

RNTPC Paper No. A/NE-TKLN/96
For Consideration by the
Rural and New Town Planning
Committee on 11.4.2025

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/96

<u>Applicant</u>	: Income Mall Limited represented by LCH Planning & Development Consultants Limited
<u>Site</u>	: Lots 20 RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) in D.D. 80, Ta Kwu Ling North, New Territories
<u>Site Area</u>	: About 1,902m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Temporary Holiday Camp for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary holiday camp for a period of three years at the application site (the Site) zoned “GB” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Holiday Camp’ is Column 2 use in the “GB” zone, which requires planning permission from the Town Planning Board (the Board). The Site is partly covered with vegetation and fenced-off, and currently occupied by some caravans without valid planning permission.
- 1.2 According to the applicant, the Site, which forms part of an existing holiday camp operated by the applicant (**Plans A-1 and 4a**)¹, consists of two portions with one in the east and one in the west of the existing holiday camp. The applied use comprises 12 caravans/tents/camps (seven on the eastern portion and five on the western portion)², with a height of not more than one storey or 3.5m. The 12 caravans/tents/camps have a total covered area of not more than 283.5m². The remaining portion of the Site is grassed and serves as a landscape area. No structure will be erected and no filling or excavation of land will be carried out at the Site. At-grade planting will be provided at the periphery of the Site to enhance the landscape area. The layout plan and landscape proposal submitted by the applicant are shown in **Drawings A-1 and A-2**.

¹ The entire holiday camp falls within “Recreation” (“REC”) (about 76%) and “GB” (about 24%) zones. The current application covers the part of the holiday camp (i.e. about 24%) falling within the “GB” zone. For the remaining part within the “REC” zone, ‘holiday camp’ is always permitted and no planning permission is required.

² While the Site is currently occupied by caravans, the applicant also includes tents/camps uses to allow flexibility for meeting changing needs of the customers.

- 1.3 The major development parameters of the applied use and the entire holiday camp are summarised as follows:

	Applied use under the current application (No. A/NE-TKLN/96)	Entire holiday camp (including the applied use)
Site area	About 1,902m ² (about 24% of the entire holiday camp)	About 7,937m ²
Number of caravans/tents/camps	12 caravans/tents/camps ⁽¹⁾	21 caravans/tents/camps
Covered area of caravans/tents/camps	Not more than 283.5m ²	Not more than 661.5m ²
No. of structures	N/A	11 (not exceeding 830.5m ² of built over area and a height of 6m/ 2 storeys)
Maximum no. of campers	About 36	80
Parking Provision	N/A	- Two private car parking spaces for staff only - One light bus pick-up/drop-off space for visitor (upon reservation only)

Note:

⁽¹⁾ Three caravans/tents/camps fall entirely within the Site. For other nine caravans/tents/camps, only parts of them fall within the Site while the remaining parts are within the existing holiday camp zoned “REC” (**Drawing A-1**).

- 1.4 The Site is accessible from Lin Ma Hang Road through the existing holiday camp zoned “REC”. The operation hours are 24 hours from Mondays to Sundays, including public holidays. The applied use will only serve the campers and reservation is required. No parking space will be provided at the Site and the parking and loading/unloading facilities of the existing holiday camp will be utilised. Campers are encouraged to use public transport and walk to the holiday camp. Septic tanks situated within the holiday camp will be used for sewage treatment. Audio amplification system will be avoided as far as possible but if required occasionally, it will only be used during day time (i.e. 9:00 am to 7:00 pm) in limited extent with mitigation measures such as orientating the system away from the nearby noise sensitive receivers.

- 1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 13.2.2025 **(Appendix I)**
- (b) Further Information (FI) received on 7.3.2025* **(Appendix Ia)**
- (c) FI received on 19.3.2025* **(Appendix Ib)**
- (d) FI received on 27.3.2025* **(Appendix Ic)**

* *accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ic**, as summarised below:

- (a) since there are feedbacks from the campers to enlarge the camping ground area in order to create a spacious atmosphere, the applicant, who is a professional campsite management team, would like to utilise the remaining private land and slightly extend the holiday camp operation area;
- (b) the applied use, forming part of a holiday camp, is intended to provide eco-tourism opportunity. It is in line with the Government's direction of 'Tourism is Everywhere in Hong Kong' as well as echoing the Northern Metropolis Action Agenda to support eco-tourism opportunities and the boundary economy of Heung Yuen Wai Boundary Control Point (HYW BCP);
- (c) the applied use is associated with the existing holiday camp that falls within the "REC" zone. Such slight extension to the adjoining "GB" zone is still considered being in line with the planning intention. Given that the applied use is small in scale and the intensity and use can optimise land resources for passive recreational purposes while being compatible with the surrounding environment, it also complies with the Town Planning Board Guidelines No. 10. Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the "GB" zone;
- (d) there will be further development under the forthcoming development proposals for New Territories North New Town, where Heung Yuen Wai Boundary Mixed Use Area is considered as Priority Development Area. The existing "GB" zone would no longer be maintained. Thus, this application would not deviate from the long-term planning intention of the "GB" zone which is expected to be rezoned in the near future;
- (e) the proposal has taken into account the license requirement of caravan camp site under Cap. 349 the Hotel and Guesthouse Accommodation Ordinance (HAGAO) (i.e. a minimum of 5m wide of unobstructed space on any sides of a caravan and its annex) and the adoption of good accommodation design to provide spacious atmosphere for the campsite users;
- (f) there are approved planning applications for temporary holiday camp, recreational or leisure uses within the "GB", "Agriculture" or "REC" zones in Ta Kwu Ling North, Ta Kwu Ling, Man Uk Pin, Tai Po, Ting Kok or Lai Chi Wo areas; and
- (g) the Site and the existing holiday camp zoned "REC" are covered by a Short Term Waiver (STW) No. 1638. The traffic and drainage impacts have been addressed upon approval of the STW. The applicant will follow the 'Code of Practices on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP) issued by Environmental Protection Department (EPD) as well as the Noise Control Ordinance. No adverse traffic, environmental and drainage impacts are anticipated. With no additional structures and no tree felling at the Site, no adverse visual and landscape impacts are anticipated. The applicant will make relevant submission under the HAGAO.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent from the ‘current land owner’. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Town Planning Board Guidelines**

The Town Planning Board Guidelines No. 10 for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) is relevant to the application. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. **Background**

The Site largely falls within an active planning enforcement case (No. E/NE-TKLN/93) regarding unauthorized recreation use (including use for holiday camp) and storage use (**Plan A-2**). Enforcement Notice was issued on 26.3.2025 requiring discontinuation of the unauthorized development (UD) by 26.4.2025. The Site is under monitoring according to current planning enforcement procedures.

6. **Previous Application**

There is no previous application covering the Site.

7. **Similar Application**

There is no similar application within the same “GB” zone in the vicinity of the Site in the past five years.

8. **The Site and Its Surrounding Areas (Plans A-1 to A-4c)**

8.1 The Site is:

- (a) forming part of an existing holiday camp and partly fenced-off;
- (b) partly covered with vegetation and currently occupied by some caravans without valid planning permission; and
- (c) accessible from the existing holiday camp which falls within “REC” zone and is connected to Lin Ma Hang Road.

8.2 The surrounding areas are of rural character mainly comprising the holiday camp and unused land. Lin Ma Hang Road and HYW BCP are located to the further south and southwest respectively (**Plan A-1**).

9. Planning Intention

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. There is a general presumption against development with this zone.

10. Comments from Relevant Government Departments

10.1 Apart from the government department as set out in paragraph 10.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided at **Appendices III** and **IV** respectively.

10.2 The following government department has concerns on the application:

Landscape

10.2.1 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) with reference to the photos taken on 24.2.2025, the Site is mostly vacant and fenced-off with some caravans. Few existing trees are observed within the Site. As stated in the Planning Statement, “...no filling of land and tree removal are involved at the Site...”. According to the aerial photos of 2017 to 2023, vegetation clearance within the Site is observed, adverse landscape impact on existing landscape resources has been taken place. Based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character surrounded by vegetated areas, scattered tree groups and HYW BCP to the southwest. Approval of the application may alter the landscape character and further degrade the landscape quality of the “GB” zone; and
- (b) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.

11. Public Comments Received During Statutory Publication Period

On 21.2.2025, the application was published for public inspection. During the statutory public inspection period, three comments were received (**Appendix V**). Two comments from Kadoorie Farm & Botanic Garden Corporation and an individual object to the application mainly on the grounds that the applied use is not in line with the planning intention of the “GB” zone; the space for campers is more than adequate and may be excessive; and the Board should investigate if there is any ongoing enforcement case. One comment from a member of the North District Council indicates no comment on the application.

12. Planning Considerations and Assessments

- 12.1 The application is for temporary holiday camp for a period of three years at the Site zoned “GB” on the OZP. The applied use is not in line with the planning intention of the “GB” zone which 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 the “GB” zone. According to the applicant, the application is to facilitate the expansion of the existing holiday camp zoned “REC”, to ensure compliance with the license requirements under HAGAO (i.e. a minimum of 5m wide of unobstructed space on any sides of a caravan and its annex), and to provide a spacious atmosphere for the campsite users. As indicated in the layout plan (**Drawing A-1**), the current application is mainly for placing parts of some caravans/tents/camps within the Site while there are still ample unused areas available within the existing holiday camp site and the nearby “REC” zone. The applicant does not provide sufficient information/rationale to demonstrate the necessity of encroaching onto the adjoining “GB” zone to accommodate the caravans/tents/camps. There is no strong planning justification in the submission for a departure from the planning intention of the “GB” zone, even on a temporary basis.
- 12.2 According to TPB PG-No.10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. In this regard, comparing the previous and recent aerial photos from 2010 to 2023, the Site was largely vegetated around the time of gazette of the draft Ta Kwu Ling North Development Permission Area (DPA) Plan in 2010, but subsequently vegetation clearance has been observed since 2022 (**Plans A-3a to A-3b**). CTP/UD&L, PlanD considers that there is vegetation clearance observed within the Site and adverse landscape impact on the existing landscape resources has taken place. The approval of the application may alter the landscape character and further degrade the landscape quality of the “GB” zone. In view of the above, the applied use is considered not in line with TPB PG-No. 10.
- 12.3 Other relevant government departments consulted, including the Commissioner for Transport, Director of Fire Services, Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to or no adverse comment on the application.
- 12.4 Regarding the public comments on the application as detailed in paragraph 11, the government departments’ comments and planning assessments above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments in paragraph 11 above, the Planning Department does not support the application for the following reason:

the applied use is not in line with the planning intention of the “GB” zone which 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 with this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

- 13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 11.4.2028. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a record of the existing drainage facilities within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.7.2025;
- (b) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (c) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 11.10.2025;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 11.1.2026;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (f) if any of the above planning condition (a), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (g) upon the expiry of the planning permission, the reinstatement of the Site, including the removal of hard-paving, and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The Recommended Advisory Clauses are at **Appendix IV**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

15. Attachments

Appendix I	Application Form with Attachment received on 13.2.2025
Appendix Ia	FI received on 7.3.2025
Appendix Ib	FI received on 19.3.2025
Appendix Ic	FI received on 27.3.2025
Appendix II	Relevant Extracts of TPB PG-No. 10
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Landscape Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a to A-3b	Aerial Photos
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
APRIL 2025**

2025年 2月 13日

此文件在 收到。城市規劃委員會
只有在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 13 FEB 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500204

24/1

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKLN/96
	Date Received 收到日期	13 FEB 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>); 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)
Income Mall Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)
LCH Planning & Development Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Demarcation District No. 80 Lot Nos. 20RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,913 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(f) Current use(s) 現時用途	Holiday Camp (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at23/01/2025..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of1..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	D.D. No. 80 Lot. No.20 RP, 21, 22, 23, and 25	15/01/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Holiday Camp for a period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Refer to Planning Statement Report	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Refer to Planning Statement Report Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Refer to Planning Statement Report Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 24 Hours, including weekdays, weekends and holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Lin Ma Hang Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Not applicable</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

HO JOSEPH JUNIOR.....

DIRECTOR.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LCH Planning & Development Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

24/01/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

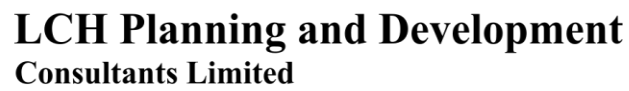
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Demarcation District No. 80 Lot Nos. 20RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) 丈量約份第80約地段第20號餘段(部分), 21號(部分), 22號(部分), 23號(部分) 及25號(部分)
Site area 地盤面積	1,913 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖編號S/NE-TKLN/2
Zoning 地帶	Green Belt 綠化
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/development 申請用途/發展	Temporary Holiday Camp for a Period of 3 Years 臨時露營車度假營, 為期3年

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖, Land Status Plan 土地類別圖, Extract of Outline Zoning Plan 分區計劃大綱圖摘錄		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Planning Statement Report

January 2025
Report : Version 1.5



Executive Summary

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

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for a proposed temporary Holiday Camp for a period of 3 years ("**the Proposed Development**") at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part) ("**the Application Site**" or "**the Site**").

The Application Site falls within an area of "Green Belt" ("**GB**") zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 ("**the OZP**"). Upon approval of the Proposed Development, the Application Site will be used as a temporary holiday camp. No structures will be constructed and no filling of land or excavation works will be carried out under the Proposed Development.

The Application is critical to support the continued operation of the approved camping site. 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 約地段第 37 號的部分地段 (下稱「**申請地點**」) 的用地，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議臨時度假營，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「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。



TABLE OF CONTENTS

1	Introduction	2
2	The Application Site and Development Proposal	3
3	Planning Assessment	10
4	Planning Merits & Justifications	23

List of Figures

Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Land Status
Figure 4	Extract of Outline Zoning Plan
Figure 5	Indicative Tent/ Camp/ Caravan Layout Plan
Figure 6	Landscape Proposal

List of Diagrams

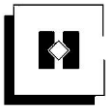
Diagram 1	Existing Condition
Diagram 2	Extract of the Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site
Diagram 3	Location of Tent/ Camp/ Caravan
Diagram 4	Walking Path to Public Transport
Diagram 5	Approved Application falling within the Whole Site
Diagram 6	Approved Application falling within “REC” and “GB” Zones in the Vicinity
Diagram 7	Approved Recreational and Leisure Use Applications in the Vicinity
Diagram 8	Approved Public Vehicle Parks in the Vicinity
Diagram 9	Site Photo taken in 2020
Diagram 10	Site Photo taken in 2024



1 INTRODUCTION

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 proposed temporary ‘holiday camp’ for a period of 3 years (hereinafter referred to as the “**Proposed Development**”) at Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part) in Demarcation District No. 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 an area designated as “Green Belt” (“**GB**”) zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (“**the OZP**”) (**Figure 4**). According to the Notes of the OZP for “GB” zone, ‘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, is a Column 2 use which requires planning permission from the Board.



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Park Nature Hillside

- 2.1.1 The Application Site and its surrounding area are part of 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 21 tents/ camps/ caravans available for booking, accommodating about 80 campers.
- 2.1.2 The Application Site and its surrounding area are currently designated as a holiday camp, with a total of 9 tents/ camps/ caravans partly falling within the Application Site that accommodates about 27 campers. 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' 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). 'Park Nature' Guesthouse is under licence No. H/6678.
- 2.1.4 The Applicant intended to utilize the Application Site as a holiday camping site, and hence, submit this Application. The Application Site has submitted an application for Guesthouse Licence to the Home and Affairs Department, pending for approval.

2.2 Land Status

- 2.2.1 The Application Site falls within the boundaries of Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part) in Demarcation District No. 80 ("**the Lots**") (**Figure 3**).
- 2.2.2 The whole 'Park Nature Hillside' campsite, together with the Application and the remaining area, falls within boundaries of Lot Nos. 20 RP, 21, 22, 23, 24, 25, 28, 31, 33, and 37 in Demarcation District No. 80 ("**the Whole Site**")
- 2.2.3 The Whole Site is also 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 No. 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 1,913 square metres ("sq. m."). The Whole Site covers an area of about 7,949 square metres ("sq. m."). 6,036 sq. m. falls within the "REC" zone with structure, while about 1,913 sq. m.



falls within the “GB” zone is the subject site of this application.

- 2.3.2 The Whole Site is attached to two local access roads on its west and northwest which eventually connects to Lin Ma Hang Road. 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.
- 2.3.3 Part of the Application Site was previously paved with concrete, and now is reinstated and the operation of the caravan holiday camp that falls entirely in the “GB” zone has been ceased (**Diagram 1**).

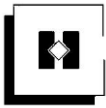


Diagram 1 Existing Condition

- 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 northern area in the 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 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 **The Application Site with the adjoining area is proposed to serve as a holiday camp with caravans. 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.**
- 2.5.2 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/camps/caravans approved under STW No. 1638. As such, 9 caravans (accommodate a maximum of about 27 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**

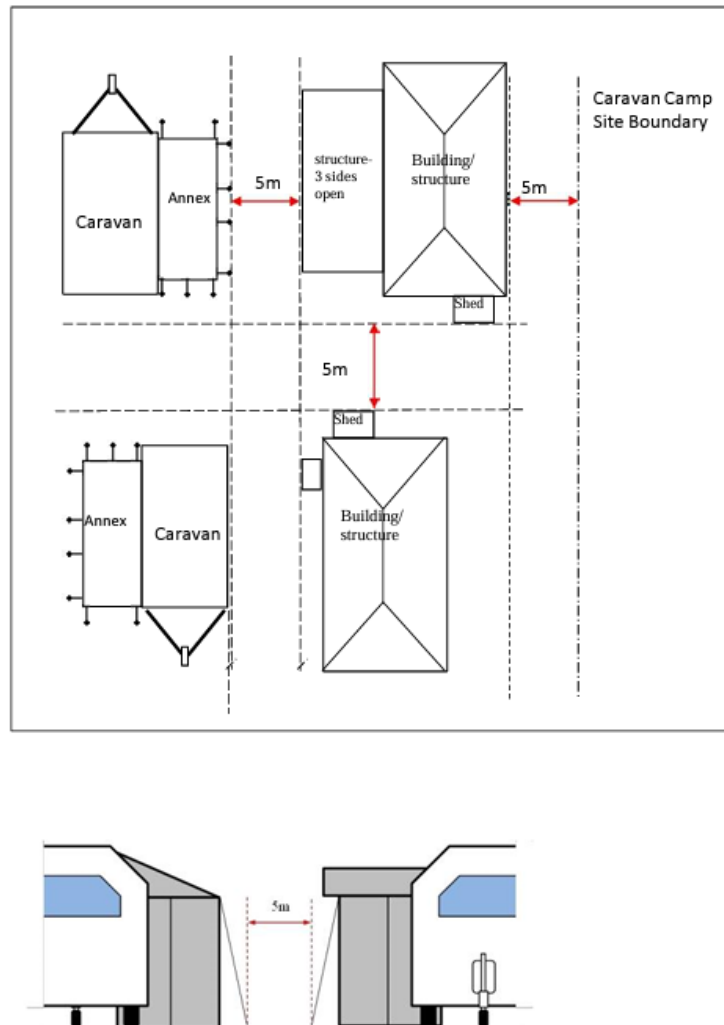


Diagram 2 Extract of the Guide to Licence Applications for Guesthouse
(Holiday Camp) – Caravan Camp Site

- 2.5.3 Neither construction of structures nor further land filling and excavation are anticipated. Refers to **Figure 5** for the indicative tent/ camp/ caravan layout plan.
- 2.5.4 The Application Site will be managed and operated by the same operator of “Park Nature Hillside”. It is intended to operate 24 hours daily, from Monday to Sunday including public holidays.
- 2.5.5 **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.**
- 2.5.6 The Application Site serves only the campers. While a small proportion of users are non-campers who can only have access to the temporary eating



place in the Whole Site. The temporary eating place has been granted planning permission under A/NE-TKLN/84 in 2024. The staff of the camping site will provide first screening on the non-campers. The non-campers are only allowed to visit the temporary eating place but not allowed to enter the camping site without permission.

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 Below the development parameters for easy reference:

Development Parameters	Whole Site	Application Site (included inside the Whole Site)
Lot No.	Lot Nos. 20 RP, 21, 22, 23, 24, 25, 28, 31, 33, and 37 in Demarcation District No. 80	Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part) in Demarcation District No. 80
Zone	"GB" (about 24% in Whole Site area) "REC" (about 76% in Whole Site area)	"GB"
Site Area	About 7,949 sq.m.	About 1,913 sq.m. (Form part of the Whole Site area of 7,949 sq.m.)
Total Number of Building/ Structure	11	No #
Maximum Height	Not exceeding 6m or 2 storeys ^ for structures, tents/camps/ caravans	Not exceeding 3.5m or 1 storey for tents / camps / caravans
Total Built Over Area	Not exceeding 830.5 sq.m. of built over area ^	N/A *
Covered Area of Tent / Camp / Caravan	Not more than 661.5 sq.m.	Not more than 283.5 sq.m.
Total Plot Ratio	Not exceeding 0.2	N/A *
Total No. of Camps/ Tents/ Caravans	21 nos.	9 nos. partially on "GB" zone (Form part of total 21 nos.)
Maximum Number of Campers	80 ^	About 27 (Form part of the total 80 campers)
Parking Provision	2 private car parking spaces for staff only; 1 light bus pick-up/drop-off space for visitor (upon reservation only) ^	Nil, all provided inside the Whole Site already

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

Camps/ 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

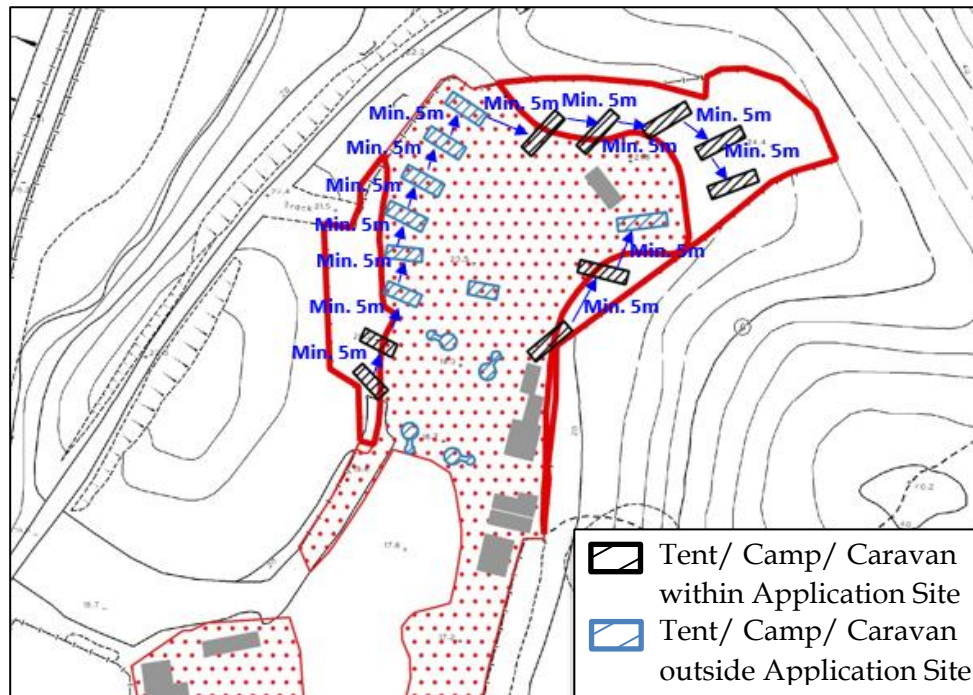
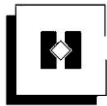


Diagram 3 Location of Tent/ Camp/ Caravan (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

2.6 Existing Transport Services

2.6.1 Existing public transport services in the vicinity are 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
	B9	Tuen Mun Station – Heung Yuen Wai Port	60 minutes
	79K	Sheung Shui – Ta Kwu Ling (Tsung Yuen Ha)	15-35 minutes

2.6.2 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.

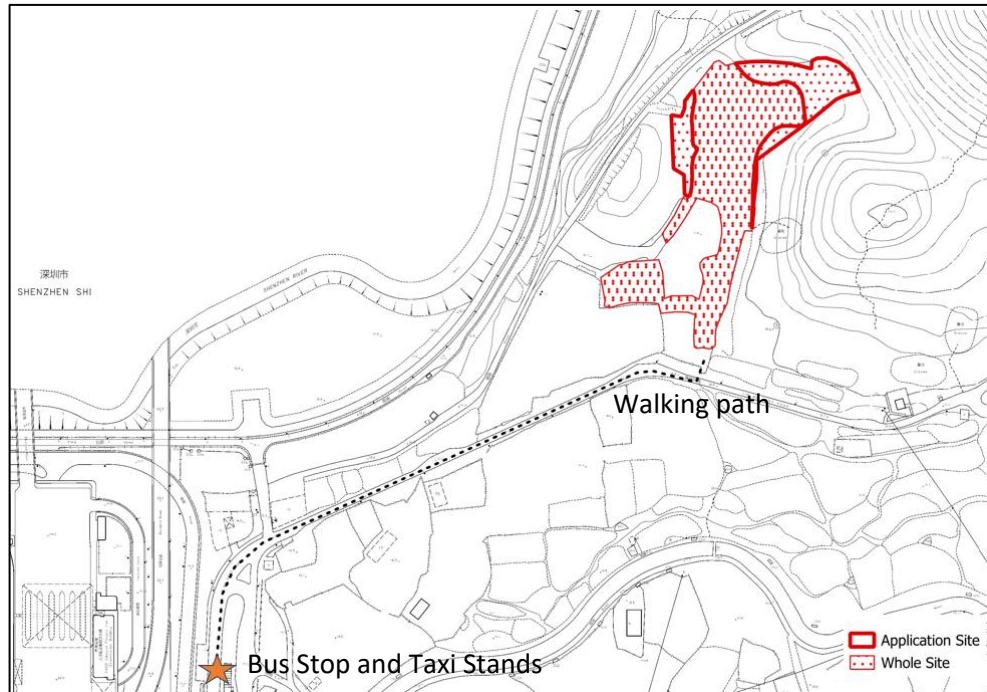


Diagram 4 Walking Path to Pubic Transport (Source: Town Planning Board
& HK GEODATA STORE, HKSAR Government)



3 PLANNING ASSESSMENT

The following planning assessment covers the Whole Site to demonstrate the planning and technical compatibility of the Holiday Camp in the majority of the “REC” zone and a minority of the “GB” zone.

