

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various lots in D.D. 17, Ting Kok, Tai Po, New Territories* (the Site) for '**Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant intends to operate the proposed development to provide camping and barbecue facilities for visitors.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19 (**Plan 2**). According to the Notes of the OZP, the applied uses are neither Column 1 nor 2 use within the "AGR" zone, which require planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by recreational uses. Despite falling within the "AGR" zone, the Site has been left vacant without agricultural activities. Therefore, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and can better utilise precious land resources in the New Territories.
- 2.3 Similar applications for '*Barbecue Site*' (Nos. A/NE-TK/712, 782 and 783) and '*Holiday Camp*' (No. A/NE-TK/827) were approved by the Board on a temporary basis for a period of 3 years in the past 5 years within the same "AGR" zone on the OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 8,054 m² (about) (**Plan 3**). The operation hours of the proposed development will be 24-hour daily. 2 single-storey temporary structures are proposed for reception, site office, washroom, changing room and water tower with total gross floor area (GFA) of 172 m² (about) (**Plan 4**). The remaining area will be used for vehicle parking and circulation area, pedestrian footpath, open area for tent camping and barbecue area.

Detailed development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

Site area	8,054 m ² (about)
Covered area	172 m ² (about)
Uncovered area	7,882 m ² (about)
Plot ratio	0.02 (about)
Site coverage	2% (about)
No. of structure	2
GFA	172 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	172 m ² (about)
Building height	3.5 m to 5 m (about)
No. of storey	1

3.2 The existing level of the Site is at +6.4 mPD. Portion of the Site (i.e. 1,248 m² (about); 15% of the Site) is proposed to be hard-paved with concrete of not more than 0.2 m in depth (i.e. up to 6.6 mPD) for the site formation of structures and vehicle parking and L/UL spaces. The remaining area (i.e. 6,806 m² (about); 85% of the Site) will be covered with lawn. The filling of land is considered necessary and has been kept to a minimum for the operation of the proposed development. No further filling of land will be carried out at the Site. Upon expiry of the planning permission, the applicant will remove the hard-paving and reinstate the Site to an amenity area.

3.3 The Site is accessible from Ting Kok Road via the application site of the approved planning application No. A/NE-TK/843 (**Plan 1**). An 8 m-wide (about) vehicular ingress/egress is proposed at the northern periphery adjoining the application site of the approved planning application No. A/NE-TK/843. 12 parking and loading/unloading (L/UL) spaces are proposed. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	No. of space
Parking space for private car - 2.5 m (W) x 5 m (L)	10
Type of space	No. of space
L/UL space for light goods vehicle (LGV)/light bus - 3.5 m (W) x 8 m (L)	2

- 3.4 Visitors are required to make prior appointment to use the camping/barbecue facilities and visitor parking space. The majority of visitors and staff are required to make good use of public transport services available at Ting Kok Road, which is within walking distance from the Site. L/UL spaces for light bus are also provided for visitors who would travel in group. LGV will be deployed for the delivery of goods to the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the estimated trip generation/attraction of the proposed development is minimal (see **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction				
	Private car		LGV/Light bus		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	0	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	0	1
Average trip per hour (Beyond AM and PM Peaks)	1.5	1.5	0.5	0.5	4

- 3.5 A notice will be posted at a prominent location of the vehicular ingress/egress to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the approval period of the planning permission.
- 3.6 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.
- 3.7 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will also follow relevant mitigation measures and

requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

- 3.8 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Upon obtaining relevant planning permission, the applicant will submit proposals in relation to fire safety and drainage aspects to mitigate any potential adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Holiday Camp and Barbecue Site with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Filling of land at the Site
Plan 6	Swept path analysis