, the zone is intended primarily to retain and safeguard good quality land/farm for agriculture purposes and rehabilitation for cultivation.

For Greenbelt, 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.

For Village Type Development, selected recreational uses may be permitted on application to the Town Planning Board.

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

Ta Kwu Ling, North District, New Territories.

Height of Temporary Structure

The temporary development is designed with environmental sustainability in mind. No construction is required for its implementation. This approach aims to minimize the impact on the surrounding environment while still providing a positive experience for visitors.

The development will provide a grassland for visitors to build their own tents and there will be no fixed structures in the site. An area will be used as hobby farm which will be used to encourage public to appreciate and respect the natural environment.

So there will be no temporary structure in the application site.

Summary:

In summary, the proposed application for planning permission under Section 16 of the Town Planning Ordinance (CAP.131) is an extremely straightforward application for converting the existing "Agriculture", "Greenbelt" and "Village Type Development" uses into "Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years". This temporary use is to promote the efficiency of use of land.

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

**規劃申請報告書內文摘要
(內文如有差異，應以英文版本為準)**

申請人 Ink Brand Consulting and Design Limited 茲根據城市規劃條例第 16 條(香港法例第 131 章)申請改變現有「農業」、「綠化地帶」及「鄉村式發展」用途，重新開發為「臨時度假營(帳幕營)及臨時康體文娛場所(休閒農場)」維持 3 年(申請地點)。

申請地點位於新界北區打鼓嶺(地段編號 D.D.82, Lots 601 S.E, 601 S.F, 603 S.C, 603 S.D, 604 S.E, 604 S.F, 604 S.I, 604 RP, 605 S.G, 605 S.H, 605 S.K, 605 S.L, 605 RP, 606 S.D, 606 S.E, 607 S.O, 607 S.P, 607 S.T, 607 S.U, 607 S.V, 607 S.W, 607 S.X, 607 S.Y, 607 S.Z, 607 RP), 地段面積為 1718.68 平方米。

為應對本地居民和中國內地遊客對戶外活動設施日益增長的需求，並為遊客開設戶外活動場所和配套設施，申請人打算經營一個「臨時度假營(帳幕營)及臨時康體文娛場所(休閒農場)」維持 3 年。

申請地點位於「坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14」內「農業」、「綠化地帶」及「鄉村式發展」用地範圍內。

「臨時度假營」用途包括在「綠化地帶」範圍第二欄，但並不包括在「農業」及「鄉村式發展」範圍的第一欄及第二欄。另外，「臨時康體文娛場所(休閒農場)」用途皆包括在「農業」、「綠化地帶」及「鄉村式發展」範圍內的第二欄，意指須先向城市規劃委員會申請，並可能在有附帶條件或無附帶條件下獲准的用途。因此建議進行臨時開發，並需要城市規劃委員會的規劃許可。

申請理據:

推廣環保生活

在鄉村地區保留簡單生活文化，並推廣環保生活。提議的「臨時度假營(帳幕營)及臨時康體文娛場所(休閒農場)」，為公眾提供與大自然接觸的機會，並有助於在城市中形成緩慢生活。

透過這個擬議中的用途，它鼓勵人們重新與大自然連結，並採用有益於環境和我們健康的可持續實踐。我們的目標是提供一個空間，讓人們放鬆身心，學習農業知識，並對自然界產生欣賞之情。

通過推廣環保生活，我們希望激勵遊客採取減少碳足跡、節約資源和保護地球，為未來世代打造更美好的未來等小步驟。

地盤限制/設計考慮

預期遊客帶來的車輛交通和行人流量將會很少。該場地能透過自坪輦路延伸的小路抵達，周圍主要由村屋和農田組成。這意味著遊客造成的交通問題或擁擠情況不太可能對該地區產生顯著影響。

該場地靠近坪輦路，這條路沒有繁忙交通。遊客在前往和離開該地點時很可能會遇到很少的延誤。周圍地區主要由村屋和農田組成，這意味著很少有商業或工業活動可能導致交通擁堵。

Ta Kwu Ling, North District, New Territories.