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area designated as “Green Belt” (“GB”) zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (**Figure 4**) (also known as the “OZP”), while the remaining area of the Whole Site falls within an area designated as “Recreational” (“REC”).
- 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 The planning intention of the “REC” zone is *“primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism”*, while that 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”*.
- 3.1.4 **According to the Notes of OZP, ‘Holiday Camp’ is a Column 1 use under “REC” zone which is always permitted by the Board and thus no additional planning approval is to be sought under this Application.** Meanwhile, ‘Holiday Camp’ is a Column 2 use under “GB” zone which may be permitted with or without condition on application to the Town Planning Board.
- 3.1.5 In view of the Proposed Development, locates immediately adjacent to the existing camping site, is intended for holiday camp use, approval of this application on a temporary basis for a period of 3 years would comply with the planning intention of the “GB” zone for provision of passive recreational outlets.



- 8 -	
<u>GREEN BELT</u>	
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)	

(Source: Town Planning Board, HKSAR Government)



- 9 -

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.

(Source: Town Planning Board, HKSAR Government)



<u>S/NE-TKLN/2</u>	
<u>RECREATION</u>	
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 Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel 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) 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

(Source: Town Planning Board, HKSAR Government)

3.2 Approved Application

- 3.2.1 There is an approved application within the Whole Site, Planning Application No. A/NE-TKLN/84, which was approved by the Town Planning Board on 5 July 2024.

Application No.	A/NE-TKLN/84
Decision Date	05/07/2024
Applied Use	Proposed Temporary Eating Place for a Period of 3 Years
Site Area	93 sq. m.
Maximum Building Height	3.5 m
Decision	Approved with condition(s) on a temporary basis

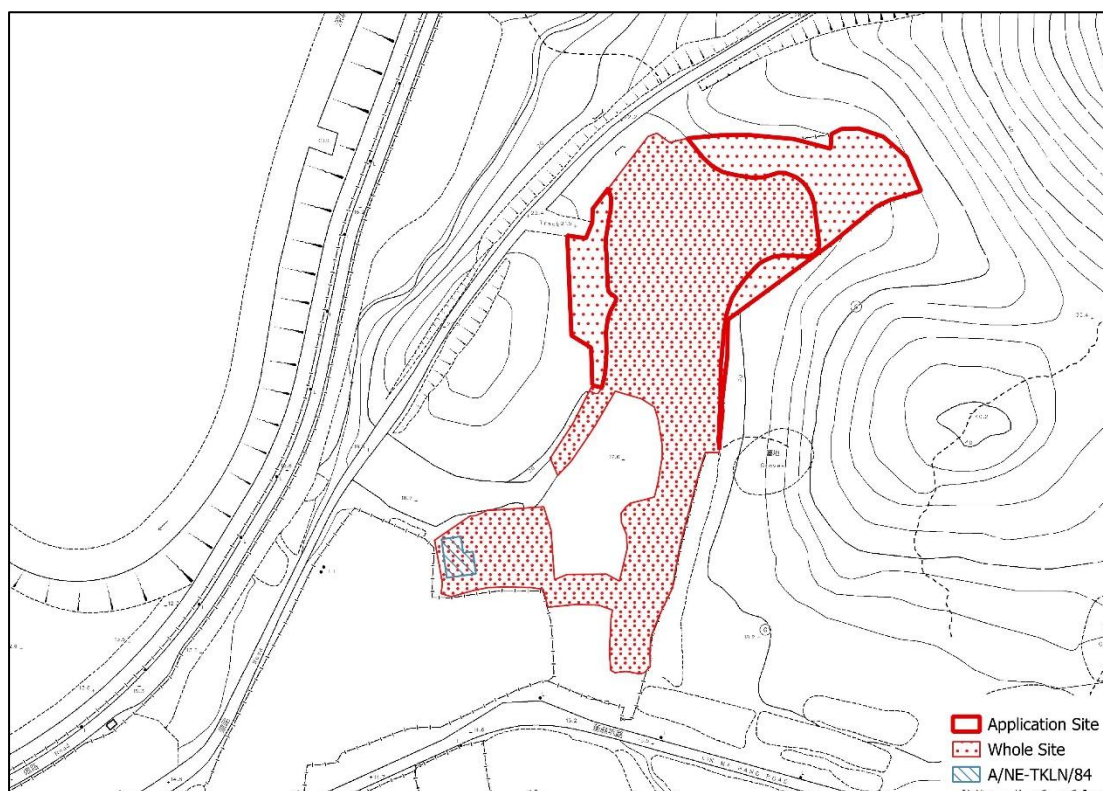


Diagram 5 Approved Application falling within the Whole Site (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

3.3 Similar Approved Applications

- 3.3.1 There is one application for temporary eating place in the vicinity of the Application Site which falls within “REC” and “GB” zones approved by the Town Planning Board in 2021, which is Application No. A/NE-TKLN/39.
- 3.3.2 Application No. A/NE-TKLN/39 is situated on Lin Ma Hang Road at the east of HYW BCP, serving mainly the staff and workers of HYW BCP. The details of the application are summarized as follows:

Application No.	A/NE-TKLN/39
Decision Date	28/05/2021
Applied Use	Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of 3 Years
Site Area	270.5 sq. m.
Maximum Building Height	3.5 m
Decision	Approved with condition(s) on a temporary basis

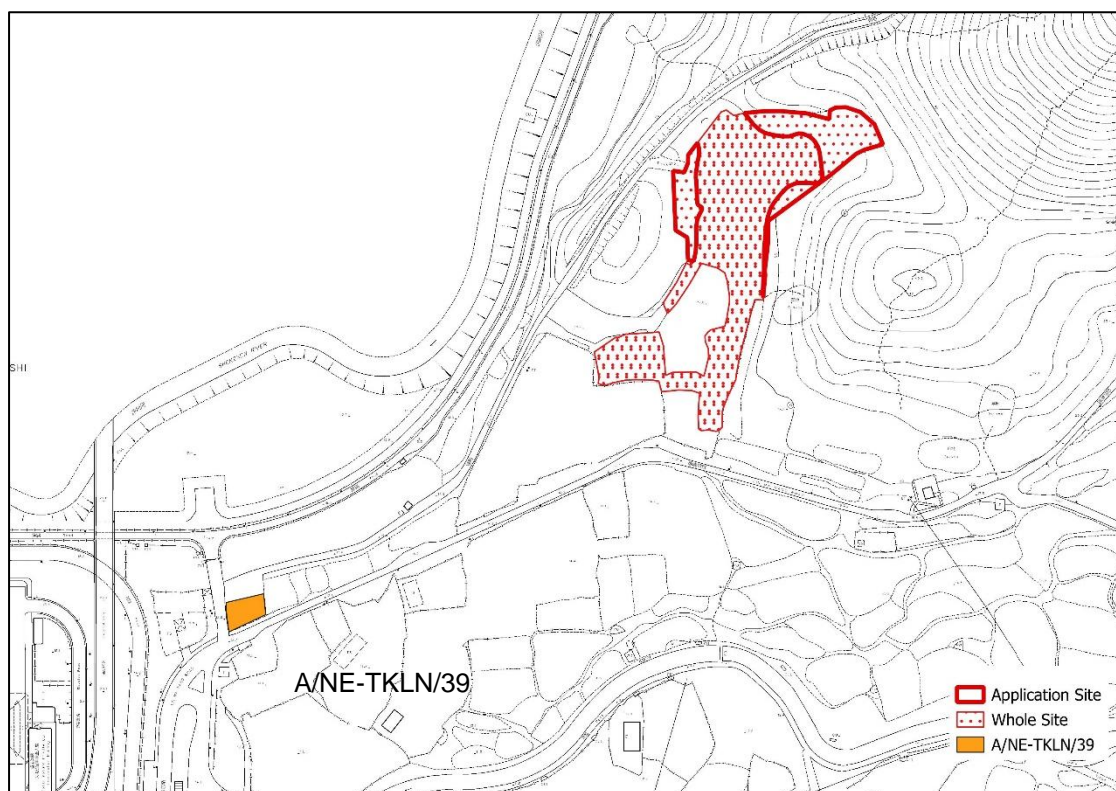


Diagram 6 Approved Applications falling within “REC” and “GB” Zones in the Vicinity (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

3.3.3 There are also two planning applications for recreational or leisure uses riding on the increased accessibility brought by the HYW BCP within the Approved Ta Kwu Ling North OZP, as approved by the Board in recent years, namely A/NE-TKLN/23 and A/NE-TKLN/63. Refer to Diagram 2 for their locations. The details of the applications are summarized as follows:

Application No.	A/NE-TKLN/23	A/NE-TKLN/63
Decision Date	05/02/2021	01/03/2024
Applied Use	Proposed Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services for a Period of 5 Years	Proposed Temporary Private Club for a Period of 5 Years
Site Area	5,147 sq. m.	451.5 sq. m.
Maximum Building Height	6.25 m	5.2 m
Decision	Approved with condition(s) on a temporary basis	Approved with condition(s) on a temporary basis

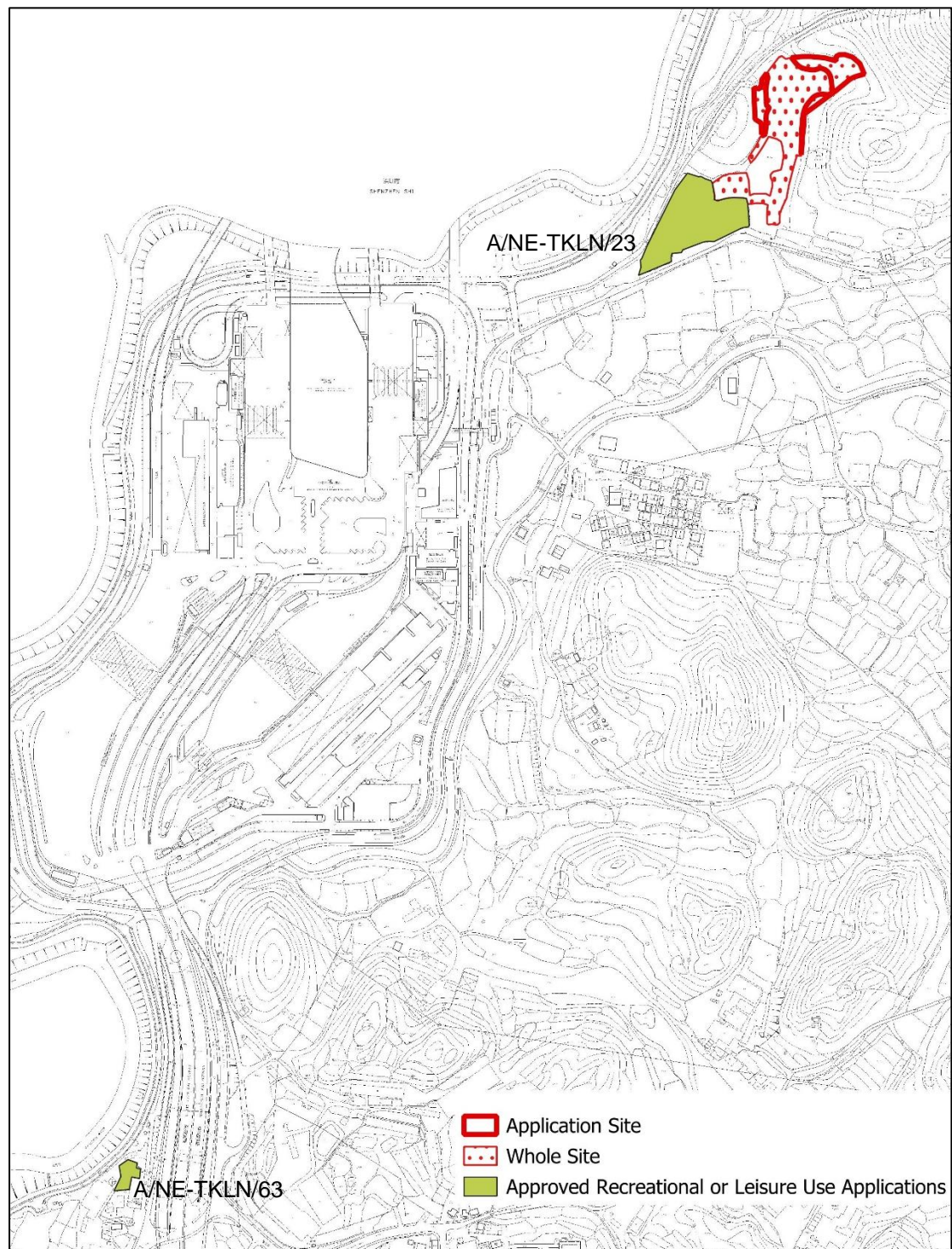


Diagram 7 Approved Recreational or Leisure Use Applications in the vicinity
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



3.3.4 There are other precedent approved planning applications falling within “GB” zone for temporary holiday camp in the vicinity, including Planning Applications No. A/NE-TKL/726, A/NE-LCW/8, and A/TP/684. The 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)

3.3.5 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. The details of the applications are summarized as follows:

Application No.	A/NE-MUP/183	A/NE-TK/752
Decision Date	10/11/2023	28/10/2022
Applied Use	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
Site Area	6,453 sq. m.	2,841 sq. m.
Maximum Building Height	4 m	5 m
Decision	Approved with condition(s) on a temporary basis	Approved with condition(s) on a temporary basis

3.4 Environmental Consideration

3.4.1 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.



3.4.2 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.

3.4.3 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.

3.4.4 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.

3.5 Visual Compatibility

3.5.1 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.

3.5.2 Having said that, the height of the concerned caravans is lower than the approved height of 6m under the concerned Short Term Waiver.

3.6 Drainage Consideration

3.6.1 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.

3.6.2 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.



3.7 Traffic Consideration

3.7.1 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 is 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.

3.7.2 As mentioned in the previous section, non-campers only constitute the minority of users of the Whole Site. For the cross-boundary travellers transiting with their vehicles, they would park their vehicles in the surrounding public vehicle parks which provide at least 190 car parking spaces, or else in the carpark of the HYW BCP. The planning applications of the public vehicle parks in the vicinity approved by Town Planning Board in the past years are summarized as follows:

Application No.	Approval Date	Total No. of Vehicles Parking Spaces Provided
A/NE-TKLN/45	29/07/2022	42
A/NE-TKLN/53	23/06/2023	69
A/NE-TKLN/57	22/09/2023	24
A/NE-TKLN/58	22/09/2023	26
A/NE-TKLN/67	27/10/2023	18
A/NE-TKLN/70	27/10/2023	11

3.7.3 **The traffic trips of the cross-boundary travellers have already been reflected in the approved planning applications for public vehicle parks. It is anticipated that no traffic trips for cross-boundary travellers would be generated nor attracted due to the Proposed Development.**

3.7.4 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.

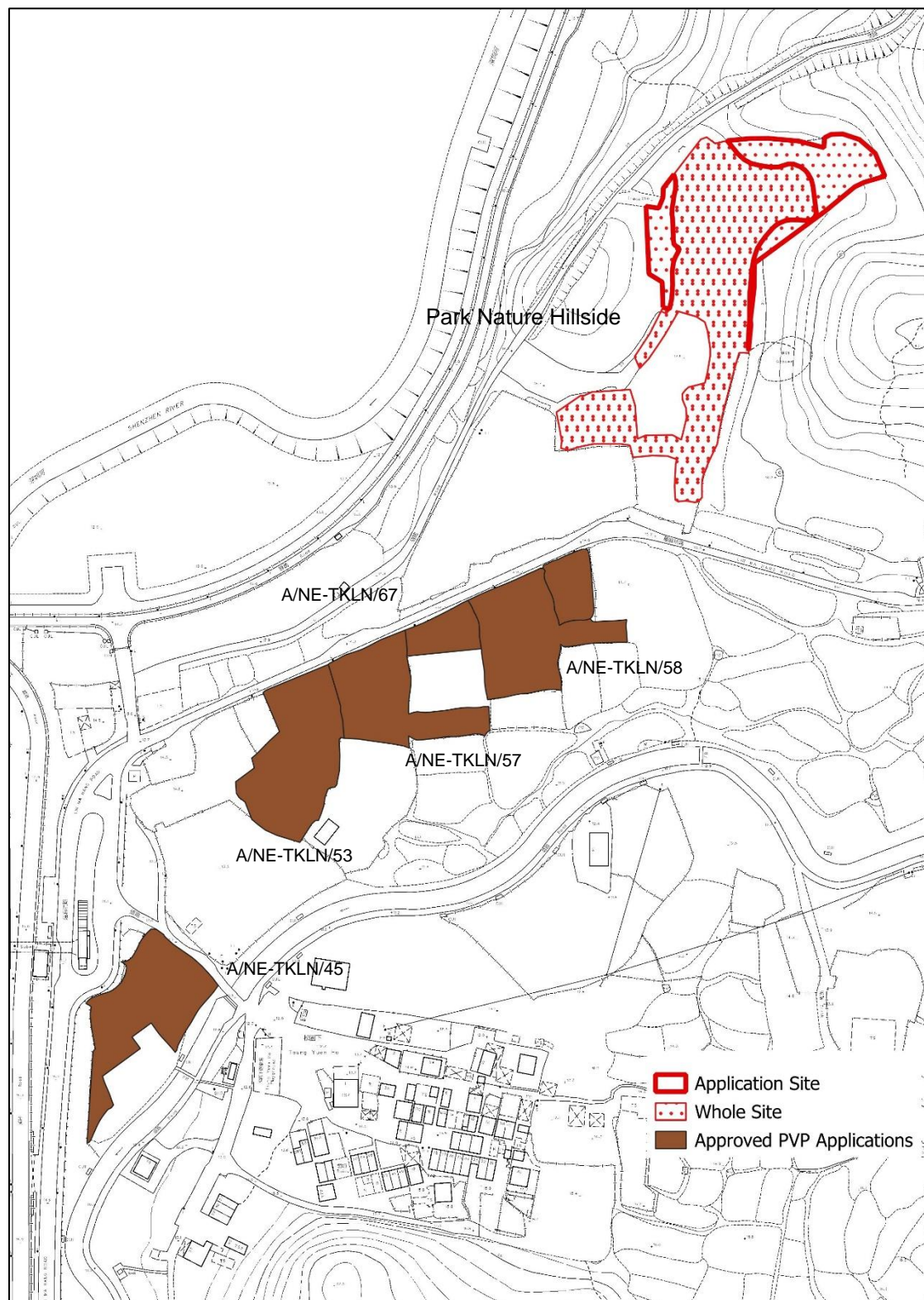


Diagram 8 Approved Public Vehicle Parks in the Vicinity (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



3.7.5 **There is no additional loading/ unloading bay to serve the Proposed Development. The Proposed Development will utilize the existing loading/ unloading bay as provided under the camping site only.**

3.8 Landscape Consideration

3.8.1 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 2020, the Applicant has undertaken weed control and regular maintenance of the Site which includes removal of weeds in order to prevent hill fire (**Diagram 8** and **Diagram 9**).



Diagram 9 Site Photo taken in 2020



Diagram 10 Site Photo taken in 2024

3.8.2 Planters are proposed to be placed at the Site to improve the amenity area in the “GB” zone (**Figure 6**). 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. As such, no adverse landscape impact is anticipated.



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

- 3.9.1 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.
- 3.9.2 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.
- 3.9.3 The Proposed Development is of small scale and low intensity, as no building structures are erected and the caravans are only of a maximum 3.5m tall. Thus, it shall not cause any adverse impacts to the character of the existing surrounding areas.
- 3.9.4 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.
- 3.9.5 Neither vehicular access roads nor parking provision are involved in the “GB” zone within the Application Site, hence no existing trees or other natural landscape features will be affected by access and parking.
- 3.9.6 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.
- 3.9.7 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.
- 3.9.8 The Proposed Development is not situated on a slope or hillside and does not cause any impact on slope stability.
- 3.9.9 Given that the Proposed Development is in compliance with the TPB-PG No. 10, sympathetic consideration can be given by the Board.



4 PLANNING MERITS & JUSTIFICATIONS

4.1 Promoting “Tourism is Everywhere in Hong Kong” and Developing Tourism Projects with Local Characteristics

4.1.1 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.

4.1.2 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.

4.2 Align with Long-term Planning Intention

4.2.1 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.

4.2.2 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 Site only occupies about **24%** 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.

4.3 Comply with Town Planning Board Guidelines No. 10

4.3.1 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.

4.4 Echo with Northern Metropolis Action Agenda 2023

4.4.1 The Proposed Development shall strengthen the eco-tourism opportunities as 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.

- 4.4.2 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.

4.5 Existing Operator as Pioneer in the Local Tourism Industry for Caravan Camp

- 4.5.1 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).

4.6 Supported by Previous Planning Approvals of Similar Applications

- 4.6.1 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.

4.7 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- 4.7.1 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.
- 4.7.2 In additional, there will be landscape proposal to further enhance the landscape value of this area. Improvement in the landscape context should be



anticipated.

4.8 No Adverse Traffic Impact

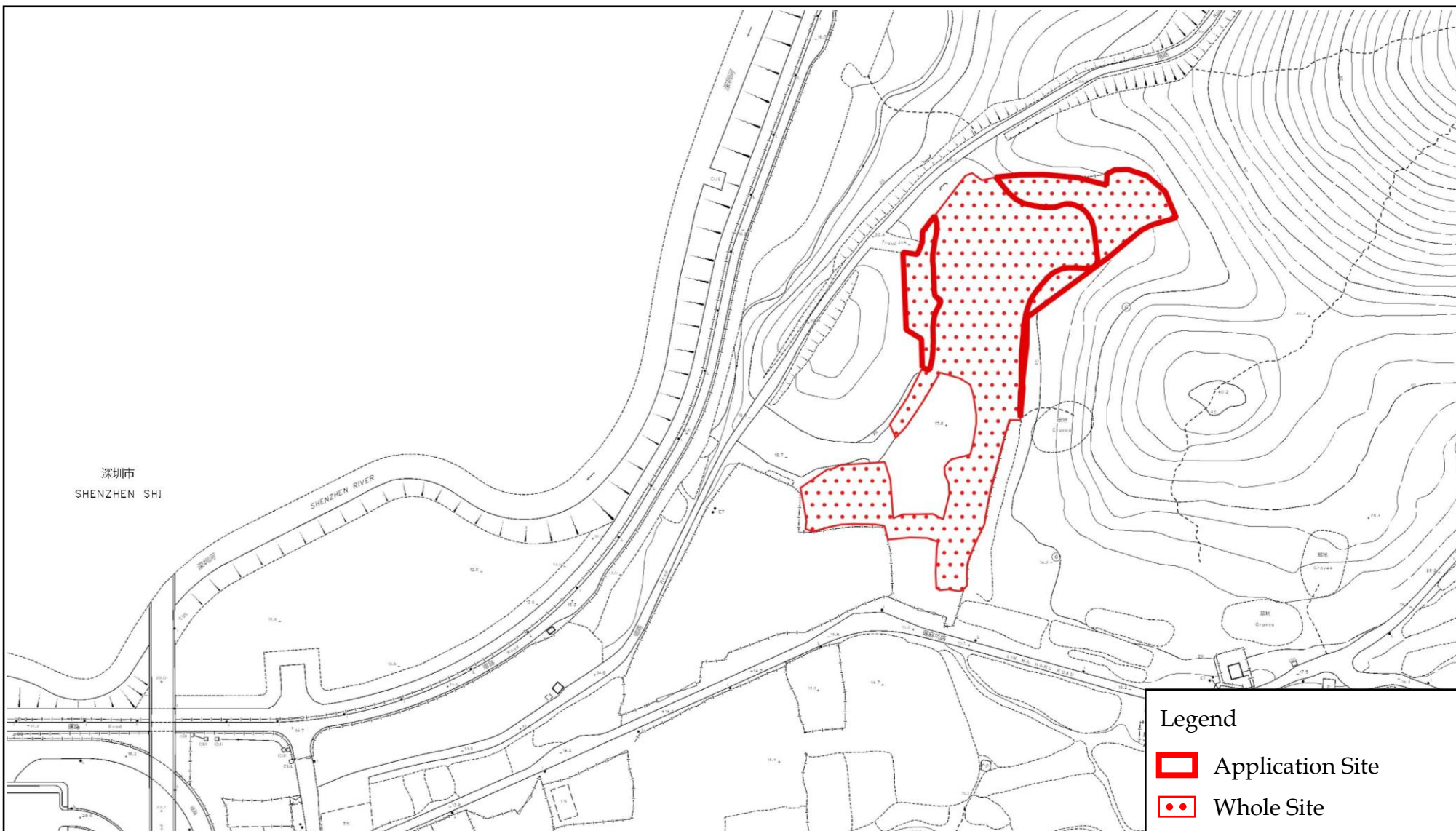
- 4.8.1 The temporary holiday camp within the Whole Site will not incur adverse traffic impact. No traffic trip is expected to be generated from the cross-boundary travellers as they will park their vehicles in the surrounding public vehicle parks. The campers' traffic generation have been addressed 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.

4.9 No Adverse Environmental Impact

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

4.10 No Adverse Drainage Impact

- 4.10.1 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.



**LCH Planning and Development
Consultants Limited**

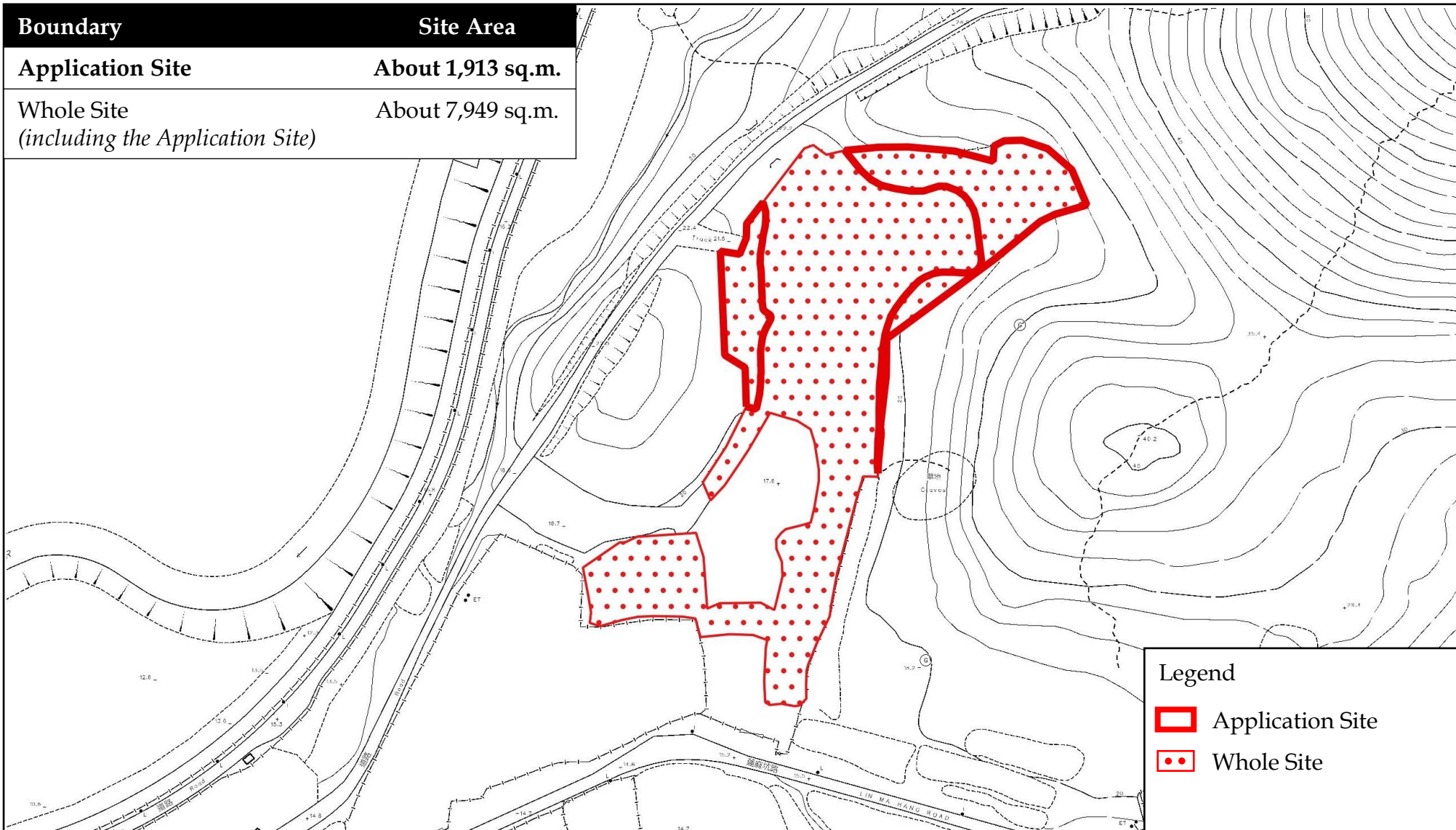
Figure 1 : Location Plan

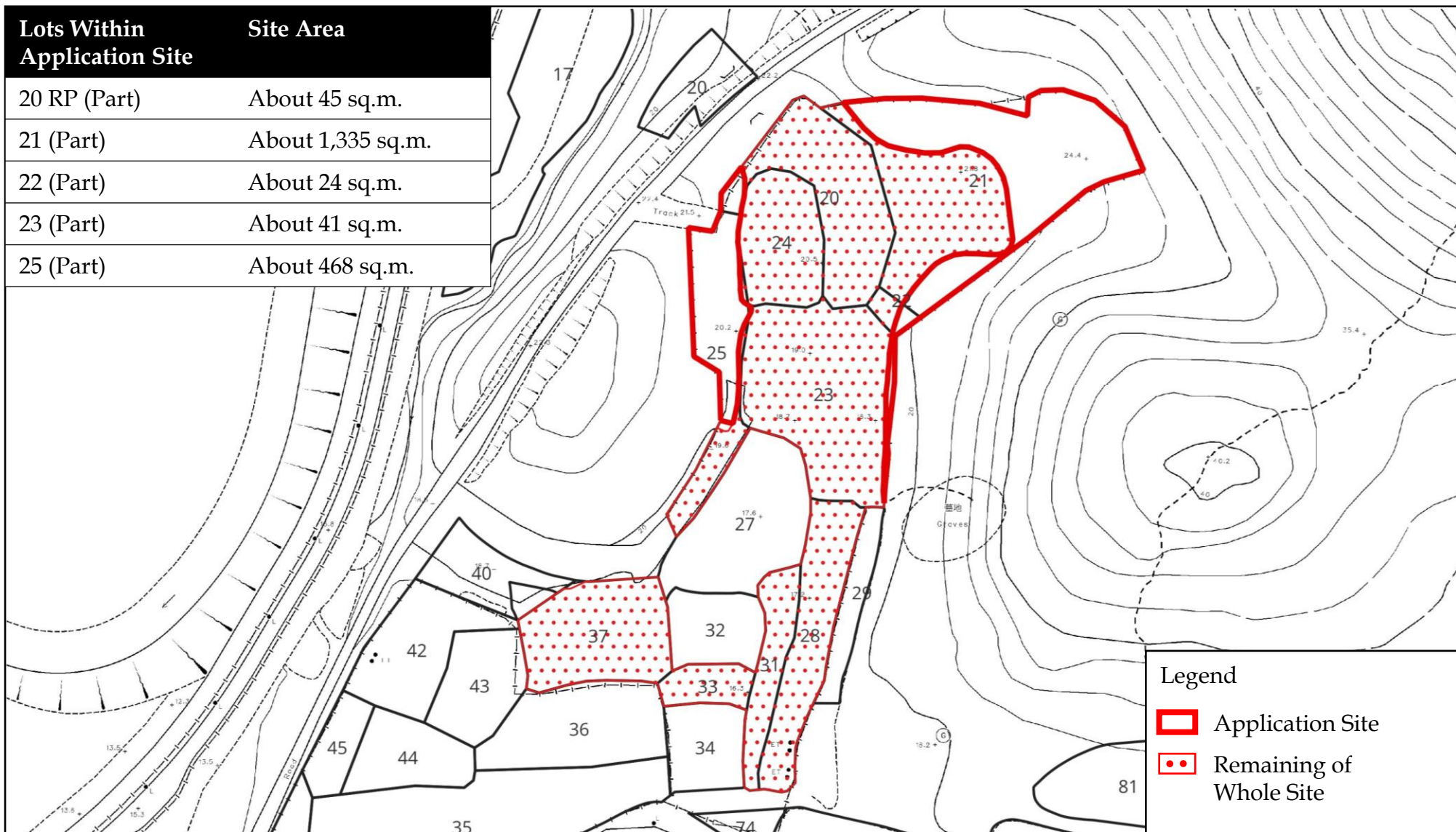
(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

(Source: HK GEODATA STORE, HKSAR Government)

Boundary	Site Area
Application Site	About 1,913 sq.m.
Whole Site (including the Application Site)	About 7,949 sq.m.





**LCH Planning and Development
Consultants Limited**

Figure 3 : Land Status

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

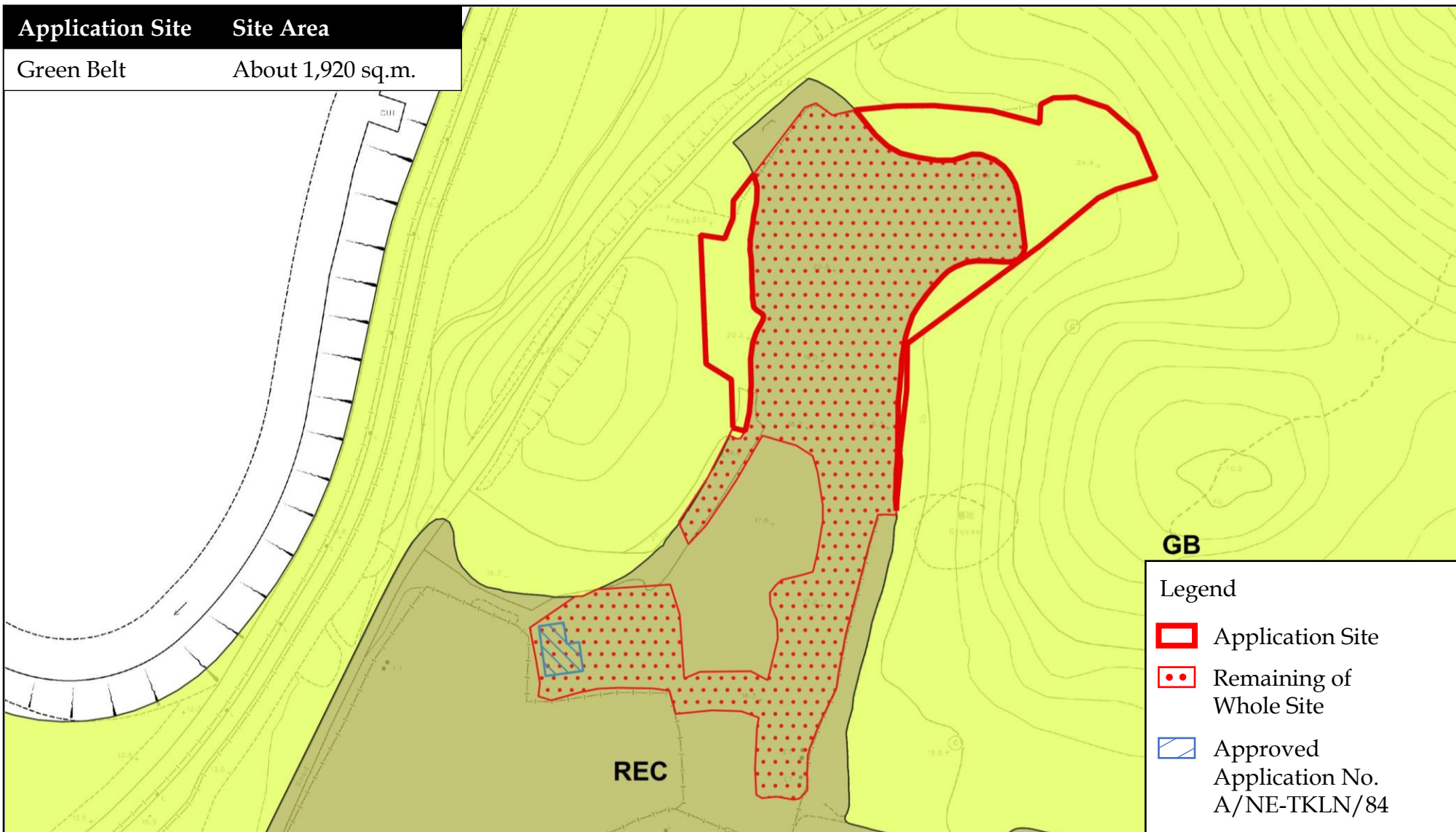
(Source: HK GEODATA STORE, HKSAR Government)

Application Site




Site Area

Green Belt

About 1,920 sq.m.



Legend

-  Application Site
-  Remaining of Whole Site
-  Approved Application No. A/NE-TKLN/84



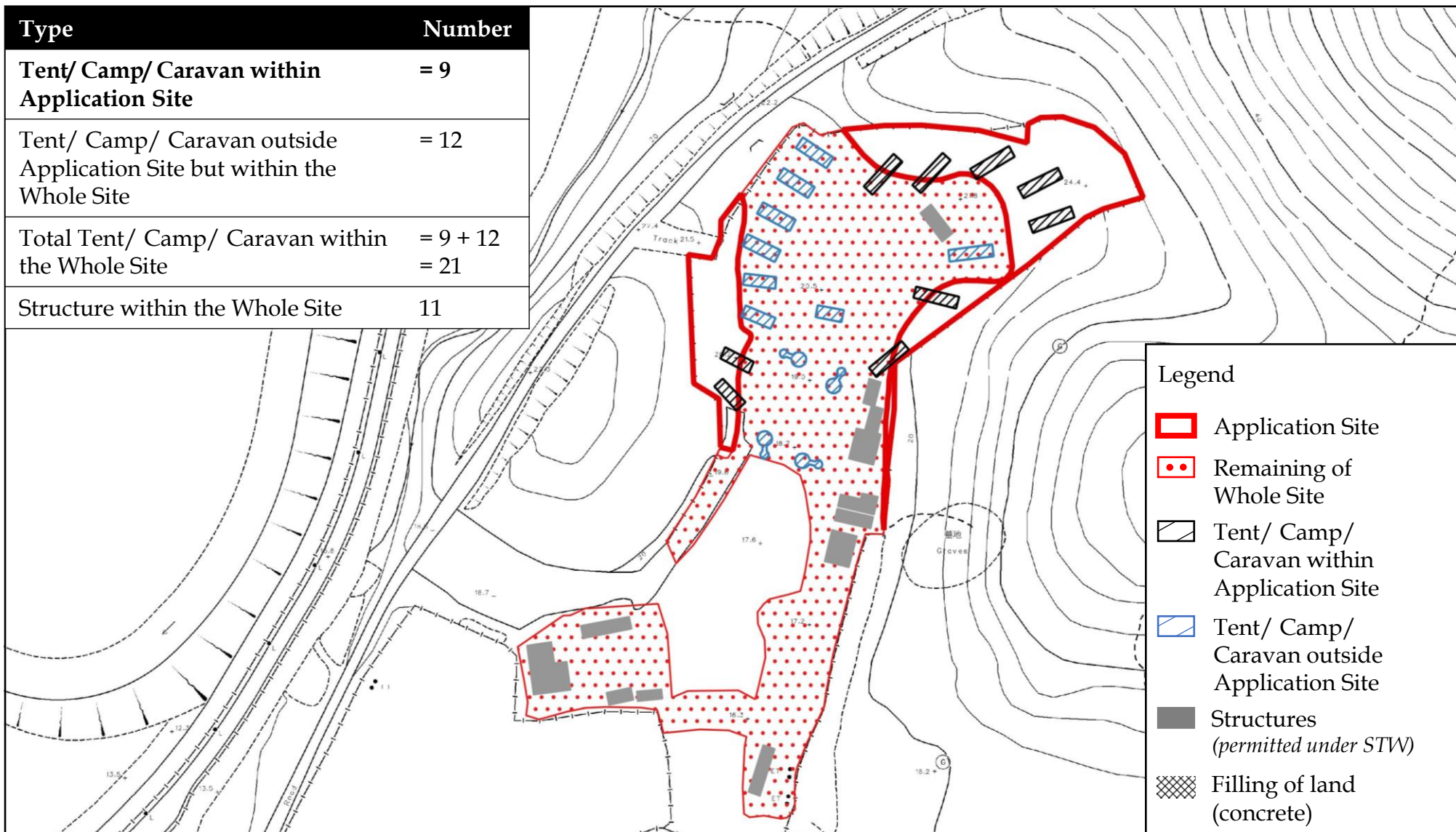
**LCH Planning and Development
Consultants Limited**

Figure 4 : Extract of OZP

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

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



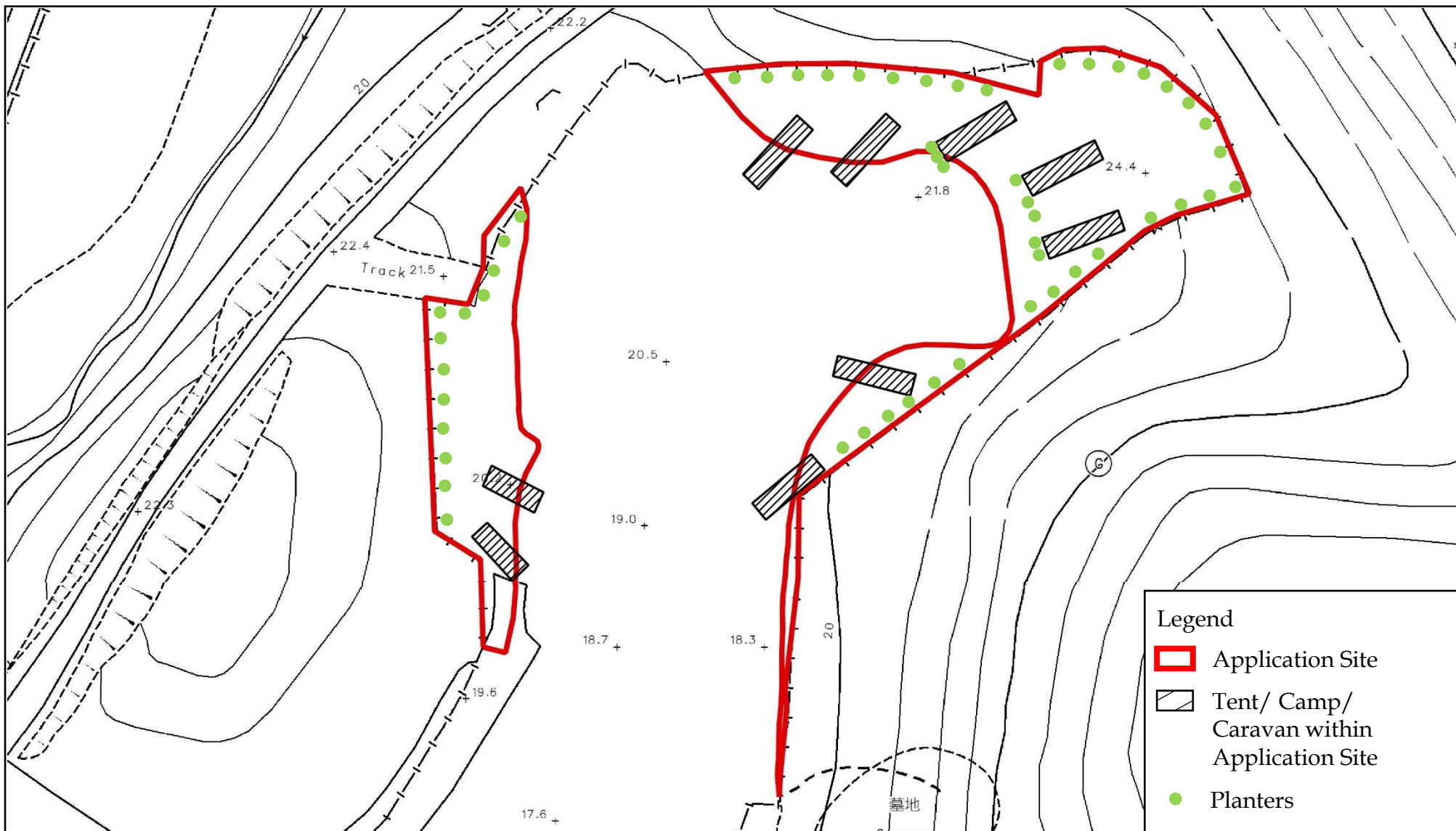
**LCH Planning and Development
Consultants Limited**

Figure 5 : Indicative Tent/ Camp/ Caravan Layout Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

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



**LCH Planning and Development
Consultants Limited**

Figure 6 : Landscape Proposal

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

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

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

寄件者: [REDACTED]
寄件日期: 2025年03月07日星期五 17:12
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND; [REDACTED]
主旨: Planning Application No. A/NE-TKLN/96 - FI
附件: Ltr_to TPB_20250307.pdf; A_NE-TKLN_96_FI1_Annexes.pdf

類別: Internet Email

Dear Sir/Madam,

Enclosed please find the further information on the captioned application for your handling.

Regards,
Larissa Wong

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited
17th Floor, Champion Building
Nos. 287-291 Des Voeux Road Central, Hong Kong

[REDACTED]

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**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2402001/07

Your Ref.: TPB/A/NE-TKLN/96

7 March 2025

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

**APPLICATION NO. A/NE-TKLN/96 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

We refer to departmental comments received regarding the captioned application.

Attached our response to departmental comments and replacement page of Planning Statement for consideration of the Town Planning Board (**Annexes 1 and 2**).

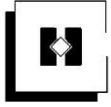
Since this Further Information only involve responses to comments without changing the scheme, according to TPB PG-No. 32B this Further Information should be exempted from publication and recounting requirements. Should you require further information or have any query, please feel free to contact the undersigned or Larissa Wong [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS RPP*
Director

Encl.

c.c. the Applicant



ANNEX 1

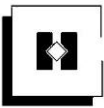
RESPONSE TO DEPARTMENTAL COMMENTS




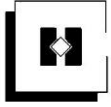
Section 16 Planning Application No. A/NE-TKLN/96

Response to Departmental Comments Table

No.	Comments Received	Our Responses
<i>Comments from Urban Design and Landscape Section of Planning Department</i>		
1.	With reference to the photos taken on 24.2.2025, the site is mostly vacant and fenced off with some caravans. Few existing trees are observed within the site. As stated in Para. 3.8.2 of the Planning Statement, "... no filling of land and tree removal are involved at the Site..." According to the aerial photos of 2017 to 2023, vegetation clearance within the site is observed, adverse landscape impact on existing landscape resources has been taken place. Based on the aerial photo of 2023, the site is located in an area of rural inland plains landscape character surrounded by vegetated areas, scattered tree groups and Liantong/ Heung Yuen Wai Boundary Control Point to the southwest. Approval of the application may alter the landscape character and further degrade the landscape quality of the "GB" zone.	<p>Comment noted. Please find the updated para. 3.8.1 of the Planning Statement at Annex 2.</p> <p>As mentioned in para. 3.8.1 of the Planning Statement, the Site 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.</p> <p>In view that no filling of land and tree removal are involved at the Site under the current application and the Site will be continued to be covered by grass with regular maintenance by the applicant and proposed planters at the "GB" zone, it is considered the landscape area will be enhanced by the Proposed Development.</p>
2.	According to the Landscape Proposal (Figure 6), planters are proposed within the site without sufficient information, such as planters' dimensions and species with specifications.	Comments noted. The proposed planters pot will be at least 32cm in diameter and 30 cm in height for <i>Variegated Fagraea</i> (about 2 to 3 feet).



No.	Comments Received	Our Responses	
			
3.	Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.	Noted.	



ANNEX 2

REPLACEMENT PAGE OF PLANNING STATEMENT



3.7.5 **There is no additional loading/ unloading bay to serve the Proposed Development. The Proposed Development will utilize the existing loading/ unloading bay as provided under the camping site only.**

3.8 Landscape Consideration

3.8.1 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 (**Diagram 8** and **Diagram 9**).



Diagram 9 Site Photo taken in 2020



Diagram 10 Site Photo taken in 2024

3.8.2 Planters are proposed to be placed at the Site to improve the amenity area in the “GB” zone (**Figure 6**). 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. As such, no adverse landscape impact is anticipated.



LCH Planning and Development
Consultants Limited

Our Ref.: PD2402001/08
Your Ref.: TPB/A/NE-TKLN/96

19 March 2025

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

APPLICATION NO. A/NE-TKLN/96 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

We refer to departmental comments received regarding the captioned application.

Attached our response to departmental comments and revised landscape proposal for consideration of the Town Planning Board (**Annexes 1 and 2**).

Since this Further Information only involve responses to comments without changing the scheme, according to TPB PG-No. 32B this Further Information should be exempted from publication and recounting requirements. Should you require further information or have any query, please feel free to contact the undersigned or Larissa Wong [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

A handwritten signature in black ink, appearing to be 'JH' with a long horizontal stroke.