總樓面面積及地積比率

根據這個擬議中的用途，它不會對場地的總建築面積(GFA)造成任何改變。臨時發展不需要進行任何建築或建設工作，這意味著在獲得批准後實施條件的時間表會更快。此外，該地點的實際佔地面積也不會有任何改變。

總體而言，建議的發展顯示它可以在最小化對場地的干擾和影響的情況下實現。

符合分區計劃大綱核准圖及租地條約

本擬議的用途位於「坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14」的「農業」、「綠化地帶」及「鄉村式發展」範圍內。

根據「農業」的「規劃意向」，該範圍主要旨在保存和保護良好的農地/農場，以便作農業用途及保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。

對於「綠化地帶」，該區域的「規劃意向」主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。

對於「鄉村式發展」，特定康樂用途，如向城市規劃委員會申請許可，或會獲得批准。

本擬議的用途將提供綠化區域，所有這些都符合上述區域的規劃意圖，並且可以保留優質的土地。同時，整個用途不會對周圍環境造成任何重大的不相容性。

臨時構築物的高度

此次臨時發展的設計考慮到環境可持續性，並不需要進行任何建設工作。這種方法旨在最大程度地減少對周圍環境的影響，同時為遊客提供積極的體驗。

該開發將提供一個草地，供遊客建立自己的帳篷，該場地內不會有任何固定結構。同時，一個區域將被用作休閒農場，用於鼓勵公眾欣賞和尊重自然環境。

因此，在這個申請場地上不會有任何臨時結構。

總結：

總結以上各點，根據城市規劃條例第 16 條(香港法例第 131 章)，建議將現有的「農業」、「綠化地帶」及「鄉村式發展」用途重新開發為「臨時度假營(帳幕營)及臨時康體文娛場所(休閒農場)」維持 3 年是極為直接的申請。這種臨時使用旨在促進土地的有效利用。

基於上述理據及補充規劃文件內的詳細說明，希望城規會的委員對是項申請作出正面的考慮及予以批准。

CONTENTS

1.0 Introduction

2.0 Existing Site Information

- 2.1 Building History, Location and Surroundings
- 2.2 Current Zoning
- 2.3 Lease Document

3.0 Application under Section 16 of Town Planning Ordinance

- 3.1 Application
- 3.2 Justification

4.0 Impact Assessment

- 4.1 Infrastructure
- 4.2 Traffic
- 4.3 The Environment

5.0 Summary and Conclusion

- Appendix A – Lot Index Plan
Block Plan
- Appendix B – Relevant Extract of Notes from “Approved Ping Che and
Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14”
- Appendix C – Lease Document for the subject lots
- Appendix D – The Proposed Design for “Proposed Temporary Holiday
Camp (Tent Camping) and Place of Recreation, Sports
or Culture (Hobby Farm)”
 - Layout Plan
 - Site Area Chart
 - Particulars of A Development Proposal

Ta Kwu Ling, North District, New Territories.

1.0 Introduction

The Application Site is located at Ta Kwu Ling, North District, New Territories (Lots 601 S.E, 601 S.F, 603 S.C, 603 S.D, 604 S.E, 604 S.F, 604 S.I, 604 RP, 605 S.G, 605 S.H, 605 S.K, 605 S.L, 605 RP, 606 S.D, 606 S.E, 607 S.O, 607 S.P, 607 S.T, 607 S.U, 607 S.V, 607 S.W, 607 S.X, 607 S.Y, 607 S.Z, 607 RP, in D.D.82) with a site area of 1718.68 m².

To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors, and launch an outdoor activity place and supporting facilities for visitors, the Applicant intends to operate a “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years”.

The Application Site is located in the “Agriculture”, “Greenbelt” and “Village Type Development” zones of the “Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14”.

“Temporary Holiday Camp” use is located in “Column 2” of “Greenbelt” zone but not included in “Column 1” and “Column 2” of “Agriculture” and “Village Type Development” zones. On the other hand, “Temporary Place of Recreation, Sports or Culture (Hobby Farm)” use is located in “Column 2” of all “Agriculture”, “Greenbelt” and “Village Type Development” zones, which may be permitted with or without conditions on application to the Town Planning Board. So development is proposed and planning permission from Town Planning Board is required.

2.0 Existing Site Information

2.1 Building History, Location and Surroundings

- 2.1.1 The subject lots are at Ta Kwu Ling, North District, New Territories.
- 2.1.2 The subject lots have been used as “Agriculture”, “Greenbelt” and “Village Type Development” uses since 1898.
- 2.1.3 The expected vehicular traffic, pedestrians flow generated by the visitors will be low .The site is located along Ping Che Road, located around the site are mainly low density village houses, which would not generate heavy traffic.
- 2.1.4 To cater for the increasing demand for outdoor activity, the Applicant intends to operate a “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years”.
- 2.1.5 Please refer to **Appendix A** for relevant Lot Index plan and Block Plan.

Ta Kwu Ling, North District, New Territories.

2.2 Current Zoning

- 2.2.1 According to the explanatory statement of the “Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14”, the first draft plan “No. IDPA/NE-TKL/1” was prepared by the Director of Planning and notified in the Gazette on 17 August 1990. The Governor in Council, under Section 9(1)(a) of the Ordinance, approved the draft Ping Che and Ta Kwu Ling DPA Plan and to be re-numbered as DPA/NE-TKL/2 on 22 March 1994.