Junior Ho *RPS RPP*
Director

Encl.

c.c. the Applicant

[REDACTED]



ANNEX 1

RESPONSE TO DEPARTMENTAL COMMENTS



Section 16 Planning Application No. A/NE-TKLN/96

Response to Departmental Comments Table

No.	Comments Received	Our Responses
<i>A. Comments from Urban Design and Landscape Section of Planning Department</i>		
1.	Having reviewed the submitted RtC and supplementary information, removable planter pots for shrub planting (i.e. <i>Fagraea ceilanica</i> 'Variegata'), are proposed at the periphery within the application site. Please consider at-grade planting for long term greening enhancement effect.	Comment noted. After careful consideration, the applicant is committed to provide at-grade planting of <i>Variegated Fagraea</i> (about 2 to 3 feet) at the Site for long term greening enhancement effect upon approval of this planning application. Revised landscape proposal is at Annex 2 .
2.	Our previous comments item 1 and 3 dated 5.3.2025 remain valid.	Noted. As per our response to comment 1, at-grade planting is proposed at the Site for long term greening enhancement and no filling of land and tree removal are involved at the Site under the current application. As such, the Site will be continued to be covered by grass with regular maintenance by the applicant at the "GB" zone, it is considered the landscape area will be enhanced by the Proposed Development.
<i>B. Comments from Office of the Licensing Authority of Home Affairs Department</i>		
1.	According to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" means any premises whose occupiers, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);	Noted.

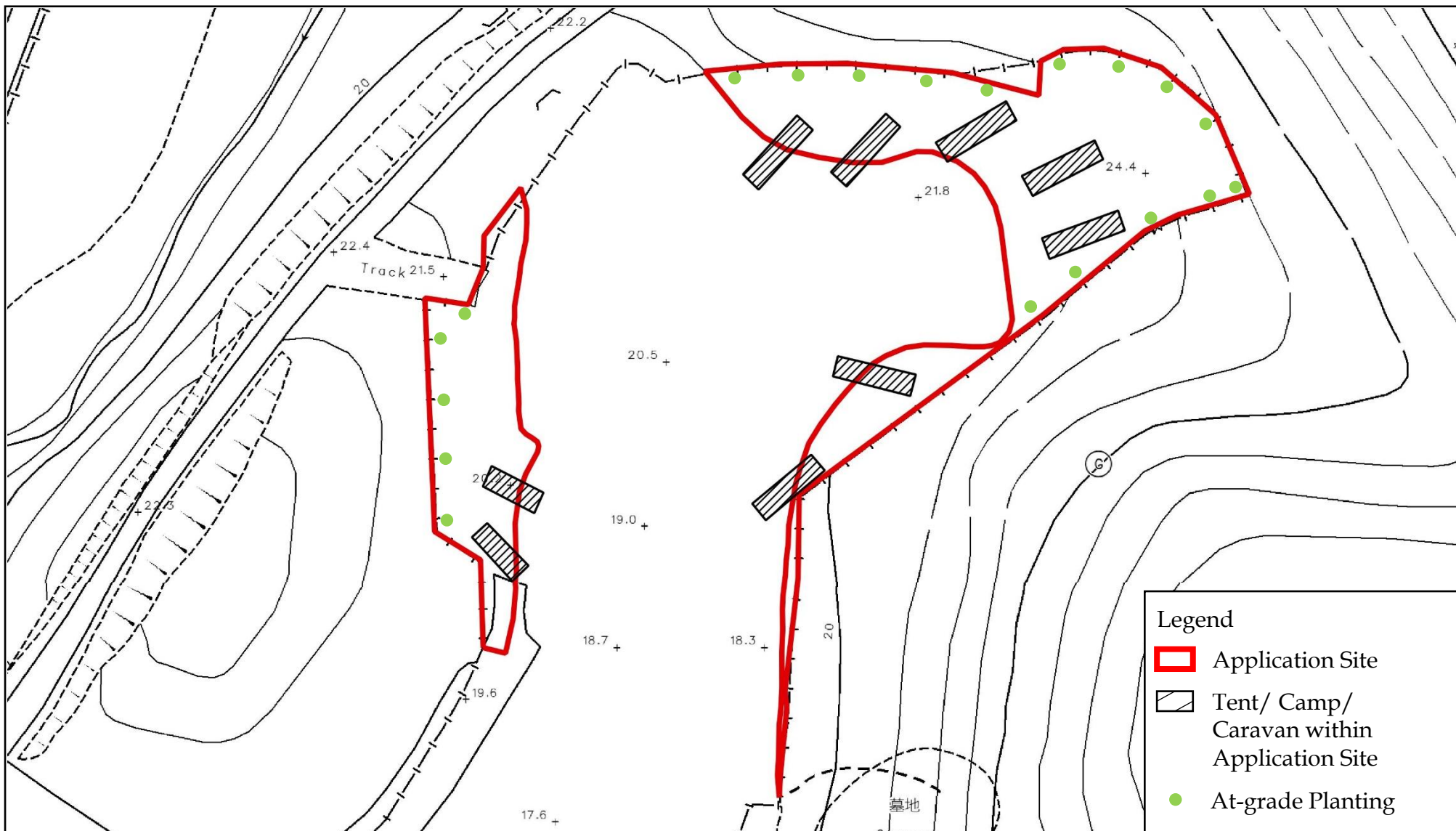


No.	Comments Received	Our Responses
2.	if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO, a licence under HAGAO must be obtained before operation;	Comment noted. A licence under HAGAO will be obtained before operation.
3.	for any structure which constitutes as “building works” or “building” under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by LandsD when making an application under the HAGAO;	Noted.
4.	according to the records of OLA, this office received an application for holiday camp licence – Caravan Camp site under HAGAO at Lots 20RP, 23, 24, 25 and 28 in D.D. 80, Ta Kwu Ling, New Territories. The proposed licencing area of the application only covers part of the application site of the subject planning application and the application only includes four caravans. The application is still in progress and not yet satisfied by the Licensing Authority. Should the applicant intends to operate more tents/camps/caravans under HAGAO, revised proposal/new application should be submitted to OLA for approval; and	Comment noted. A revised proposal will be submitted to OLA for approval upon approval of this planning application.
5.	Please note that the licence No. H/6678 for “Park Nature” has been expired and cancelled.	Noted.



ANNEX 2

REVISED LANDSCAPE PROPOSAL



Legend

- Application Site
- Tent/ Camp/ Caravan within Application Site
- At-grade Planting



**LCH Planning and Development
Consultants Limited**

Figure 6 : Landscape Proposal

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

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



LCH Planning and Development
Consultants Limited

Our Ref.: PD2402001/09
Your Ref.: TPB/A/NE-TKLN/96

27 March 2025

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

APPLICATION NO. A/NE-TKLN/96 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

We refer to departmental comments received regarding the captioned application.

Attached our response to departmental comments, revised plans and replacement pages of Application Form and Planning Statement for consideration of the Town Planning Board (**Annexes 1 to 3**).

Please note that there will be further development under the forthcoming Development Proposals for New Territories North New Town, where Heung Yuen Wai Boundary Mixed Use Area is considered as Priority Development Area. The existing "Green Belt" zone would no longer be maintained. Thus, this application would not derivate from the long-term planning intention of the "Green Belt" zone which is expected to be rezoned in the near future.

Since this Further Information only involve responses to comments without changing the scheme, according to TPB PG-No. 32B this Further Information should be exempted from publication and recounting requirements. Should you require further information or have any query, please feel free to contact the undersigned or Larissa Wong [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *R.P.S.(GP)(PD) R.P.P.*
Director

Encl.
c.c. the Applicant

[REDACTED]

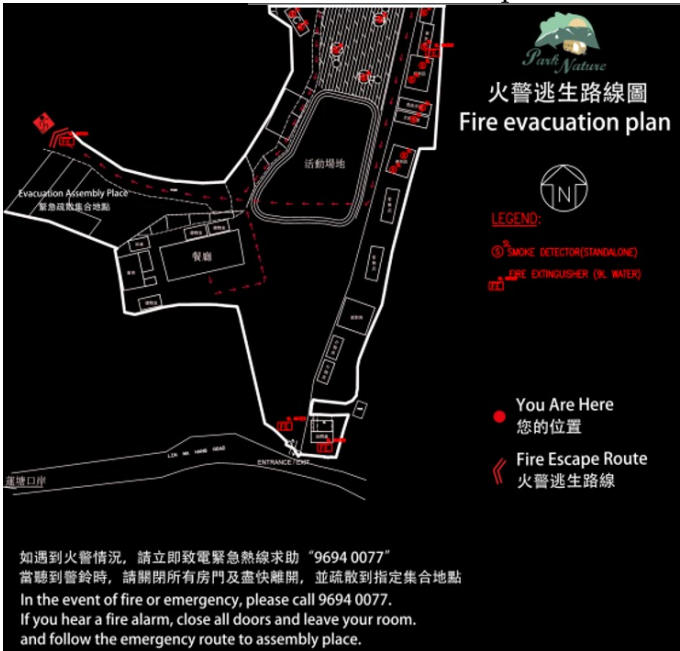


ANNEX 1

RESPONSE TO DEPARTMENTAL COMMENTS



Response to Departmental Comments Table

No.	Comments Received	Our Responses
A. Comments from Sha Tin, Tai Po and North District Planning Office of Planning Department (Contact Person: Mr. Timothy WU, Tel: 2158 6031)		
1.	<p>Please find the following comments on the captioned planning application from PlanD:</p> <p>According to the site investigation conducted, it is observed that the western portion of the application site has been hard-paved. Please find the attached site photo roughly indicating the concerned part in blue for your reference and clarification;</p>	<p>Comment noted. The Site boundary is revised and the revised plans and replacement pages of Application Form and Planning Statement are at Annexes 2 and 3 respectively.</p> <p>For information, access route in the western portion of the Site is intended for fire escape route for the Guesthouse Licence application to the Home and Affairs Department pending approval. Below the extract of fire evacuation plan for information.</p>  <p>如遇火警情況，請立即致電緊急熱線求助“9694 0077” 當聽到警鈴時，請關閉所有房門及盡快離開，並疏散到指定集合地點 In the event of fire or emergency, please call 9694 0077. If you hear a fire alarm, close all doors and leave your room. and follow the emergency route to assembly place.</p>

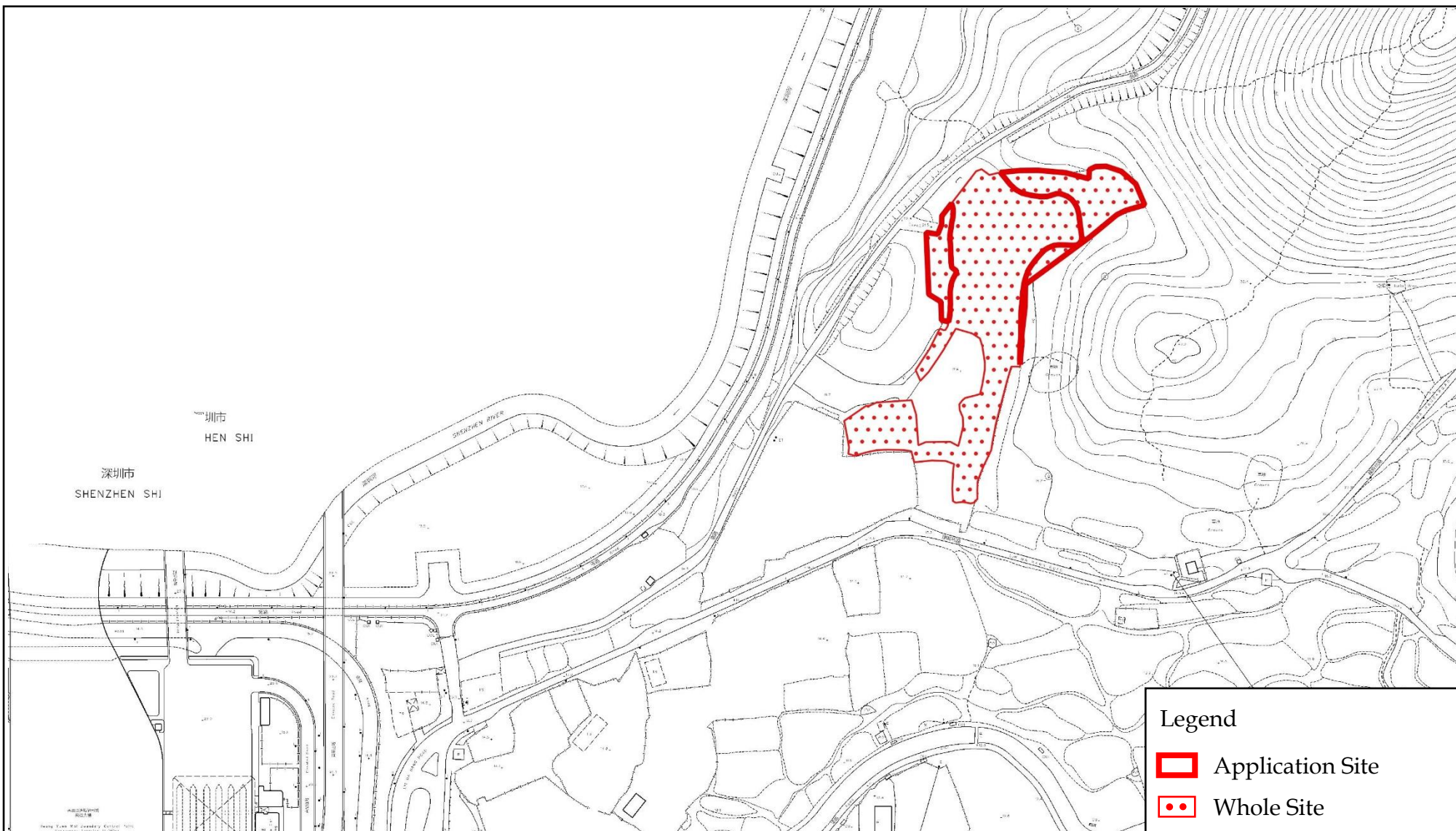


No.	Comments Received	Our Responses
2.	It is also observed that the number of caravans falling within the western portion of the application site is more than 2 as stated in the submitted planning statement and layout plan. Please clarify	Comment noted. The revised plans and replacement pages of the Application Form and Planning Statement are at Annexes 2 and 3 respectively.
3.	It is noted that the application involves caravans only but the term “tents/camps/caravans” has been widely used in the submitted planning statement and layout plan (e.g. para. 2.1.2 and 2.5.8) Please clarify.	Although the subject site is currently occupied by caravans, the applicant would like to apply for tent/camp/caravans use to allow flexibility for meeting the changing customer needs.
4.	please also clarify the information on the sewage treatment or disposal; and	Comment noted. 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.
5.	The operational details of the holiday camp.	Please refer to section 2.5 of the Planning Statement. The holiday camp will be managed and operated by “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.



ANNEX 2

REVISED PLANS



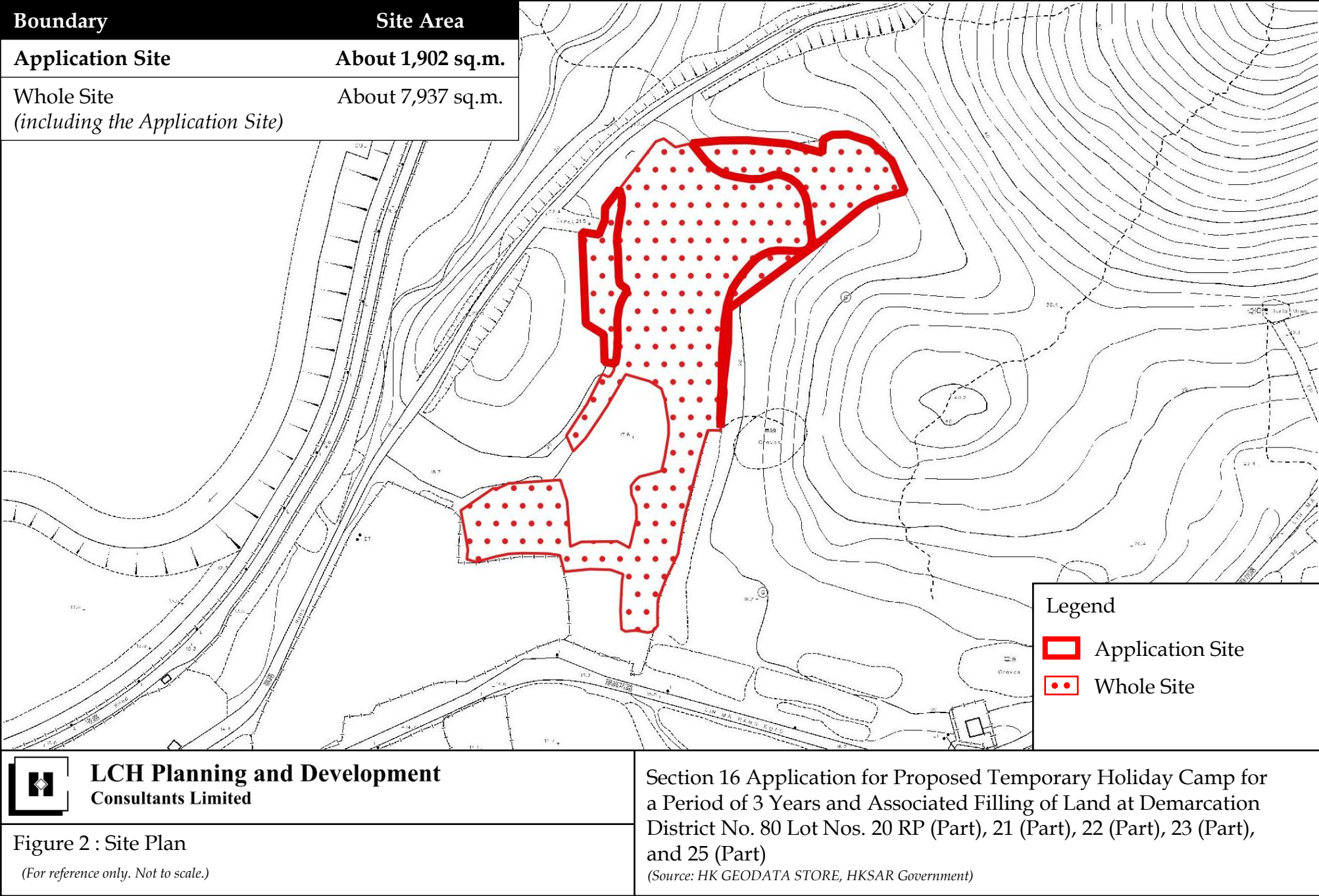
**LCH Planning and Development
Consultants Limited**

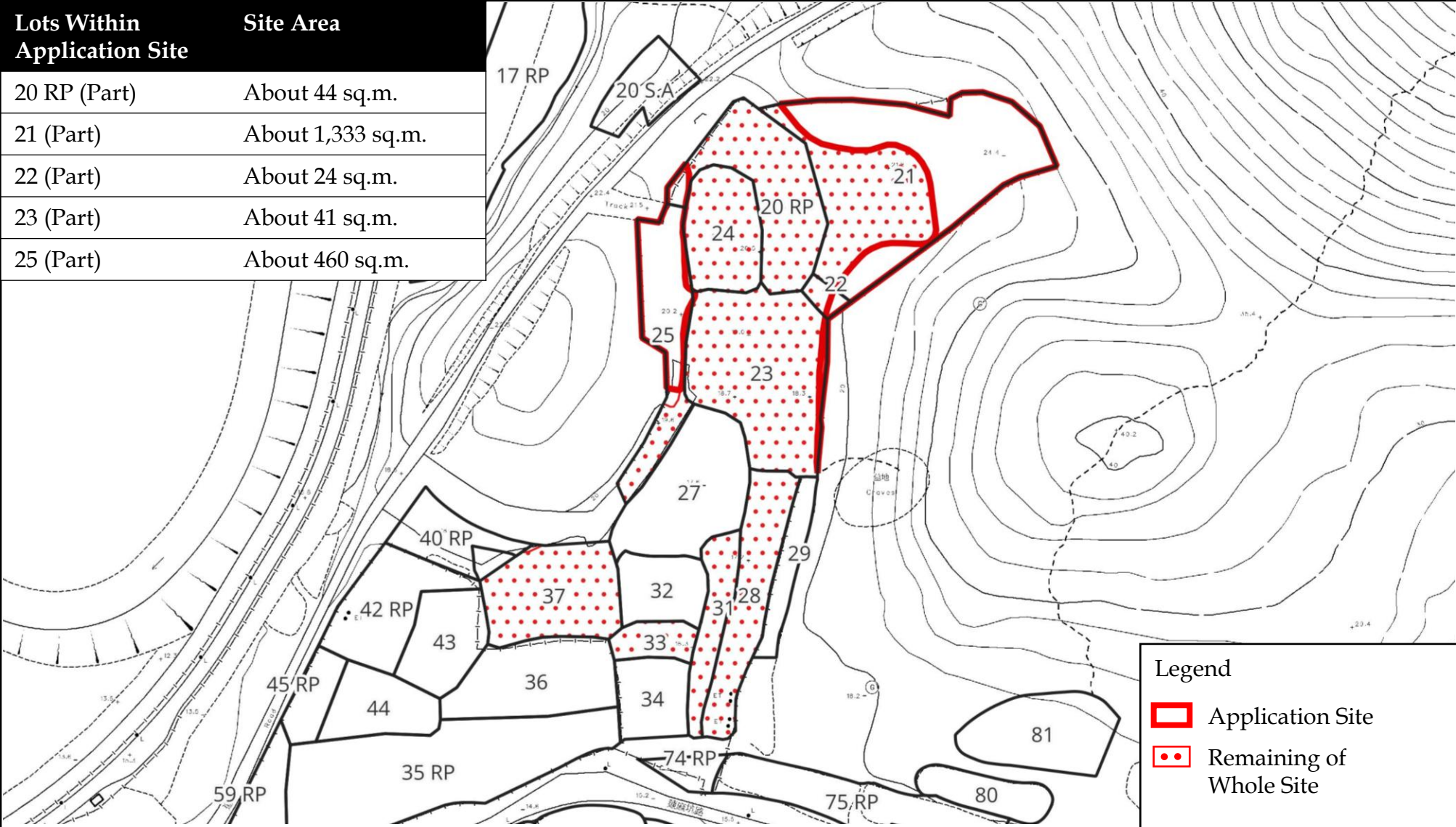
Figure 1 : Location Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

(Source: HK GEODATA STORE, HKSAR Government)





**LCH Planning and Development
Consultants Limited**

Figure 3 : Land Status

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

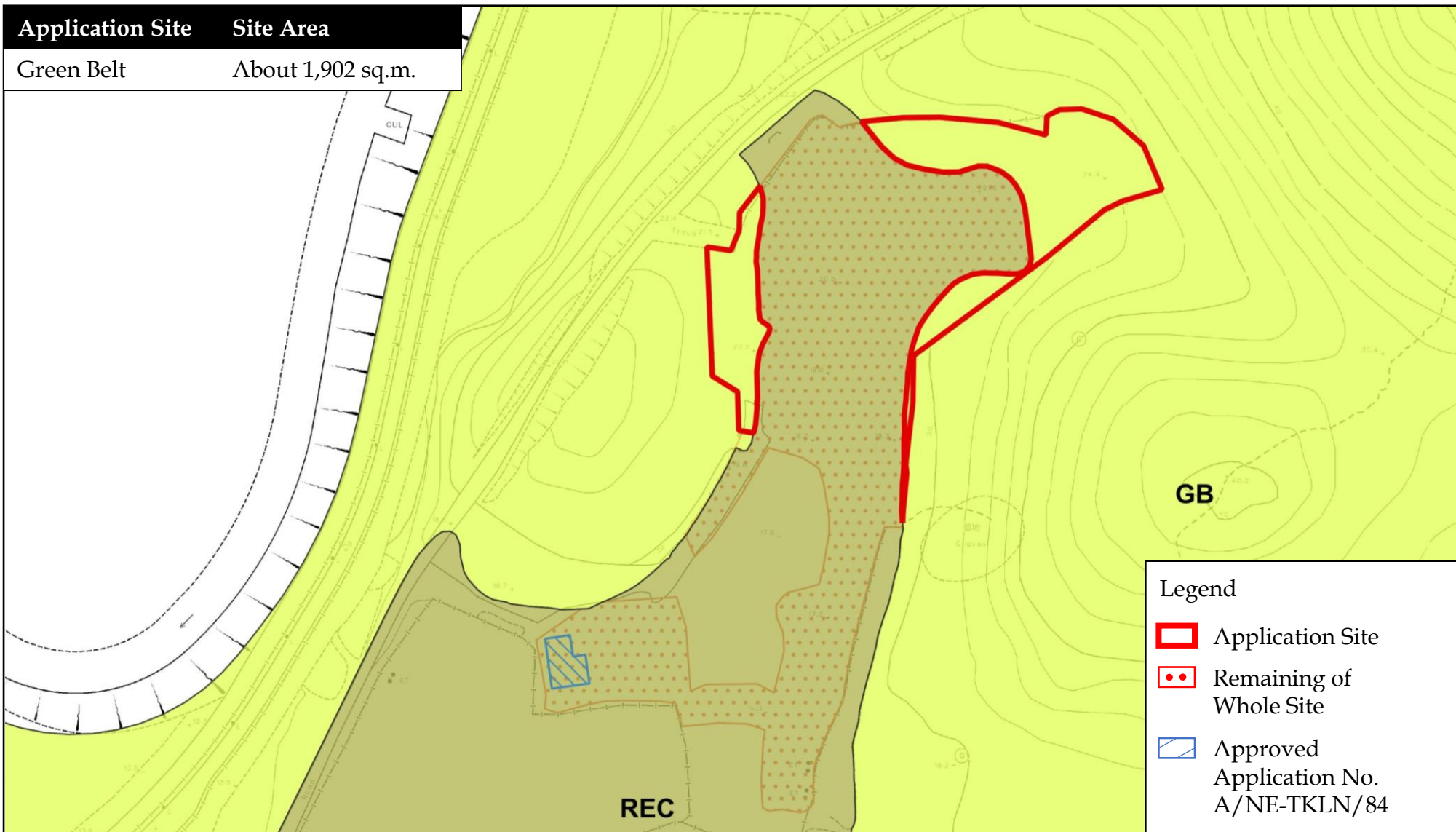
(Source: HK GEODATA STORE, HKSAR Government)

Application Site

Site Area

Green Belt

About 1,902 sq.m.



**LCH Planning and Development
Consultants Limited**

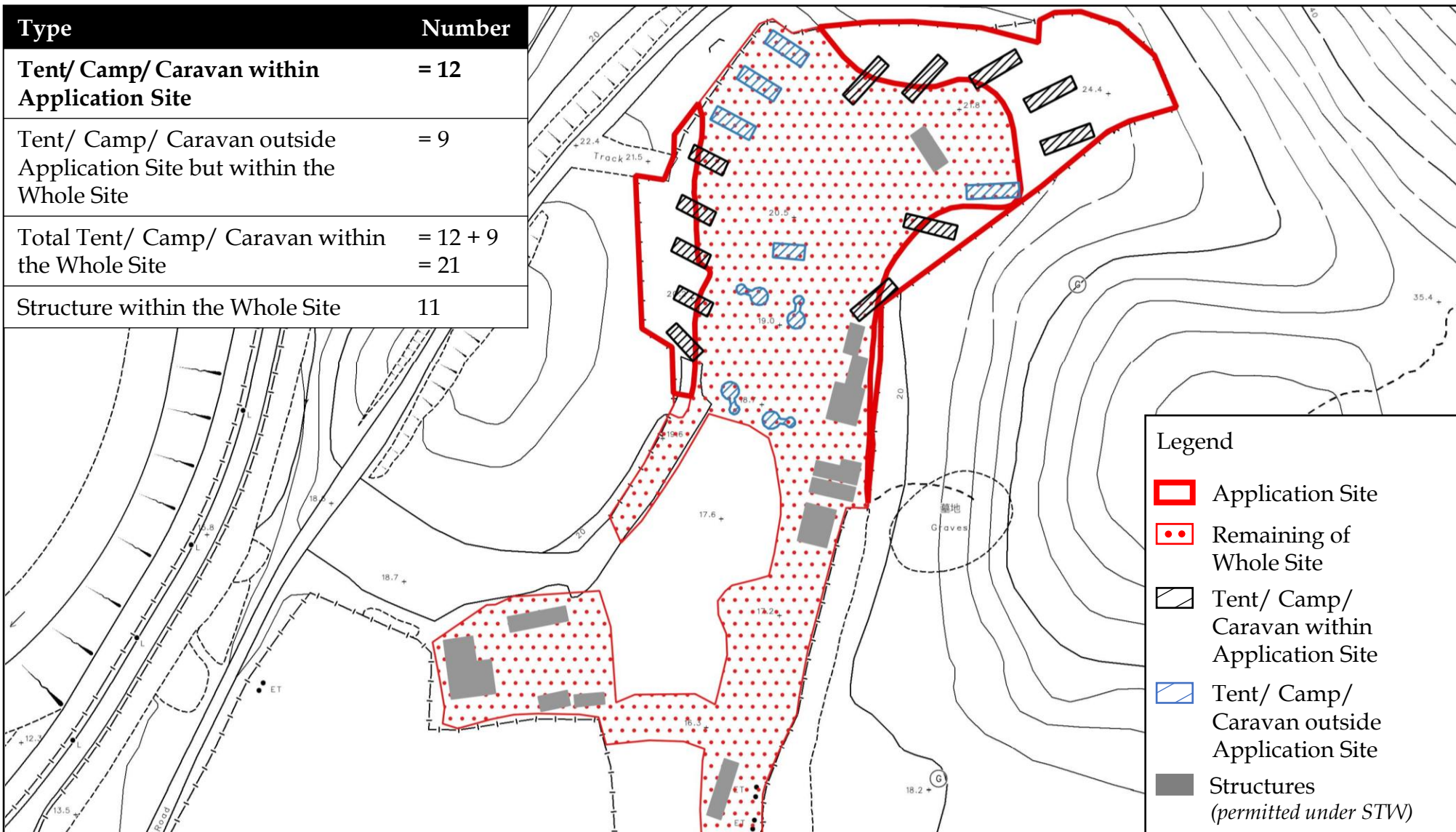
Figure 4 : Extract of OZP

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

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

Type	Number
Tent/ Camp/ Caravan within Application Site	= 12
Tent/ Camp/ Caravan outside Application Site but within the Whole Site	= 9
Total Tent/ Camp/ Caravan within the Whole Site	= 12 + 9 = 21
Structure within the Whole Site	11



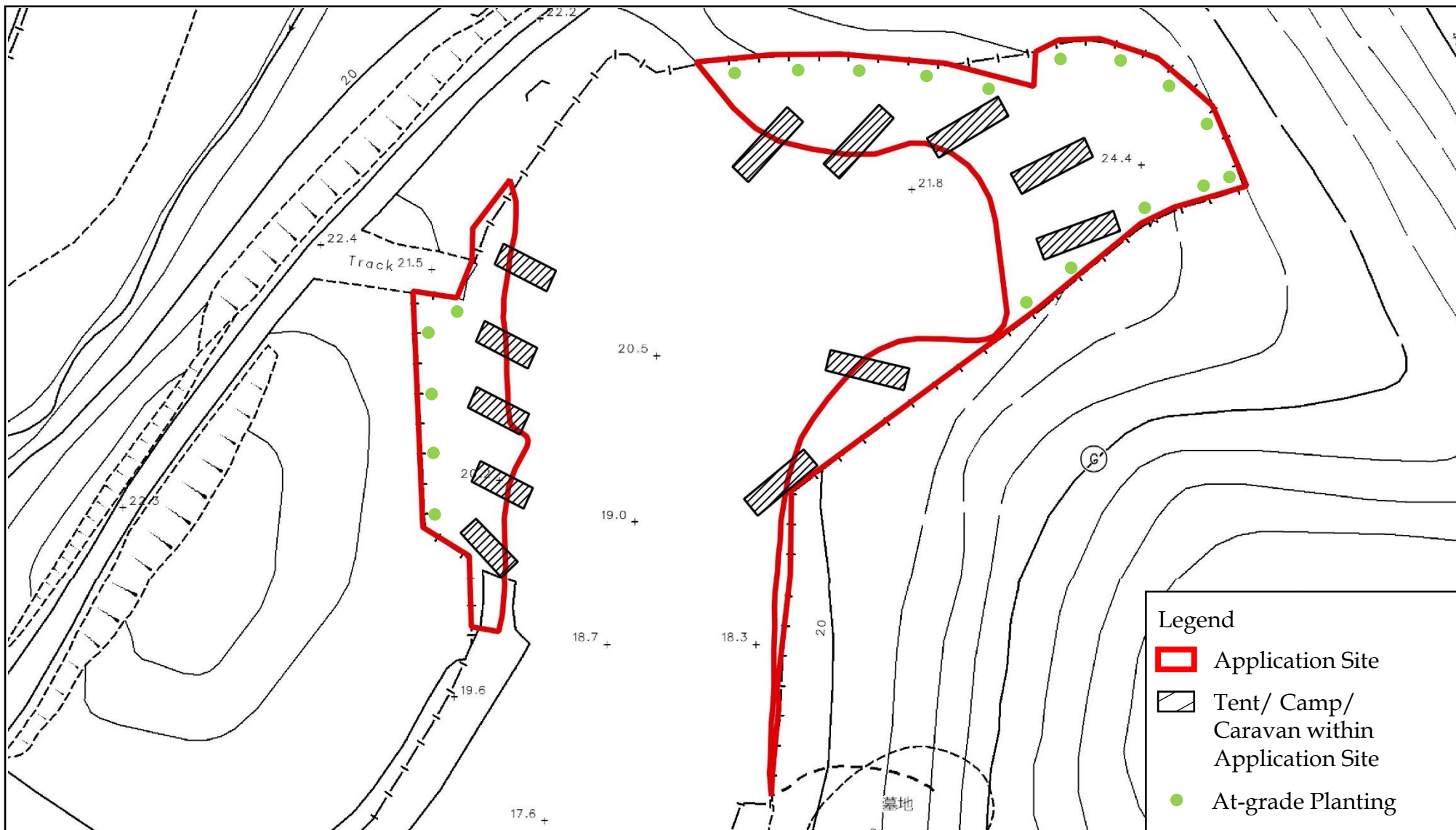
**LCH Planning and Development
Consultants Limited**

Figure 5 : Indicative Tent/ Camp/ Caravan Layout Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

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



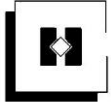
**LCH Planning and Development
Consultants Limited**

Figure 6 : Landscape Proposal

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

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



ANNEX 3

REPLACEMENT PAGES OF APPLICATION FORM AND PLANNING STATEMENT

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Income Mall Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

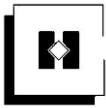
(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LCH Planning & Development Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Demarcation District No. 80 Lot Nos. 20RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,902 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Demarcation District No. 80 Lot Nos. 20RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) 丈量約份第80約地段第20號餘段(部分), 21號(部分), 22號(部分), 23號(部分) 及25號(部分)
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 1,902 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖編號S/NE-TKLN/2
Zoning 地帶	Green Belt 綠化
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Temporary Holiday Camp for a Period of 3 Years 臨時露營車度假營，為期3年



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Park Nature Hillside

- 2.1.1 The Application Site and its surrounding area are part of 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 21 tents/ camps/ caravans available for booking, accommodating about 80 campers.
- 2.1.2 The Application Site and its surrounding area are currently designated as a holiday camp, with a total of 12 tents/ camps/ caravans partly falling within the Application Site that accommodates about 36 campers. 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' 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). 'Park Nature' Guesthouse is under licence No. H/6678.
- 2.1.4 The Applicant intended to utilize the Application Site as a holiday camping site, and hence, submit this Application. The Application Site has submitted an application for Guesthouse Licence to the Home and Affairs Department, pending for approval.

2.2 Land Status

- 2.2.1 The Application Site falls within the boundaries of Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part) in Demarcation District No. 80 ("**the Lots**") (**Figure 3**).
- 2.2.2 The whole 'Park Nature Hillside' campsite, together with the Application and the remaining area, falls within boundaries of Lot Nos. 20 RP, 21, 22, 23, 24, 25, 28, 31, 33, and 37 in Demarcation District No. 80 ("**the Whole Site**")
- 2.2.3 The Whole Site is also 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 No. 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 1,902 square metres ("sq. m."). The Whole Site covers an area of about 7,937 square metres ("sq. m."). 6,036 sq. m. falls within the "REC" zone with structure, while about 1,902 sq. m.



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 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 **The Application Site with the adjoining area is proposed to serve as a holiday camp with caravans. 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.**
- 2.5.2 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/camps/caravans approved under STW No. 1638. As such, 12 caravans (accommodate a maximum of about 36 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



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

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¹ https://www.hadla.gov.hk/filemanager/en/docs/Guide_for_Caravan_Camp_Site_Eng.pdf



place in the Whole Site. The temporary eating place has been granted planning permission under A/NE-TKLN/84 in 2024. The staff of the camping site will provide first screening on the non-campers. The non-campers are only allowed to visit the temporary eating place but not allowed to enter the camping site without permission.

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 Below the development parameters for easy reference:

Development Parameters	Whole Site	Application Site (included inside the Whole Site)
Lot No.	Lot Nos. 20 RP, 21, 22, 23, 24, 25, 28, 31, 33, and 37 in Demarcation District No. 80	Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part) in Demarcation District No. 80
Zone	"GB" (about 24% in Whole Site area) "REC" (about 76% in Whole Site area)	"GB"
Site Area	About 7,937 sq.m.	About 1,902 sq.m. (Form part of the Whole Site area of 7,937 sq.m.)
Total Number of Building/ Structure	11	No #
Maximum Height	Not exceeding 6m or 2 storeys ^ for structures, tents/camps/ caravans	Not exceeding 3.5m or 1 storey for tents / camps / caravans
Total Built Over Area	Not exceeding 830.5 sq.m. of built over area ^	N/A *
Covered Area of Tent / Camp / Caravan	Not more than 661.5 sq.m.	Not more than 283.5 sq.m.
Total Plot Ratio	Not exceeding 0.2	N/A *
Total No. of Camps/ Tents/ Caravans	21 nos.	12 nos. partially on "GB" zone (Form part of total 21 nos.)
Maximum Number of Campers	80 ^	About 36 (Form part of the total 80 campers)
Parking Provision	2 private car parking spaces for staff only; 1 light bus pick-up/drop-off space for visitor (upon reservation only) ^	Nil, all provided inside the Whole Site already

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

Camps/ 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

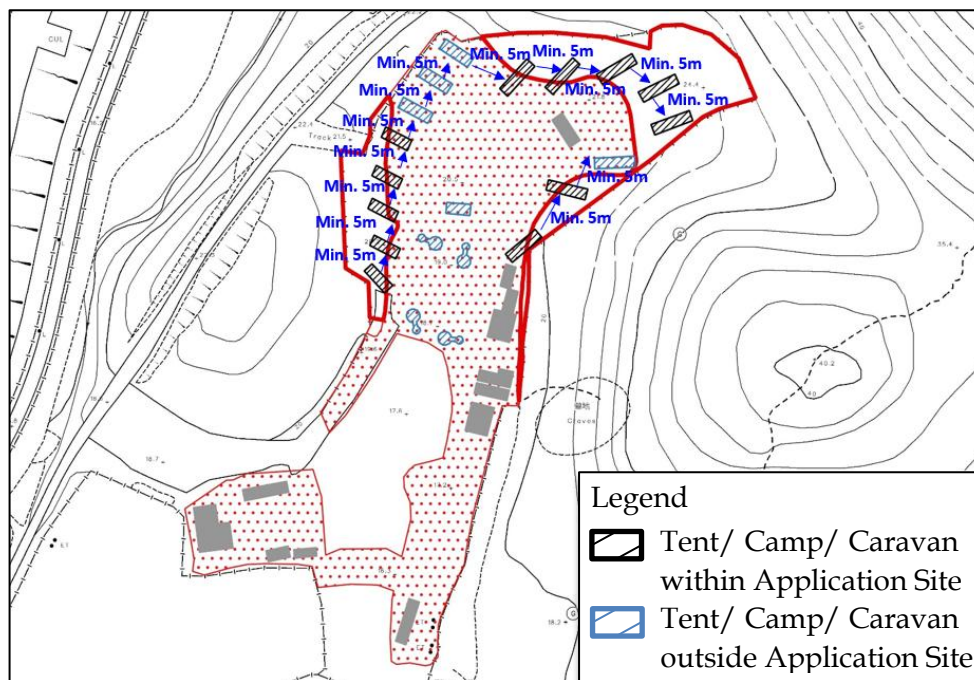


Diagram 3 Location of Tent/ Camp/ Caravan (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

2.6 Existing Transport Services

2.6.1 Existing public transport services in the vicinity are 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
	B9	Tuen Mun Station – Heung Yuen Wai Port	60 minutes
	79K	Sheung Shui – Ta Kwu Ling (Tsung Yuen Ha)	15-35 minutes

2.6.2 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.

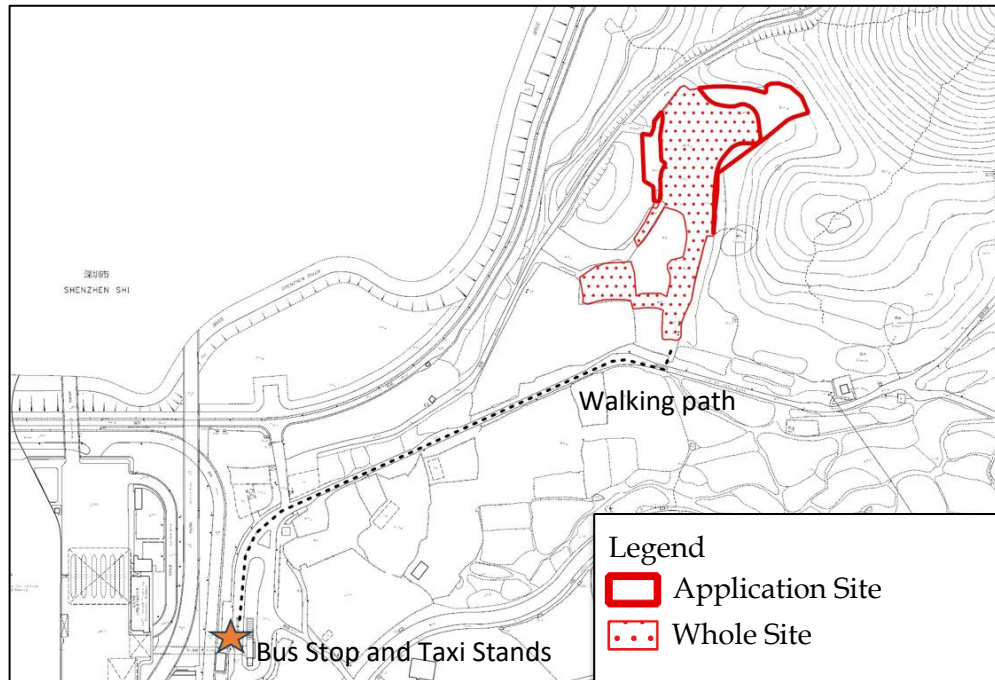


Diagram 4 Walking Path to Public Transport (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

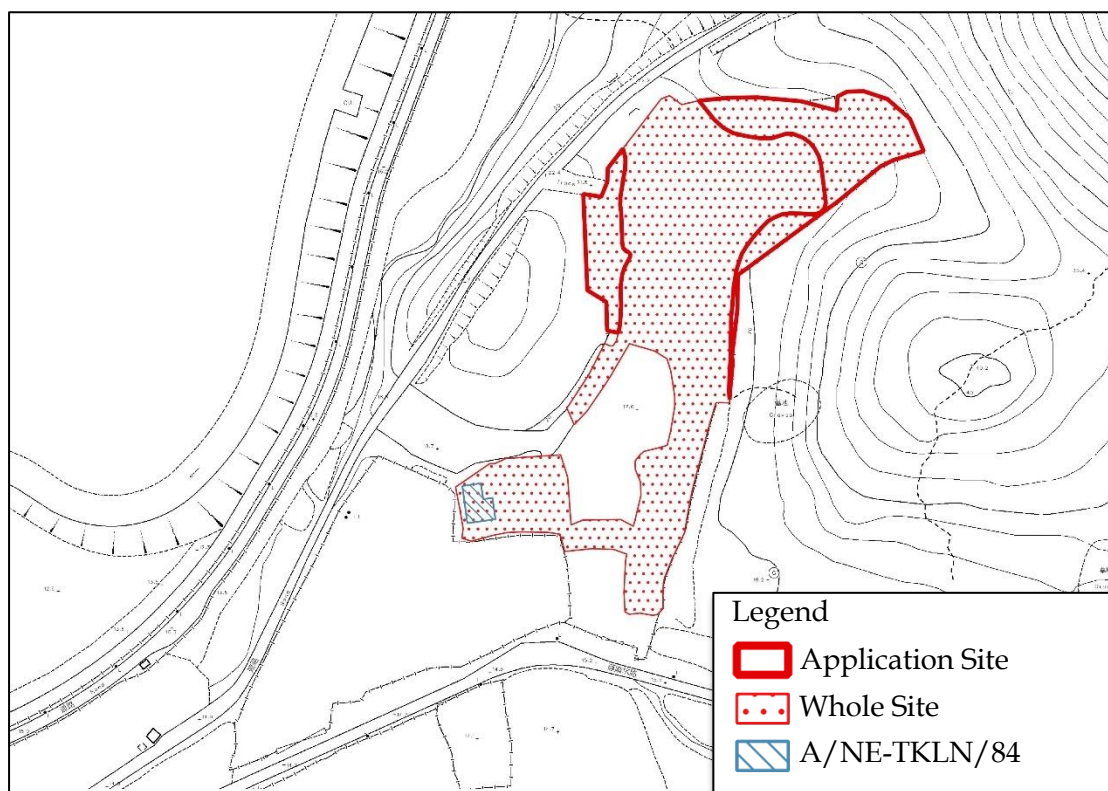


Diagram 5 Approved Application falling within the Whole Site (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

3.3 Similar Approved Applications

- 3.3.1 There is one application for temporary eating place in the vicinity of the Application Site which falls within “REC” and “GB” zones approved by the Town Planning Board in 2021, which is Application No. A/NE-TKLN/39.
- 3.3.2 Application No. A/NE-TKLN/39 is situated on Lin Ma Hang Road at the east of HYW BCP, serving mainly the staff and workers of HYW BCP. The details of the application are summarized as follows:

Application No.	A/NE-TKLN/39
Decision Date	28/05/2021
Applied Use	Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of 3 Years
Site Area	270.5 sq. m.
Maximum Building Height	3.5 m
Decision	Approved with condition(s) on a temporary basis

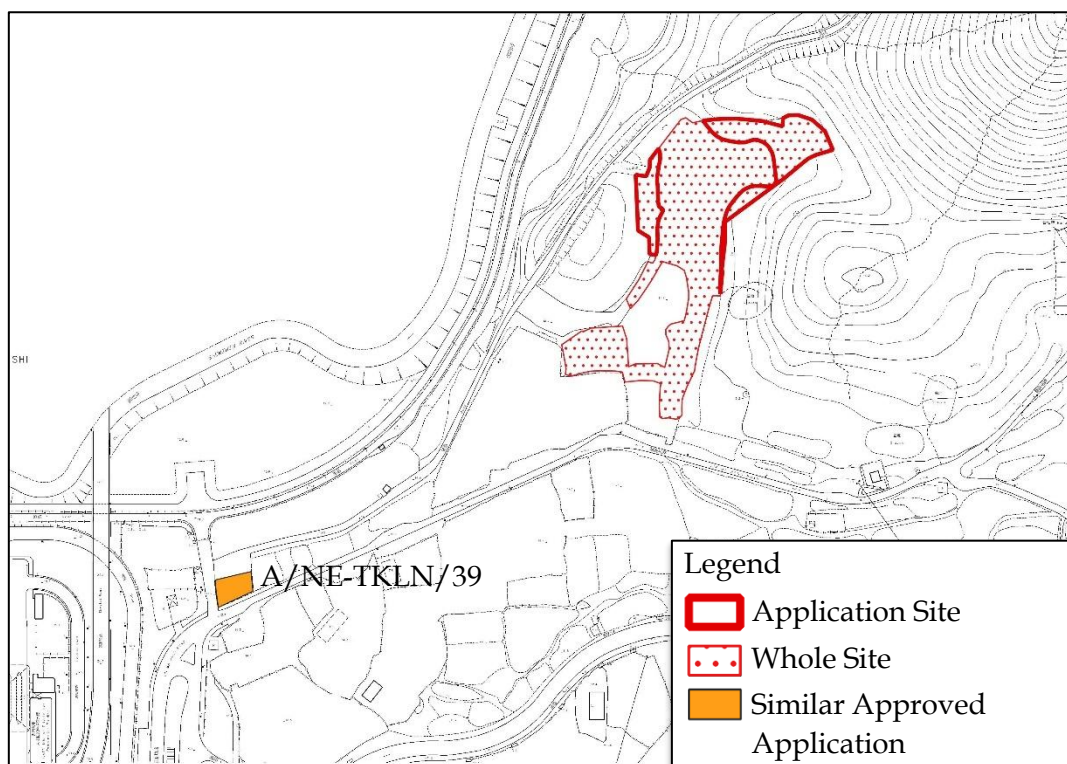


Diagram 6 Approved Applications falling within “REC” and “GB” Zones in the Vicinity (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

3.3.3 There are also two planning applications for recreational or leisure uses riding on the increased accessibility brought by the HYW BCP within the Approved Ta Kwu Ling North OZP, as approved by the Board in recent years, namely A/NE-TKLN/23 and A/NE-TKLN/63. Refer to Diagram 2 for their locations. The details of the applications are summarized as follows:

Application No.	A/NE-TKLN/23	A/NE-TKLN/63
Decision Date	05/02/2021	01/03/2024
Applied Use	Proposed Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services for a Period of 5 Years	Proposed Temporary Private Club for a Period of 5 Years
Site Area	5,147 sq. m.	451.5 sq. m.
Maximum Building Height	6.25 m	5.2 m
Decision	Approved with condition(s) on a temporary basis	Approved with condition(s) on a temporary basis

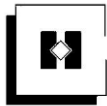


Diagram 7 Approved Recreational or Leisure Use Applications in the vicinity
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



3.7 Traffic Consideration

3.7.1 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 is 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.

3.7.2 As mentioned in the previous section, non-campers only constitute the minority of users of the Whole Site. For the cross-boundary travellers transiting with their vehicles, they would park their vehicles in the surrounding public vehicle parks which provide at least 190 car parking spaces, or else in the carpark of the HYW BCP. The planning applications of the public vehicle parks in the vicinity approved by Town Planning Board in the past years are summarized as follows:

Application No.	Approval Date	Total No. of Vehicles Parking Spaces Provided
A/NE-TKLN/53	23/06/2023	69
A/NE-TKLN/57	22/09/2023	24
A/NE-TKLN/58	22/09/2023	26
A/NE-TKLN/67	27/10/2023	18
A/NE-TKLN/70	27/10/2023	11
A/NE-TKLN/80	15/3/2024	56

3.7.3 **The traffic trips of the cross-boundary travellers have already been reflected in the approved planning applications for public vehicle parks. It is anticipated that no traffic trips for cross-boundary travellers would be generated nor attracted due to the Proposed Development.**

3.7.4 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.