On 2 February 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ping Che and Ta Kwu Ling OZP, which was subsequently renumbered as S/NE-TKL/14. Then on 12 March 2010, the “Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14” was exhibited for public inspection under section 9(5) of the Ordinance.

- 2.2.2 The subject lots are located within “Agriculture”, “Greenbelt” and “Village Type Development” zones.

“Temporary Holiday Camp” use is located in “Column 2” of “Greenbelt” zone but not included in “Column 1” and “Column 2” of “Agriculture” and “Village Type Development” zones. On the other hand, “Temporary Place of Recreation, Sports or Culture (Hobby Farm)” use is located in “Column 2” of all “Agriculture”, “Greenbelt” and “Village Type Development” zones, which may be permitted with or without conditions on application to the Town Planning Board. So development is proposed and planning permission from Town Planning Board is required.

- 2.2.3 Relevant extract of OZP Plan and notes are attached as **Appendix B**.

2.3 Lease Document

- 2.3.1 The lease of the subject lots (Lots 601 S.E, 601 S.F, 603 S.C, 603 S.D, 604 S.E, 604 S.F, 604 S.I, 604 RP, 605 S.G, 605 S.H, 605 S.K, 605 S.L, 605 RP, 606 S.D, 606 S.E, 607 S.O, 607 S.P, 607 S.T, 607 S.U, 607 S.V, 607 S.W, 607 S.X, 607 S.Y, 607 S.Z, 607 RP, in D.D.82) was granted and demise into each lessee in 1898.

- 2.3.2 Relevant extract of Lease Document and assignment is attached as **Appendix C**.

Ta Kwu Ling, North District, New Territories.

3.0 Application under Section 16 of Town Planning Ordinance

3.1 Application

3.1.1 We now apply for planning permission for conversion of the site (Ta Kwu Ling, North District, New Territories (Lots 601 S.E, 601 S.F, 603 S.C, 603 S.D, 604 S.E, 604 S.F, 604 S.I, 604 RP, 605 S.G, 605 S.H, 605 S.K, 605 S.L, 605 RP, 606 S.D, 606 S.E, 607 S.O, 607 S.P, 607 S.T, 607 S.U, 607 S.V, 607 S.W, 607 S.X, 607 S.Y, 607 S.Z, 607 RP, in D.D.82). The conversion is from existing "Agriculture", "Greenbelt" and "Village Type Development" uses into "Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years".

3.1.2 The proposed layout plan for the "Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm)" is attached as **Appendix D**.

3.2 Justification

Promoting Environmental-Friendly

Remaining simple life culture in the rural area and promoting environmental friendly life. The proposed "Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm)" is to provide opportunities for public to keep in touch with nature and help to form a slow living lifestyle in the city.

Through this proposed use, it encourages people to reconnect with nature and adopt sustainable practices that benefit both the environment and our well-being. Our goal is to provide a space where people can unwind, learn about agriculture and develop an appreciation for the natural world.

By promoting environmental friendly life, we hope to inspire visitors to take small steps towards reducing their carbon footprint, conserving resources, and safeguarding the planet for future generations.

Rehabilitate Wasteland

There is a lack of agricultural activities. The purpose of the "Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm)" could make a better use of the existing land.

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

To summarize, "Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm)" can fulfill teenagers' and families' demand.

Ta Kwu Ling, North District, New Territories.

Cater for increasing demand for Outdoor Activity

To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors, and launch an outdoor activity place and supporting facilities for visitors, the Applicant intends to operate a “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years”.

Due to the increasing demand for outdoor activities these years, there is a lack of camping space. Base on the new from South China Morning Post on 11 Feb, 2021. Tap Mun in Hong Kong is out of grass for its feral cows, their pasture destroyed by a stampede of campers escaping Covid-19 restrictions. Base on the above situation, providing a “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm)” supported by human resources can reduce environmental damage.

Integrate into Rural Area/ achieve Neighborhood Harmony

The proposed usage for the property is focused on leisure and slow living, which can have a positive impact on the local residents in the rural area. By providing an attractive green program, the new usage can enhance the quality of life for the locals and offer them recreational opportunities that they may not have had before.

Furthermore, the presence of a campsite in the city can help to foster stronger relationships between people. The younger generation can learn about camping and outdoor living from the elderly, which can promote intergenerational bonding and foster a sense of community.

Overall, the proposed usage can contribute to the development of sustainable tourism, which can provide economic benefits to the local community. By doing so, the proposed usage can have a long-lasting positive impact on the local community and the environment.