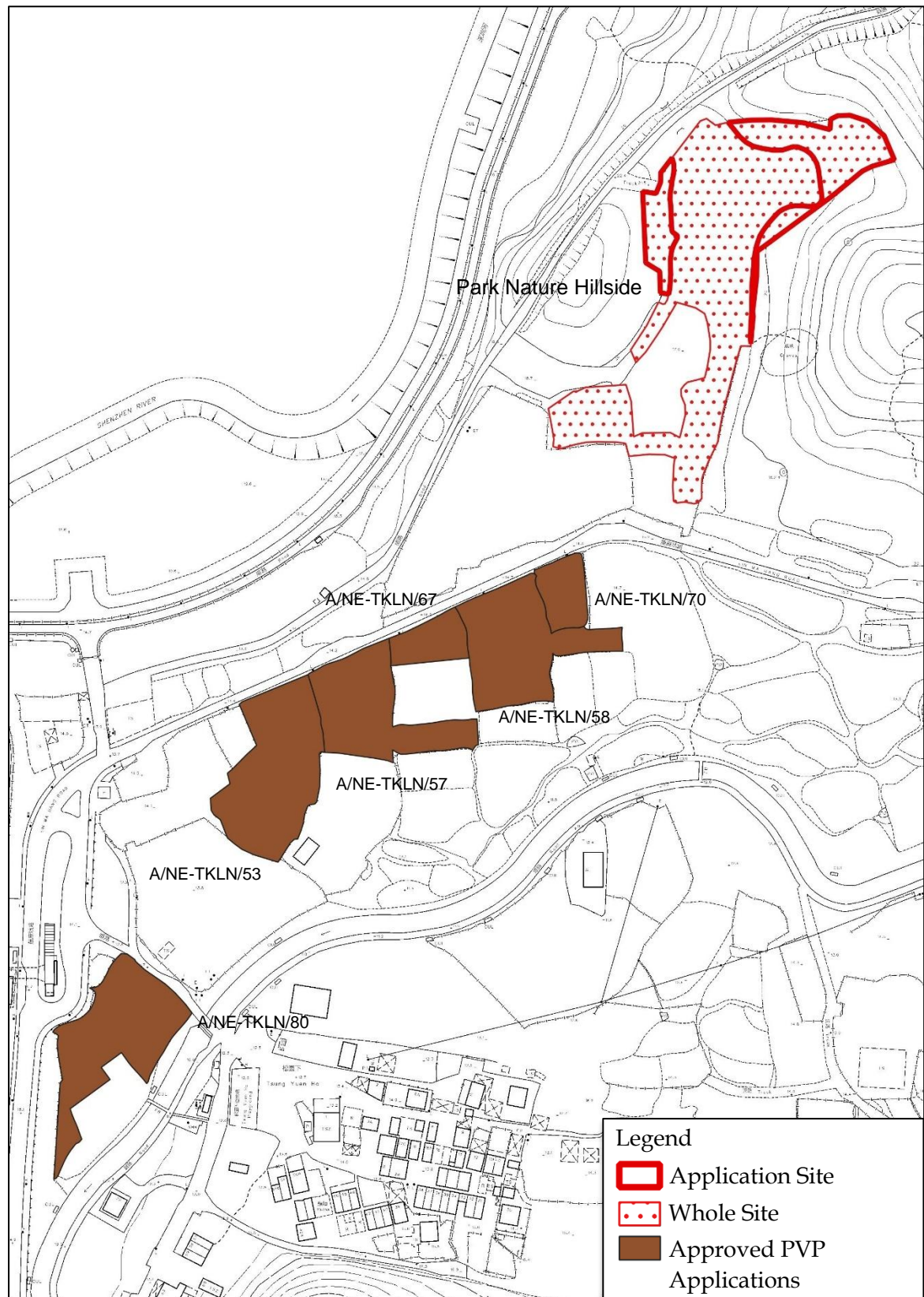
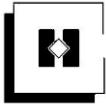


Diagram 8 Approved Public Vehicle Parks in the Vicinity (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

**Relevant Extracts of Town Planning Board Guidelines on
Application for Development within Green Belt Zone
(TPB PG-No. 10)**

1. In assessing applications for development within “Green Belt” (“GB”) zone, the relevant planning criteria are summarised as follows:
 - (a) there is a general presumption against development (other than redevelopment) in a “GB” zone;
 - (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
 - (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
 - (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
 - (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
 - (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
 - (g) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds;
 - (h) the proposed development should not overstrain the overall provision of government/institution/community facilities in the general area; and
 - (i) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the application lots together with Lot Nos. 24, 28, 31, 33 and 37 all in D.D. 80 are covered by a Short Term Waiver (STW). The STW allows erection of structures for the purpose of holiday camp with associated facilities. The type of structures which has been taken into account in the said STW however does not involve the tent/camp/caravan mentioned by the applicant in this planning application. Besides, a non-exclusive right-of-way is granted under the STW; and
- her advisory comments are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from the public drainage viewpoint;
- as drainage facilities for the Site has been constructed in accordance with a previously accepted drainage proposal, which was submitted under a STW on Lot Nos. 20RP, 21, 22, 23, 24, 25, 28, 31, 33 and 37 in D.D. 80, submission of a drainage proposal is not required for this application;
- should the application be approved, a condition should be included to request the applicant to submit condition records of the implemented drainage facilities to ensure that there will be no adverse drainage impact on the adjacent area;
- the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from the environmental perspective; and
- no environmental complaint against the Site has been received over the past three years; and
- his advisory comments are at **Appendix IV**.

5. Licensing

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO (OLA), HAD):

- according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), “hotel” and “guesthouse” means any premises whose occupiers, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
- if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO, a licence under HAGAO must be obtained before operation;
- for any structure which constitutes as “building works” or “building” under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by LandsD when making an application under the HAGAO;
- according to the records of OLA, his office received an application for holiday camp licence – Caravan Camp site under HAGAO at Lots 20RP, 23, 24, 25 and 28 in D.D. 80, Ta Kwu Ling, New Territories. The proposed licencing area of the application only covers part of the Site and the application only includes four caravans. The application is still in progress and not yet satisfied by the Licensing Authority. Should the applicant intends to operate more tents/camps/caravans under HAGAO, revised proposal/new application should be submitted to OLA for approval; and
- the licence No. H/6678 for “Park Nature” has been expired and cancelled.

6. Other Departments

The following government departments have no objection to/no comments on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Commissioner for Transport (C for T);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (d) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);

- (g) Project Manager (North), CEDD (PM(N), CEDD);
- (h) Commissioner of Police (C of P); and
- (i) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issue relating to the applied use with the concerned owner(s) of the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the application lots together with Lot Nos. 24, 28, 31, 33 and 37 all in D.D. 80 are covered by a Short Term Waiver (STW). The STW allows erection of structures for the purpose of holiday camp with associated facilities. The type of structures which has been taken into account in the said STW however does not involve the tent/camp/caravan mentioned by the applicant in this planning application. Besides, a non-exclusive right-of-way is granted under the STW;
 - (iii) the holiday camping venue under this planning application is visited by the community (including families, students, elderly etc.), the applicant may have to address the structural safety aspect of the structures erected; and
 - (iv) her office reserves the rights under lease as to whether the concerned tent/camp/caravan is considered permissible under the STW by taking into account, inter alia, the applicant's elaboration of the nature of such tent/camp/caravan. The lot owner(s) shall apply to her office for modification of the STW conditions as appropriate. The application for modification (if required) will be considered by LandsD in its capacity as a landlord and there is no guarantee that it will be approved. The modification, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date of when the unauthorised structures were erected as well as administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement, if any, should be subject to the Transport Department's review and approval;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (g) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation; and
 - (ii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following point:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (ii) if any proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iii) licensing requirements, including but not limited to guesthouse, would be formulated upon receipt of formal application via the Licensing Authority;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is reminded to adopt good site practice in order to avoid adverse impact on the natural environment nearby;
- (j) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO (OLA), HAD) that:
 - (i) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the Hotel and Guesthouse Accommodation Ordinance (HAGAO), a licence under HAGAO must be obtained before operation;
 - (ii) for any structure which constitutes as “building works” or “building” under the BO to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority (BA) or a Certificate of Compliance issued by the LandsD when making an application under HAGAO; and
 - (iii) according to the records of the OLA, his office received an application for holiday camp licence – Caravan Camp site under HAGAO at Lots 20RP, 23, 24, 25 and 28 in D.D. 80, Ta Kwu Ling, New Territories. The proposed licencing area of the application only covers part of the Site and the application only includes four caravans. The application is still in progress and not yet satisfied by the Licensing Authority. If the applicant

intends to operate more caravans/tents/camps under the HAGAO, revised proposal/new application should be submitted to OLA for approval;

- (k) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should follow relevant mitigation measures and requirements in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and to meet the statutory requirements under relevant pollution control ordinances;
 - (ii) the applicant should follow the requirements of Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” to properly handle the sewage produced from the applied use; and
 - (iii) the applicant should implement the noise mitigation measures as proposed by the applicant to avoid causing nuisance to nearby surroundings;
- (l) to note the comments of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works;
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the applied use, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards; and
- (n) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any applied use under this application;
 - (iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) if the applied use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (viii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (ix) the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
- (x) detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/96

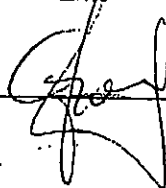
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025 228

From:
Sent: 2025-03-13 星期四 03:41:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKLN/96 DD 80 Lin Ma Hang Road Nature Park Hillside Tent City

Dear TPB Members,

91 withdrawn, back again with data that there will be a total of 21 Tent / Camp / Caravan. However it would appear that the intention is to allow many more than that stated.

"there are feedbacks from campers **to enlarge the camping ground area in order to create a spacious atmosphere**"

The Application Site and its surrounding area are currently designated as a holiday camp, with a total of 9 tents/ camps/ caravans partly falling within the Application Site that **accommodates about 27 campers:**

Based on this the number of visitors would be around 60. So with the current footprint of 6,036sq.m Rec zoning this translates to a whopping 100sq.mt PER PERSON.

Bearing in mind that most folk have to make do with a paltry 2sq.mts of OS, the existing space is certainly more than adequate and many would consider it excessive.

The intention is therefore to encroach into the GB and strip further vegetation, as can be seen from the images. This is not in line with the recreational intention of 'GB'.

Previous objections relevant and upheld. This application screams 'Destroy to Build'.

The application should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 14 November 2024 3:39 AM HKT
Subject: A/NE-TKLN/91 DD 80 Lin Ma Hang Road Nature Park Hillside Tent City

A/NE-TKLN/91 Nature Park Hillside

Lots 20 RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 1,920sq.m

Zoning: "Green Belt"

Applied use: 9 Tent/Caravan site Holiday Camp / ?? Vehicle Parking

Dear TPB Members,

Strong Objections. Holiday Camp? This is a brownfield site, all vegetation has been stripped. 'Nature Park' name is a bad joke.

The Whole Site covers an area of about 7,956 square metres ("sq. m."). 6,036sq. m. falls within the "REC" zone while about 1,920 sq. m. falls within the 'Green Belt'.

No mention of how many trees have been felled on the entire site.

The ultimate aim is clearly to extend the brownfield operations on the other side of Lin Ma Hang Road once yet another fake Holiday Camp is approved. This is underlined by the recent statement of a holiday camp operator seeking a change in use

https://www.tpb.gov.hk/en/plan_application/A_YL-KTN_1055/Planning_Statement_1.pdf

1.3 Furthermore, the Site formerly served as an ancillary eating place for an existing holiday camping site, offering catering services to visitors. However, **the camping site had to cease operations as the operator deemed it financially infeasible to sustain due to the decline in local camping industry.**

The transformation of Lin Ma Hang Road into a vast brownfield despite the OZP restrictions is deplorable.

The application should be rejected and the operator ordered to reinstate the site to 'GB'.

Mary Mulvihill

From:
Sent: 2025-03-14 星期五 22:49:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: 250314 s16 TKLN 96c.pdf; 250314 s16 KTS 551.pdf; 250314 s16 KTN 1091.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

14th March, 2025.

By email only

Dear Sir/ Madam,

Temporary Holiday Camp for a Period of 3 Years
(A/NE-TKLN/96)

1. We refer to the captioned.
2. There was a withdrawn application for the same purpose covering the current site (i.e., A/NE-TKLN/91), and our submission for this withdrawn application is attached below.
3. Our perspectives would remain largely similar and we recommend the Board to read and consider the points in our past submission.
4. Overall, we urge the Board to reject this application as the proposed use is not in line with the planning intention of the Green Belt zone.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

15th November, 2024.

By email only

Dear Sir/ Madam,

Temporary Holiday Camp for a Period of 3 Years
(A/NE-TKLN/91)

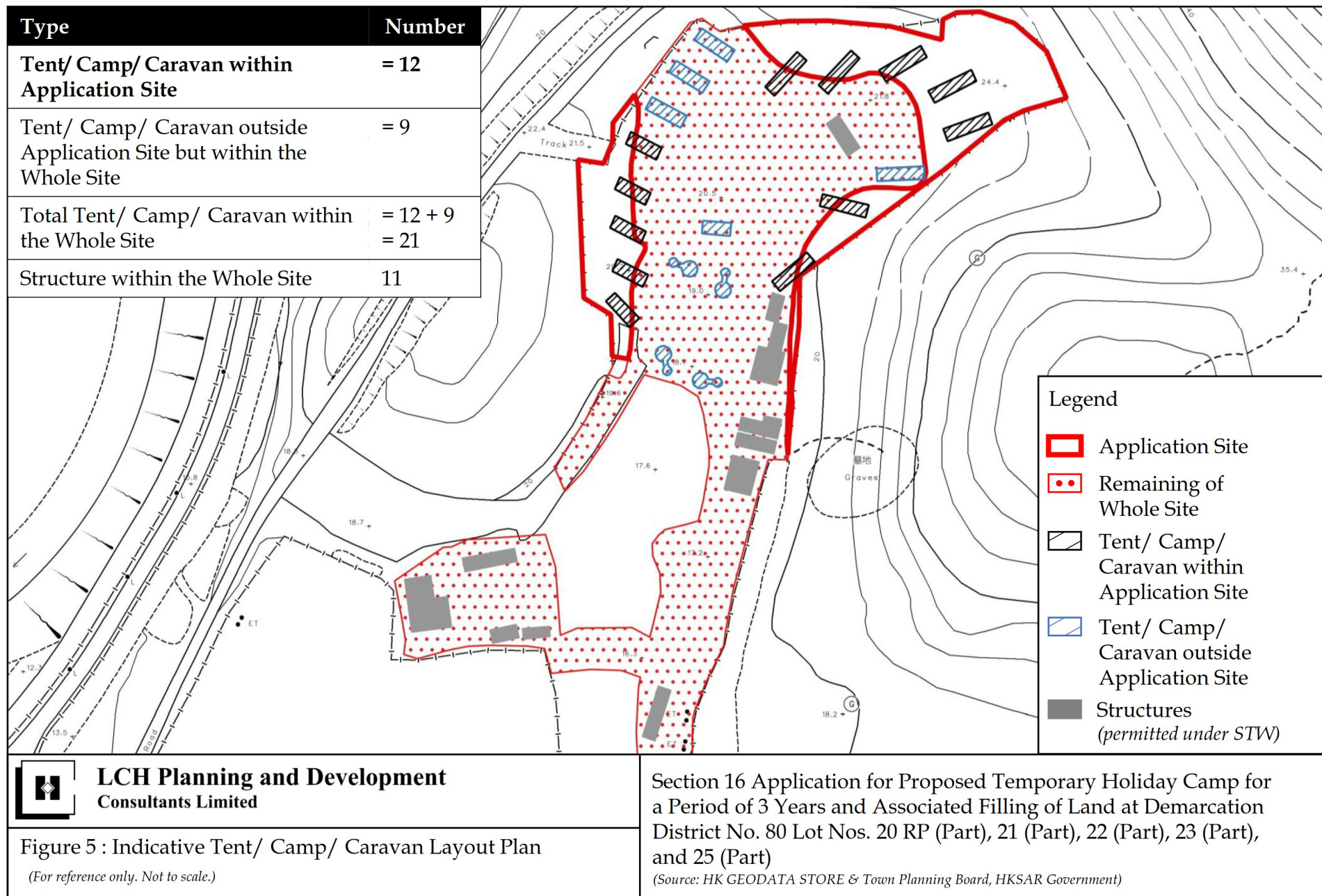
1. We refer to the captioned.
2. We urge the Board to look at a photo below extracted from the Town Planning Board Statutory Planning Portal 3 which shows the site (bounded by the red line).



3. We urge the Board to investigate with relevant authorities as to what is going on within the site now and whether there are any ongoing enforcement case/ unauthorised uses/ activities appearing at the site; if yes, to consider whether it is appropriate to approve this application.
4. We would like the Town Planning Board to seriously consider whether the planning application regime should be an ‘apply first, develop later (after planning permission granted)’ mechanism.
5. We would also like to remind the current Town Planning Board that a spokesman for the Board has said, *‘The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.’* This is documented in a government press release entitled *‘Town Planning Board adopts approaches to deter “destroy first, build later” activities’*¹.
6. We urge the current Board to understand (and can also appropriately implement) the stance as claimed by the aforementioned spokesman.
7. Overall, we urge the Board to reject this application as the proposed use is not in line with the planning intention of the GB zone.
8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

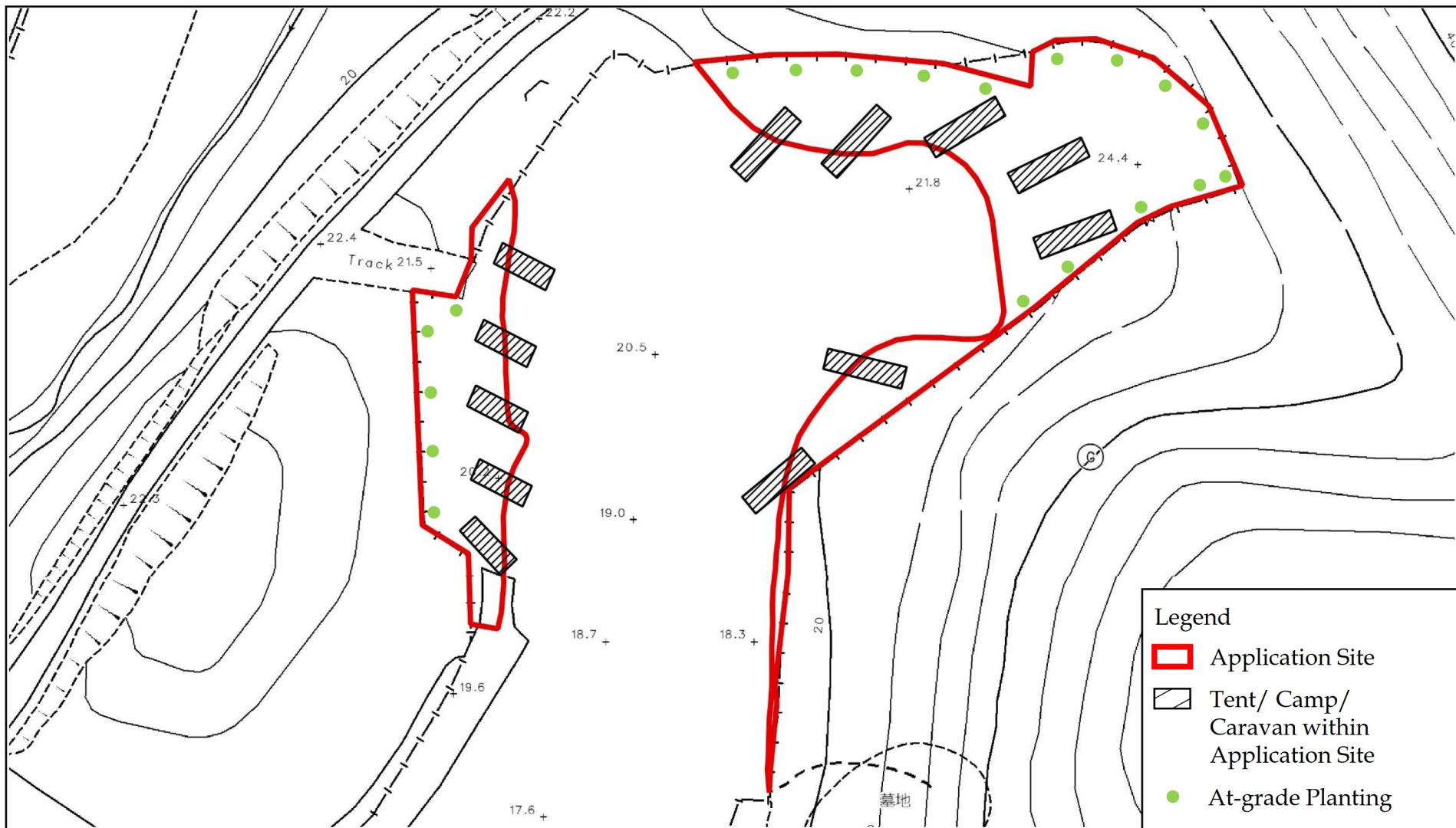


參考編號
REFERENCE No.

A/NE-TKLN/96

繪圖 DRAWING A-1

(來源：申請人於2025年3月27日呈交的資料)
(SOURCE: APPLICANT'S SUBMISSION ON 27.3.2025)



**LCH Planning and Development
Consultants Limited**

Figure 6 : Landscape Proposal

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Filling of Land at Demarcation District No. 80 Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)

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

參考編號
REFERENCE No.

A/NE-TKLN/96

繪圖

DRAWING A-2

(來源：申請人於2025年3月27日呈交的資料)

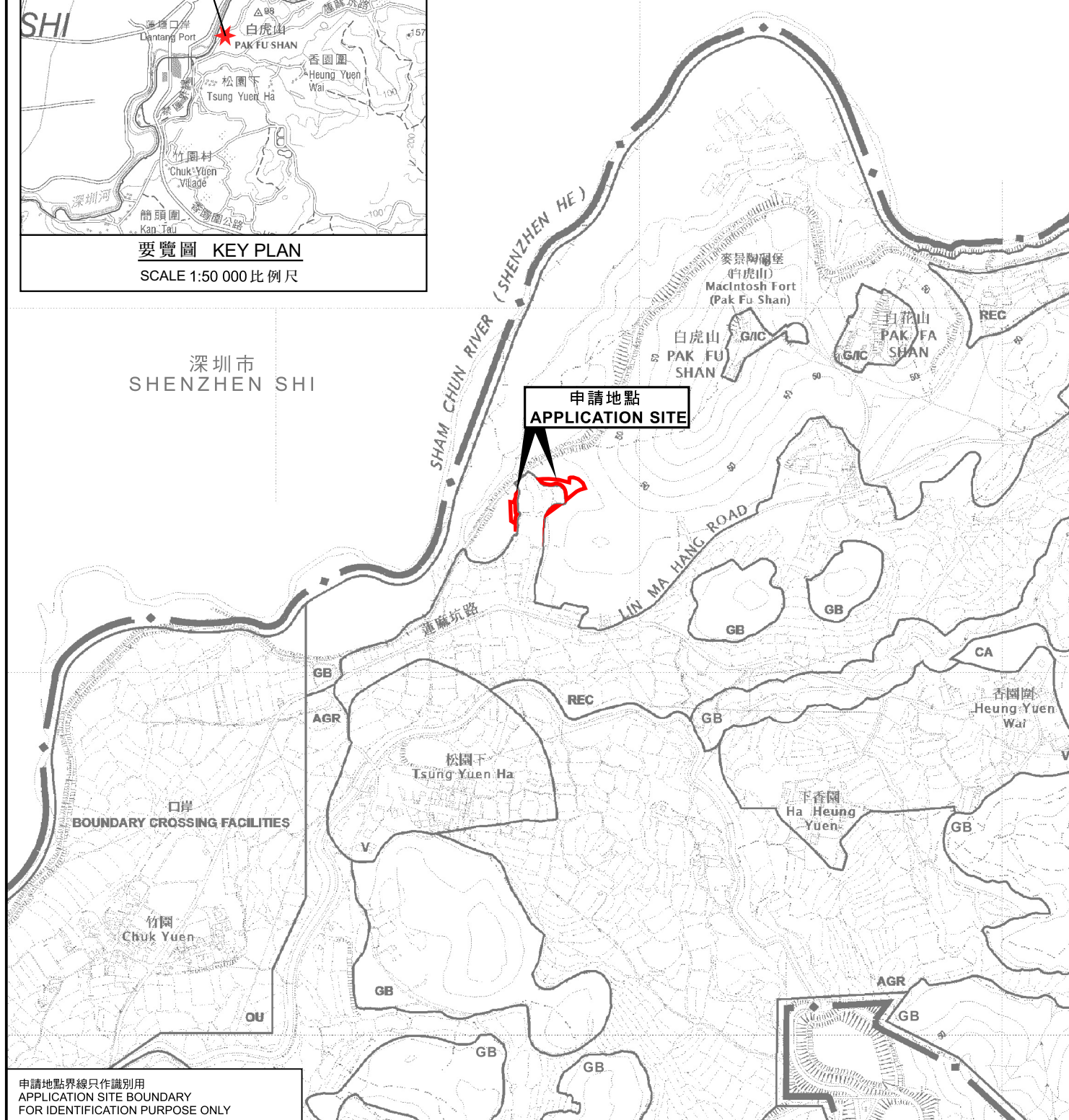
(SOURCE : APPLICANT'S SUBMISSION ON 27.3.2025)



要覽圖 KEY PLAN

SCALE 1:50 000 比例尺

深圳市
SHENZHEN SHI



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

臨時度假營 (為期3年)

新界打鼓嶺北丈量約份第80約地段第20號餘段(部分)、第21號(部分)、
第22號(部分)、第23號(部分)及第25號(部分)

TEMPORARY HOLIDAY CAMP FOR A PERIOD OF 3 YEARS
LOTS 20 RP (PART), 21 (PART), 22 (PART), 23 (PART) AND
25 (PART) IN D.D. 80, TA KWU LING NORTH, N.T.

SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

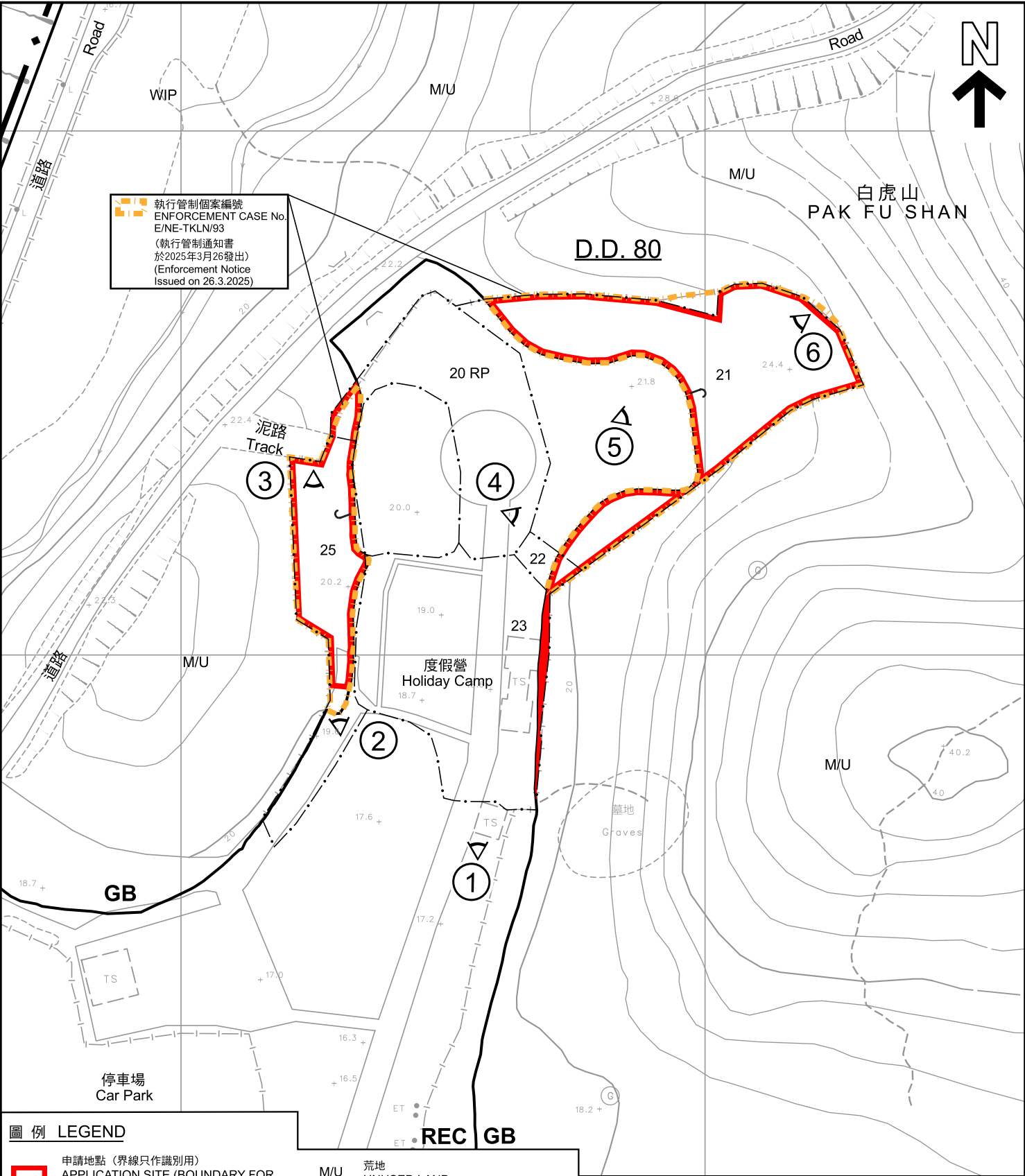
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKLN/96

圖 PLAN
A-1

本摘要圖於2025年3月28日擬備，
所根據的資料為於2016年5月3日
核准的分區計劃大綱圖編號S/NE-TKLN/2
EXTRACT PLAN PREPARED ON 28.3.2025
BASED ON OUTLINE ZONING PLAN
No. S/NE-TKLN/2 APPROVED ON 3.5.2016



執行管制個案編號
ENFORCEMENT CASE No.
E/NE-TKLN/93
(執行管制通知書
於2025年3月26發出)
(Enforcement Notice
Issued on 26.3.2025)

圖例 LEGEND

- | | | | |
|--|---|-----|---|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | M/U | 荒地
UNUSED LAND |
| | 綠化地帶
GREEN BELT | WIP | 施工中
WORKS IN PROGRESS |
| | 康樂
RECREATION | | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |

註釋 Note :
(1) 2025年2月24日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 24.2.2025

本摘要圖於2025年3月28日擬備，
所根據的資料為測量圖編號
3-NW-8B及8D
EXTRACT PLAN PREPARED ON 28.3.2025
BASED ON SURVEY SHEETS No.
3-NW-8B & 8D

平面圖 SITE PLAN

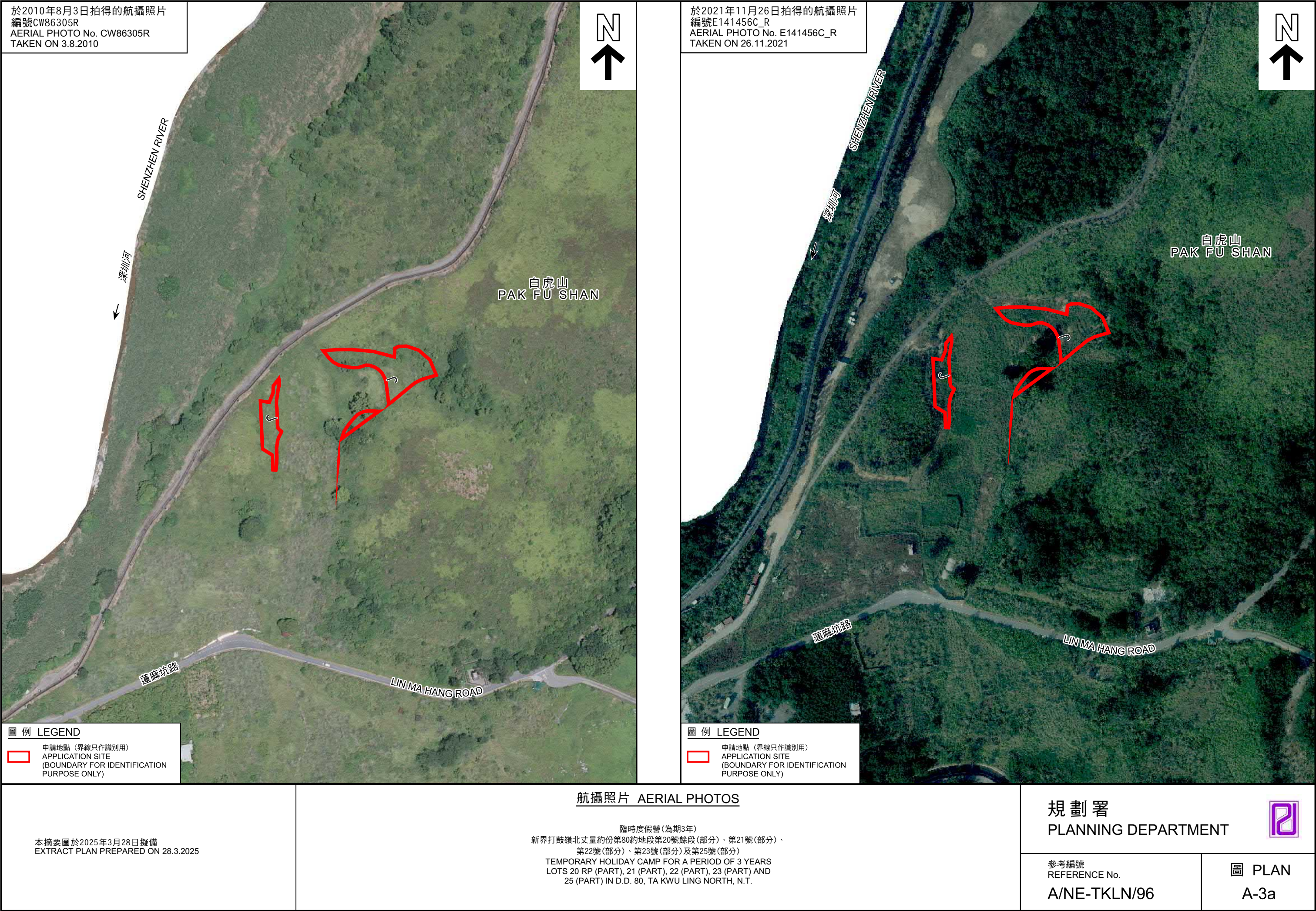
臨時度假營 (為期3年)
新界打鼓嶺北丈量約份第80約地段第20號餘段 (部分)、第21號 (部分)、
第22號 (部分)、第23號 (部分) 及第25號 (部分)
TEMPORARY HOLIDAY CAMP FOR A PERIOD OF 3 YEARS
LOTS 20 RP (PART), 21 (PART), 22 (PART), 23 (PART) AND
25 (PART) IN D.D. 80, TA KWU LING NORTH, N.T.
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/NE-TKLN/96

圖 PLAN
A-2







申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2025年3月28日擬備，
所根據的資料為攝於2025年2月24日
的實地照片
PLAN PREPARED ON 28.3.2025
BASED ON SITE PHOTO TAKEN ON
24.2.2025

臨時度假營(為期3年)
新界打鼓嶺北丈量約份第80約地段第20號餘段(部分)、第21號(部分)、
第22號(部分)、第23號(部分)及第25號(部分)
TEMPORARY HOLIDAY CAMP FOR A PERIOD OF 3 YEARS
LOTS 20 RP (PART), 21 (PART), 22 (PART), 23 (PART) AND
25 (PART) IN D.D. 80, TA KWU LING NORTH, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKLN/96

圖 PLAN
A-4a



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年3月21日擬備，
所根據的資料為攝於2025年2月24日
的實地照片
PLAN PREPARED ON 21.3.2025
BASED ON SITE PHOTOS TAKEN ON
24.2.2025

臨時度假營(為期3年)
新界打鼓嶺北丈量約份第80約地段第20號餘段(部分)、第21號(部分)、
第22號(部分)、第23號(部分)及第25號(部分)
TEMPORARY HOLIDAY CAMP FOR A PERIOD OF 3 YEARS
LOTS 20 RP (PART), 21 (PART), 22 (PART), 23 (PART) AND
25 (PART) IN D.D. 80, TA KWU LING NORTH, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKLN/96

圖 PLAN
A-4b



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

臨時度假營(為期3年)
新界打鼓嶺北丈量約份第80約地段第20號餘段(部分)、第21號(部分)、
第22號(部分)、第23號(部分)及第25號(部分)
TEMPORARY HOLIDAY CAMP FOR A PERIOD OF 3 YEARS
LOTS 20 RP (PART), 21 (PART), 22 (PART), 23 (PART) AND
25 (PART) IN D.D. 80, TA KWU LING NORTH, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKLN/96

圖 PLAN
A-4c

本圖於2025年3月21日擬備，
所根據的資料為攝於2025年2月24日
的實地照片
PLAN PREPARED ON 21.3.2025
BASED ON SITE PHOTOS TAKEN ON
24.2.2025

Extract of minutes of the RNTPC meeting held on 11.4.2025

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/96 Temporary Holiday Camp for a Period of 3 Years in “Green Belt”
Zone, Lots 20 RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) in
D.D. 80, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/96)

Presentation and Question Sessions

35. With the aid of some plans, Mr Timothy W.P. Wu, ATP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

36. In response to a Member’s enquiry on the current use of the application site (the Site), Ms Ivy C.W. Wong, STP/STN, with the aid of some photos, said that seven and five caravans were accommodated at the eastern and western portions of the Site respectively. According to the information submitted by the applicant and available online, the subject holiday camp was currently in operation. From the site photos, the same Member pointed out that there was still space available to accommodate the caravans in the camp site on the land falling within the adjoining “Recreation” (“REC”) zone, where holiday camp use was always permitted and no planning permission was required. The subject application might be seen as an enlargement of the existing holiday camp that encroached onto the Site zoned “Green Belt” (“GB”) so that more caravans might be placed in the camp site. Ms Ivy C.W. Wong, STP/STN, supplemented that if the application was approved, the implementation of the applied use should be in accordance with the scheme submitted to the Board under the application.

Deliberation Session

37. Two Members concurred with PlanD’s recommendation and opined that there was space within the existing holiday camp site zoned “REC” for locating those caravans proposed at the Site and the intrusion of “GB” zone for expanding the business operation

should be discouraged. One of them further expressed concerns that the applicant might take advantage of the intangible physical boundary between the “REC” and “GB” zones to extend his business operation into the “GB” zone. The Vice-chairperson remarked that approval of the application might alter the landscape character and would further degrade the landscape quality of the “GB” zone.

38. After deliberation, the Committee decided to reject the application. The reason was:

“the applied use is not in line with the planning intention of the “Green Belt” zone which 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 with this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.”

[The Vice-chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Email

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TKLN/96

2 May 2025

LCH Planning & Development Consultants Ltd.



Dear Sir/Madam,

**Temporary Holiday Camp for a Period of 3 Years
in “Green Belt” Zone, Lots 20 RP (Part), 21 (Part), 22 (Part),
23 (Part) and 25 (Part) in D.D. 80, Ta Kwu Ling North**

I refer to my letter to you dated 3.4.2025.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reason is :

- the applied use is not in line with the planning intention of the “Green Belt” zone which 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 with this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/763_rnt_agenda.html). The relevant extract of minutes of the TPB meeting held on 11.4.2025 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21 days from the date of this letter (on or before 23.5.2025). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Ivy Wong of the Sha Tin, Tai Po & North District Planning Office at 2158 6237.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

寄件者: stndp/PLAND
寄件日期: 2025年05月23日星期五 14:57
收件者: Timothy Wai Pui WU/PLAND; Ivy Cho Wa WONG/PLAND
主旨: Fw: Park Nature Hillside (申請編號: TPB/A/NE-TKLN/96覆核申請, pdf; 支持信, pdf and 公司註冊證明)
附件: IMG-20250523-WA0017.jpg; A_NE-TKLN_96.pdf; 关于[世外桃源綠化地帶度假營使用說明]上诉申请陈述.pdf

郵件標幟: 待處理
標幟狀態: 已標幟

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, May 23, 2025 2:44 PM
To: Leticia Ching Sze LEUNG/PLAND <lcsleung@pland.gov.hk>
Cc: stndp/PLAND <stndpo@pland.gov.hk>; Clement Tsz Man CHO/PLAND <ctmcho@pland.gov.hk>; Suki Chi Nga LAM/PLAND <scnlam@pland.gov.hk>
Subject: Fw: Park Nature Hillside (申請編號: TPB/A/NE-TKLN/96覆核申請, pdf; 支持信, pdf and 公司註冊證明)

Dear Leticia,

The preceding email related to the S17 review application on A/NE-TKLN/96 is forwarded for your follow-up, please. Thank you.

Regards,
Charmaine NG
EO (Town Planning Board) 3
Town Planning Board Secretariat

From: 世外桃源Park Nature Hillside <[REDACTED]>
Sent: Friday, May 23, 2025 2:02 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Park Nature Hillside (申請編號: TPB/A/NE-TKLN/96覆核申請, pdf; 支持信, pdf and 公司註冊證明)

Dear Sir/Madam,

有關上述申請編號, 本人現提出覆核申請, 公司註冊證明及覆核詳細內容請看附件共3個檔案。
本覆核申請會由申請人直接跟進, 謝謝!

Best regards,

Income Mall Limited

Mr. Charles Ng



2025 [世外桃源度假營]

規劃申請編號 A/NE-TKLN 96 上訴申請陳述

主講人: CHOY



時間: 2025.7

目錄

CONTENTS

01

上訴背景與爭議焦點

02

北部都會區

03

綠帶影響評估與應對

04

項目積極效益與價值

05

與規劃體系的一致性說明

06

結論與請求



01

上訴背景與爭議焦點

• 溢懋有限公司項目：01 世外公園 02 世外桃源



01 香港首個賓館牌照 [露營車]



02 賓館牌照 [度假營]





18/06/2024消委會 | 22個私營露營場地僅約一成持賓館牌？部分竟無第三者保險！常見2大問題：誤住無牌營地有法律責任？附消委會住私營露營場5大建議

民政事務總署轄下的牌照事務處回覆指，消委會抽查的場地中，只有兩個持有賓館牌照，一個則領有會社合格證明書而獲豁免，分別為位於元朗「Park Nature 世外公園」、位於長洲「Saiyuen西園」，以及位於西貢的「YHA西貢白沙澳青年旅舍」，另有位於元朗的「農樂營」聲稱正在申請牌照，而其餘18個場地則有待當局查證是否需要為露營服務而領牌。



元樂是案

秋日特色露營

文：陸嘉鈴 圖：FB@Four Little Houses 四間小房子 (Park Nature)

●觀星露營深受歡迎，日間有足夠日照，晚上天朗氣清更可躺著觀星，非常寫意。

●小朋友在一片大草原上奔跑玩耍，暫時忘却學習壓力和煩惱。

秋日特色露營推介1

中秋觀星Glamping / Park Nature賞月美食晚會

爸媽愛帶孩子到酒店staycation，貪其舒服服、設備齊全，但說到露營，或會擔心設備原始簡陋，一想到幾乎要將家中所有物品帶去就卻步。

其實現在有不少Glamping地方設施完備，輕輕鬆鬆就可以體驗野外露營樂趣，就如位於元朗雞公山下達吉鄉的Park Nature。這裏住宿設施非常親子友善，其觀星露營車適合親子Staycation，設備齊全而且乾淨整潔，更有多個位置最堪打卡。營長深明Glamping真義，所有煮食餐具均可免費借用，營地亦有小朋友最愛的戲水池、單車、羽毛球和跳彈床，家庭亦可在戶外廚房享受野炊樂趣，也可選擇到場內的餐廳用膳，以及於Lounge享受英式早餐。9月29日更推出中秋賞月美食晚會，住客免費參加，享受熱鬧又有特色的中秋慶典！

●營地亦設有燒烤晚餐代訂服務，最少需訂購2人份量，凡訂購燒烤包皆須入住前最少一天預訂，客人亦可自備食材以\$300租用爐具（包括燒烤爐、煮食爐及gas）。

Park Nature 世外公園

地址：新界達吉鄉（港鐵元朗站G2出口轉乘的士約\$50，亦設有免費停車場）

費用：藍色4人露營車\$1,999起；4-6人觀星露營車\$2,699起

網站：<https://parknature.com.hk/>

查詢：9694 0066

●營地附設吹氣城堡，適合小朋友放電燭戲。

● 原規劃拒絕理由及核心爭議點



原規劃拒絕理由

鄉郊及新市鎮規劃委員會拒絕決申請理由為“申請用途不符合‘綠化地帶’(“GB”)的規劃意圖，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，并提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。申請書內並無有力的規劃理據，以支持偏離此規劃意向，即使僅屬臨時性質亦然。



核心爭議點

度假營地目前正在運作。營地內仍有空間可供旅行車停放，而該營地位于毗鄰的REC地帶內，該區一直允許度假營用途，且無需規劃許可。該申請對現有度假營地的擴建以便停放更多旅行車被視為侵占了劃為GB的用地及並無有力的規劃理據，以支持偏離GB地帶的規劃意向。

● 項目與GB地帶關係及規劃拒絕文件關鍵部分

項目與GB地帶關係

項目鳥瞰圖清晰標注與GB地帶邊界及周邊關係，直觀呈現項目布局對GB地帶的影響範圍。

圖示說明項目位于GB地帶邊緣，但設計上充分考慮與GB地帶的融合與緩衝，減少直接衝擊。

01

原規劃拒絕文件關鍵部分

現有度假營地內的空間是否被劃為「REC」地帶，用于安置這些露營車為擴大業務運營而提出的場地建設和GB地帶的侵入不應鼓勵。其中一人進一步表示擔心，申請人可能會將他的業務擴展到GB地帶。副主席表示批准申請可能會改變景觀特征，并進一步降低GB地帶的景觀質數。

02



02

北部都會區

● 世外桃源受北部都會區優先發展區影響

01

北部都會區發展策略

政府建議發展香港的北部為宜居、宜業、宜游的都會區。在《北部都會區行動綱領》，確立北部都會區以「產業帶動，基建先行」為主軸，將發展成為「國際創科新城」，集優質生活、產業發展和文化休閒于一體。

02

搬遷文錦渡食物管制設施至香園圍

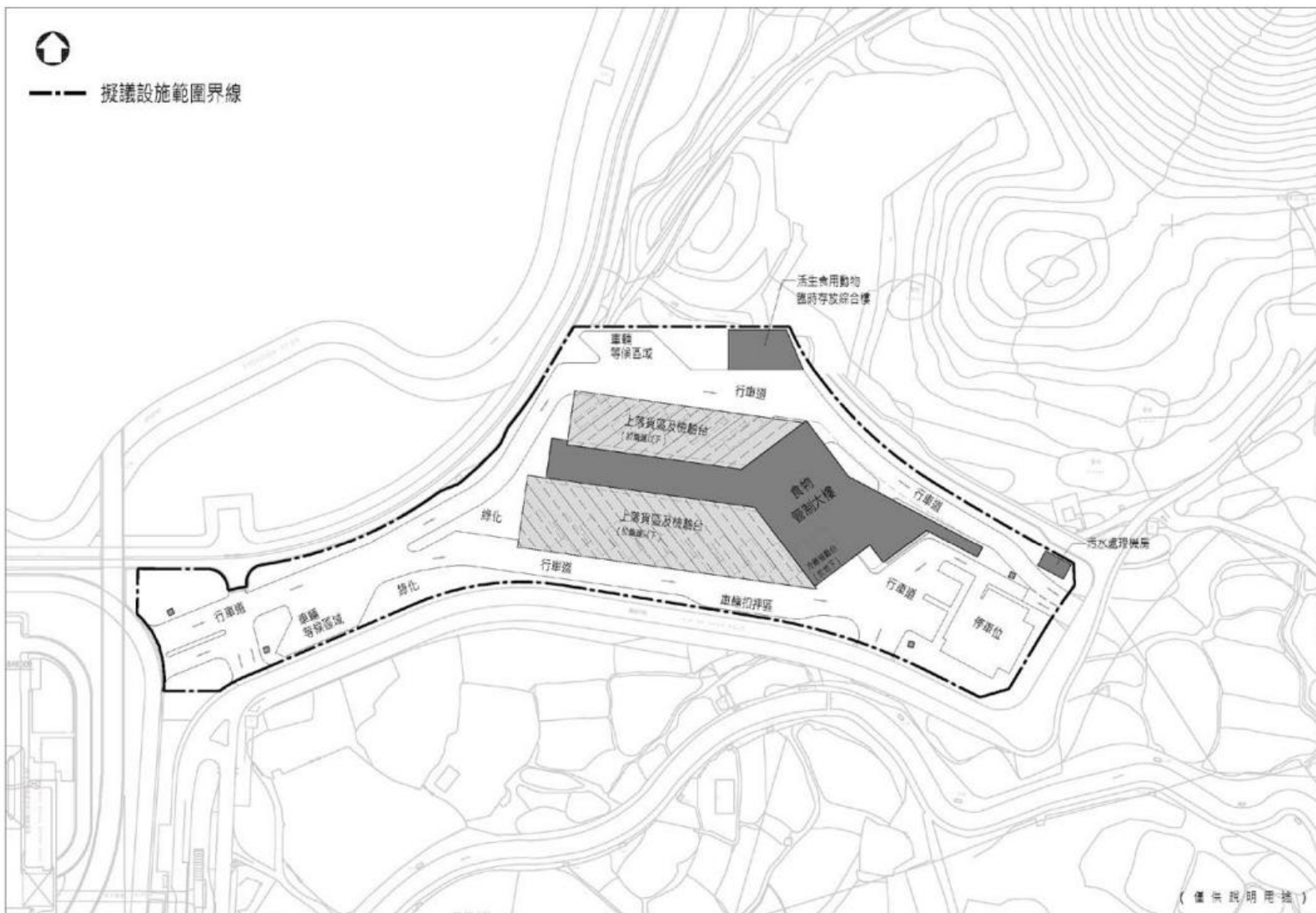
食物管制設施座落在《打鼓嶺北分區計劃大綱核准圖編號S/NE-TKLN/2》的「康樂」地帶、「綠化地帶」和「其他指定用途」工程最早可于2026年年底逐步展開
目標于2031-2032年完工
須征收約3公頃多私人土地
收回土地的法定序擬于約2025下半年展開