Site Constraints/ Design Consideration

The expected vehicular traffic, pedestrians flow generated by the visitors will be low. The site can be accessed by an unnamed road extended from Ping Che Road and the surrounding area being primarily composed of village-type houses and agricultural land. This implies that there are unlikely to be significant traffic issues or congestion caused by visitors to the site.

The proximity of the site to Ping Che Road is significant as this road is not known for heavy traffic. This means that visitors to the site are likely to encounter few delays when travelling to and from the location. Additionally, the fact that the surrounding area is primarily composed of village-type houses and agricultural land suggests that there are few commercial or industrial activities that might contribute to traffic.

Ta Kwu Ling, North District, New Territories.

In compliance with the Approved OZP and the Lease

The proposed use is located in the “Agriculture”, “Greenbelt” and “Village Type Development” zones under the “Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14”.

Under the Planning Intention for Agriculture, the zone is intended primarily to retain and safeguard good quality land/farm for agriculture purposes and rehabilitation for cultivation.

For Greenbelt, 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.

For Village Type Development, selected recreational uses may be permitted on application to the Town Planning Board.

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

Height of Temporary Structure

The temporary development is designed with environmental sustainability in mind. No construction is required for its implementation. This approach aims to minimize the impact on the surrounding environment while still providing a positive experience for visitors.

The development will provide a grassland for visitors to build their own tents and there will be no fixed structures in the site. An area will be used as hobby farm which will be used to encourage public to appreciate and respect the natural environment.

So there will be no temporary structure in the application site.

GFA & PR

The proposed usage under this application would not cause any changes in GFA of the site. No construction or building work is required for the temporary development, which means that there will be a quicker timeline for the implementation for the conditions after approval is granted. There will also be no alterations to the physical footprint of the location.

Overall, the proposed development suggests that it can be achieved with minimal disruption and impact on the site.

4.0 Impact Assessment

4.1 Infrastructure

The proposed development of the “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm)” is a simple and effective way to make better use of the existing land for “Agriculture”, “Greenbelt” and “Village Type Development” uses.

This temporary use aligns with the existing zoning regulations for the area and can help to promote the efficient use of land. One of the key benefits of this proposed development is that it involves no construction inside the site, which can help to minimize the negative impact on the surrounding environment.

The temporary development is also designed with environmental sustainability in mind, which can help to preserve the natural environment and minimize the ecological footprint of the development.

Furthermore, the proposed development can provide a positive experience for visitors, while also offering recreational opportunities that can promote environmental stewardship.

Overall, this development is a simple and sustainable way to make better use of the existing land while minimizing its impact on the environment.

4.2 Traffic

The site can be accessed by an unnamed road extended from Ping Che Road, area around the site are mainly village-type houses and agricultural land. The proposed development only converts an existing “Agriculture”, “Greenbelt” and “Village Type Development” uses into the uses under Column 2 (Temporary Place of Recreation, Sports or Culture (Hobby Farm)), which is not a significant change to the original use. “Temporary Holiday Camp” use is located in “Column 2” of “Greenbelt” zone. So it will not bring heavy vehicular traffic or pedestrians flow to the area.

To access to the site, it only takes a 5 minutes’ walk from the nearest bus station which is “Lee Uk Village” station. It is very convenient to access to the site by public transport.

Structures are mainly village-type houses in the proximity. Low traffic flow will be retained. At the same time, the site surrounded by low density agricultural area. Therefore, the traffic flow remains low in the morning or evening on working day since it is mainly for local resident use. By observation, there is no increase in traffic flow during weekends due to the exploration of visitors or tourists.

To summarize, the proposed development project will not generate a lot of traffic, as it only provides major healthy and leisure activities, and the neighboring area is mostly village-type houses and agricultural lands.

4.3 The Environment

The proposed temporary development is a way to keep visitors out of sensitive habitat and double down on promoting sustainable recreation practices. Organizing the “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years” with human resources bring benefits to the natural environment and achieve a leave-no-trace camping experience.

There will be no negative impact on the overall environmental quality to the surrounding environment since the use “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm)” did not change the original intention of agricultural land use.

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

Located around the site are mainly agricultural land and village house, by consideration of environmental sustainable, no construction is required. No Construction will be involved.

5.1 Summary and Conclusion

In summary, the proposed application for planning permission under Section 16 of Town Planning Ordinance is an extremely straightforward application for converting the existing “Agriculture”, “Greenbelt” and “Village Type Development” uses into “Proposed Temporary Holiday Camp (Tent Camping) and Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 years” use.

The proposed usage caters for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors, and launch an outdoor activity place and supporting facilities for visitors. The proposed temporary development supports the rehabilitation of farmland in Ta Kwu Ling.

There are no adverse planning issues to consider.