03

綠化地帶

《打鼓嶺北分區計劃大綱》
核准圖編號S/NE-TKLN/2
(綠化地帶)
第一欄 ~ 經常準許的用途
燒烤地點
野餐地點
公廁設施
帳幕營地
第二欄 ~ 須向城規會申請
度假營

● 優先發展區



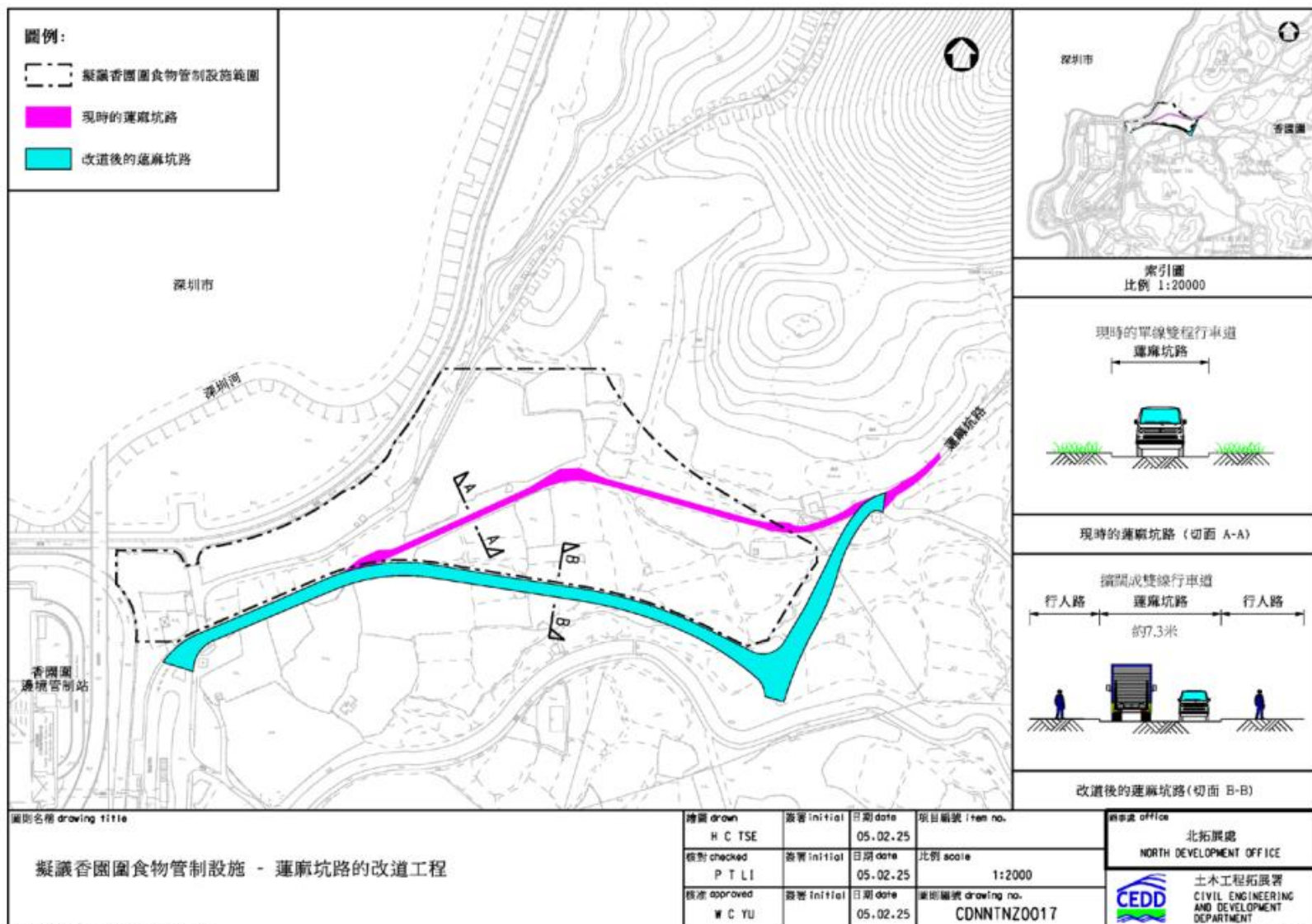
擬議香園圍食物管制設施 - 布局圖

(僅供說明用途)

(FOR NDC PAPER) 02.2025

優先發展區

附件三 蓮麻坑路改道圖





03

GB地帶影響評估與應對

● 營地設計及綠帶地應對

視覺幹擾減少措施

通過重新綠化建設(及沒有使用混凝土和破壞樹木，本項目開發預計會保持“GB”地帶的開闊感以減少對“GB”地帶視覺景觀的幹擾。
種植新草坪及花葉非洲茉莉將與“GB”地帶自然景觀相融合，提升整體景觀效果。



空間幹擾規避策略

為符合賓館牌照5米距離及不在“GB”地帶進行填土工程，露營車擺放為離地設計，以避免對“GB”地帶泥土的破壞。露營車下仍然保留草地，以準備于有效臨時度假營用途申請結束後立即吊走及還原土地。



開發前後GB地帶範圍變化對比

項目所有範圍屬於私人土地，對比圖直觀展示開發前後GB地帶範圍的變化，通過合理規劃，確保GB地帶面積不減少，生態功能不受損。
營地開發過程中將嚴格遵循生態保護要求，避免對GB地帶造成不可逆的破壞。

● 潛在危害的規避措施



生態廊道保護

世外桃源營地以綠化設計為優先考慮及不砍伐樹木，項目規劃中明確劃定植物保護區域，採取措施保護附近生態廊道的完整性和連通性，種植更多本土樹苗及清除廊道內紅火螞蟻及倒制植物。



交通流綫及消防車通道優化

由于地型限制，交通流綫祇可建設在中間，以方便傷殘人士及老人進出，及提供不少於6米寬度作緊急車輛通道用途。此設計沒有對“GB”地帶進行幹擾與破壞，同時鼓勵住客步行及降低噪音與尾氣污染。



生態保護設計示意圖

生態保護設計示意圖展示植被恢復區域、生態濕地等保護措施，體現項目對生態保護的重視。通過生態保護設計，提升項目與綠帶的生態融合度，減少開發對生態環境的影響。

● 關鍵證據與圖片匹配說明



● 關鍵證據與圖片匹配說明





04

項目積極效益與價值

● 社會價值

01

新增就業機會

項目開發與運營將創造就業崗位，涵蓋服務、管理等多個領域，促進新界北就業增長。
預計項目在建設與運營期間可新增就業崗位30個，為香港居民提供穩定的就業機會。

02

社區設施完善

整個度假營包含旅宿、便利店、餐廳等社區設施，持滿足居民基本需求，提升社區生活質量。
設施的建設將填補區域服務設施空白，促進社區可持續發展。

03

香港無處不旅遊

項目通過提供口岸旅游經濟與就業機會，促進社會融合，提供更多休閒景點給旅游人士

● 環境效益



可再生能源利用

項目採用太陽能燈，減少對生態環境影響，降低碳排放，實現綠色發展。
可再生能源利用將提升項目能源自給率，降低運營成本，同時為區域可持續發展提供示範。

廢棄土地修復

營地內廢棄土地進行修復與再利用，改善生態環境，提升土地利用價值。
廢棄土地修復增加綠化地面積，提升區域生態功能，促進生態平衡。

生態環境保護與提升

項目在開發過程中注重生態保護，通過生態修復與種植措施，提升生態環境質量。
項目規劃的生態保護措施將為綠化帶的雨水再用提供有力支持，促進綠化帶可持續發展。

● 經濟效益



稅收貢獻

項目從一月份開始繳交政府新增酒店房租稅，地主繳交豁免限制費用，為政府帶來平均 \$10000/月可觀的稅收收入，增加財政收入，支持區域發展。

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區域經濟帶動

項目將帶動周邊區域經濟發展，促進旅游相關產業繁榮，提升區域經濟活力。項目開發將吸引投資與人才，促進區域價值升級與轉型，推動區域經濟可持續發展。



經濟增長與就業促進

項目對區域經濟增長的貢獻顯著，通過創造就業機會與帶動相關產業發展，促進區域經濟繁榮。項目開發將為區域經濟增長注入新動力，提升口岸經濟競爭力，實現經濟與環境協調發展。



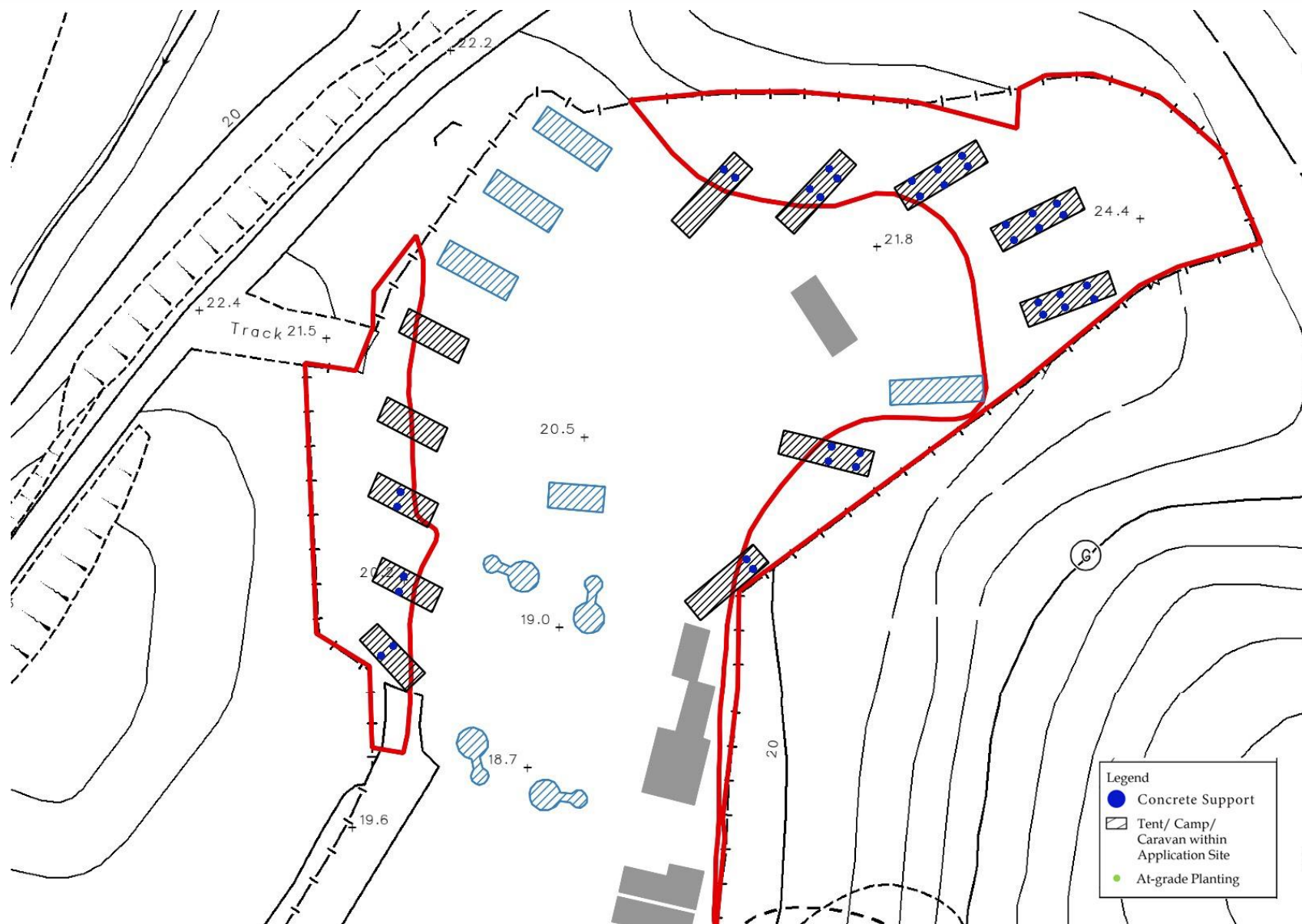
05

與規劃體系的一致性說明

● 圖片匹配說明



● 圖片匹配說明



地方規劃政策契合點

規劃地圖標注

地面積約 7,937 平方米，大部分位于「REC」，依據打鼓嶺北分區計畫大綱核准圖編號S/NE-TKLN/2的注釋，該區域內的住宅開發須遵守最大容積率為0.2，建築高度為2層。儘管我們對上述 STW 申請沒有法定計畫異議，你不妨就對週邊地區的潛在交通影響，諮詢運輸署。在請注意，擬議用途應限制在“REC”地帶內，以避免侵占毗鄰的「GB」地帶。



規劃處文件支持

現時建築物容積率為0.1

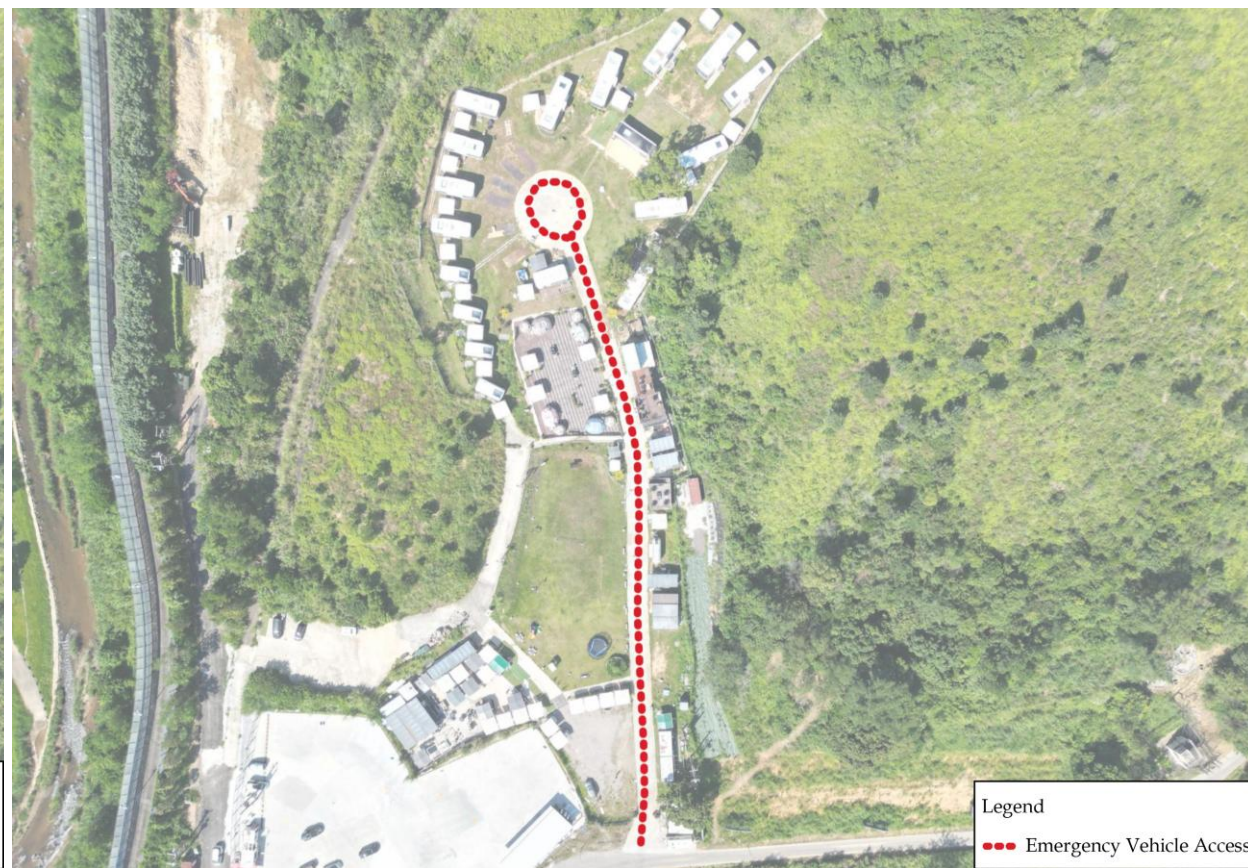
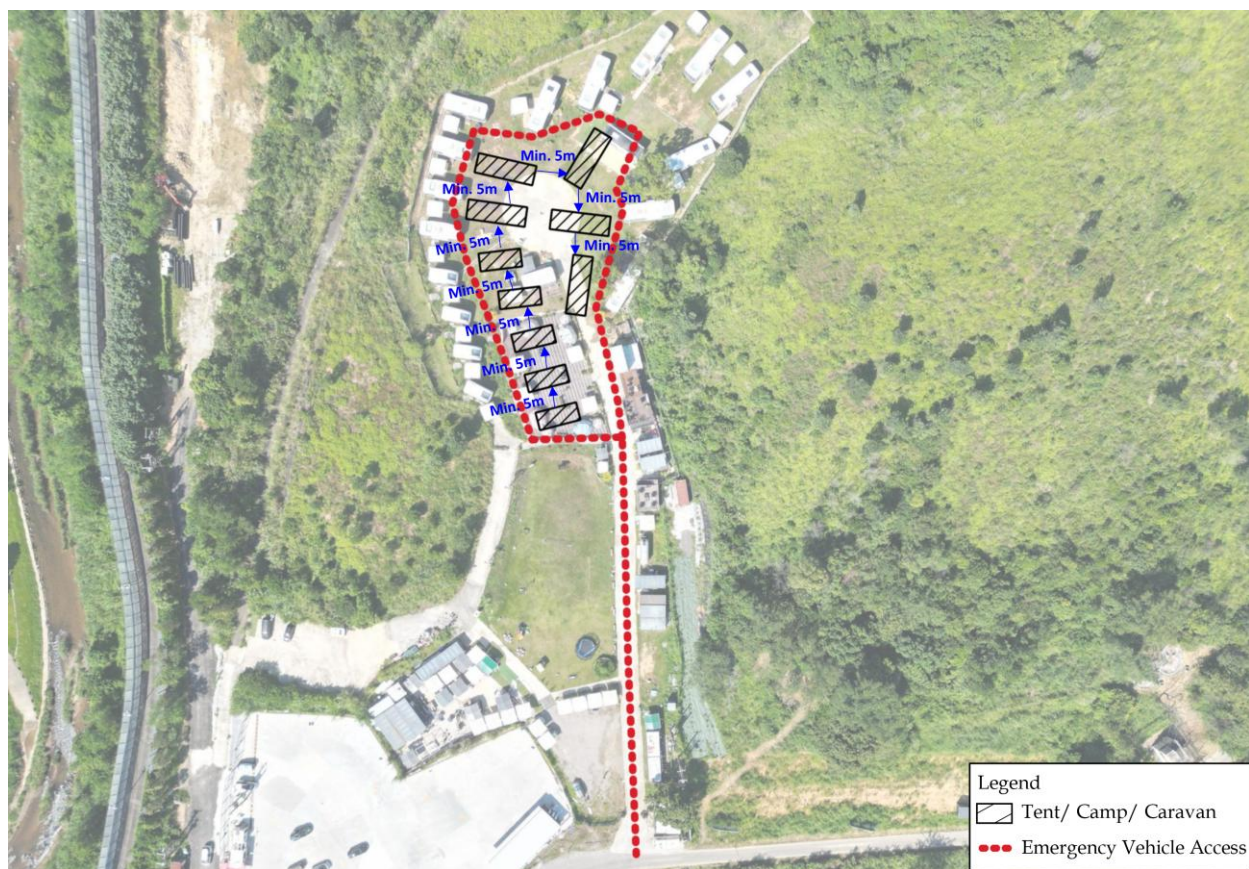
- Short Term Waiver年費：\$149,520
- 上蓋面積總和限制：830平方米
- 建築高度限制：2層，最高6米

GB地面佔用

露營車支掌，每點為0.36平方米，祇佔「GB」1902平方米的 0.73% GB地帶，為附合場地地型和有效使用有限空開，在GB地帶的露營車採用離地設計，由支掌支撐，以免破壞所屬的GB土地。此舉展示我們有充分考慮避免佔用不必要「GB」土地

● 圖片匹配說明

關於為什麼不放置在REC地帶原因？



如果用中心位置做住宿區，消防車通道須要大規模土地平整，引至發生水土流失及破壞GB地帶，而且祇可投放10間露營車，收入不可支付營運開支及租金，設計與割房相似，沒有活動和靈靜空間及旅遊人士。

以上營地設計經過規劃師，工程師，及牌照處消防顧問批准

“十四五” 規劃國家指導方針

文化和旅游發展規劃

自駕遊推進：認定一批高等級自駕車旅居車營地，推廣自駕遊精品綫路，支持營地合理設置與自駕車旅居車相配套的服務設施。

01

宣傳嶄新旅遊景點

推動「無處不旅游」的理念，旨在全方位展現香港魅力，鞏固本港作為全球知名旅游目的地地位。通過發掘及活化旅游資源，香港將提供豐富多元、品質卓越的旅游產品和體驗，滿足不同群體的需要。

02

深化對港澳臺交流

提升面向港澳臺青少年及基層民衆文化和旅游交流水平，深入推進中華文化在港澳地區的傳承和弘揚。密切與港澳特區政府文化和旅游部門機制化合作，支持港澳文化和旅游發展更好融入國家發展大局。

03



06

結論與請求

● 項目合規性、綠帶影響可控性及綜合效益總結



世外桃源目前已投資約\$ 2 千萬，從一開始建設已經考慮地GB地帶重要性，由一片荒廢土發展成最綠色旅游地點，明確符合規劃政策要求，具備開發依據。項目在規劃與設計階段充分考慮政策要求，確保開發過程合規合法。

項目合規性總結



項目通過離地及可移動設計，合理規劃與生態保護措施，確保綠化帶影響可控，生態功能不受損。
項目開發過程中將嚴格遵循生態保護要求，最大限度減少對GB地帶的負面影響。

綠帶影響可控性總結



世外桃源在錦田擁有唯一及第一個賓館牌照(露營車)，一直與環保處、地政處、規劃處和牌照事務處合作和溝通，是一間守法及愛國的民企，在香港社會、環境與經濟方面具有顯着綜合效益，為香港旅游發展提供有力支持。

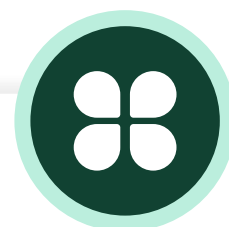
綜合效益總結

上訴請求



明確上訴請求

由于上次規劃處同事沒有了解世外桃源的建設困難和理念，在沒有先破壞後建設及沒有佔用GB地帶的情況下，(工程師用離地懸空設計)。懇請委員重新審議 規劃申請編號 A/NE-TKLN 96，批准世外桃源3年暫準申請，給予項目合法開發機會。此項目將為香港旅游發展帶來諸多積極效益及名氣景點，符合政策和規劃要求。



項目最新佈局

世外桃源度假營主打綠色文化旅游，是北區出色旅游項目之一，在打鼓嶺鄉的發展規劃中，體現出助力鄉村保育的擔當。該度假營兼具綠野美觀與活動多功能性，充分展現出項目開發後的美好前景。

“平衡發展與保護”理念，強調度假營開發需與生態保護協調共進，呼吁重新審視項目申請，確保在推動旅游發展的同時，實現生態環境的可持續性。



2025 謝謝大家

主講人: CHOY



時間: 2025.7

繳款後，請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。

Please cut along the dotted line after making payment and display the valid business/branch registration certificate.

正 本 ORIGINAL		表格 2 FORM 2 《商業登記條例》(第 310 章) BUSINESS REGISTRATION ORDINANCE (Chapter 310) 《商業登記規例》 BUSINESS REGISTRATION REGULATIONS XXXX 分行登記證 XXXX Branch Registration Certificate		[第 5 條] [regulation 5]
XXXXXX XXXXXX				
業務 / 法團所用名稱 Name of Business/ Corporation	溢懋有限公司 INCOME MALL LIMITED			
業務 / 分行名稱 Business/ Branch Name	世外桃源 PARK NATURE HILLSIDE			
地 址 Address	DD 80 LOT 20RP, 21, 22, 23, 24, 25, 27, 28, 31, 32, 33, 34, 40, 74RP NT			
業務性質 Nature of Business	PROPERTY MANAGEMENT			
法律地位 Status	BODY CORPORATE			
生效日期 Date of Commencement	屆滿日期 Date of Expiry	登記證號碼 Certificate No.	登記費及徵費 Fee and Levy	
23/02/2025	22/02/2026	53861354-001-02-25-1	\$80 (登記費 FEE = \$80) (徵費 LEVY = \$ 0)	

請注意下列《商業登記條例》的規定：

Please note the following requirements of the Business Registration Ordinance:

1. 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。
1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with.
2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。
2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.

繳款時請將此~~XXXX~~分行登記證及繳款通知書完整交出。在付款後，本繳款通知書方成為有效的~~XXXX~~分行登記證。(請參閱背頁繳款辦法所載內容。)

Please produce this certificate and demand note intact at time of payment. This demand note will only become a valid ~~XXXX~~ branch registration certificate upon payment. (Please see payment instructions overleaf.)

機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.

\$80.00 H

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Email

junior@lchgroup.com

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TKLN/96

2 May 2025

LCH Planning & Development Consultants Ltd.
17/F, Champion Building
287-291 Des Vouex Road Central
Hong Kong
(Attn.: Junior Ho)

Dear Sir/Madam,

**Temporary Holiday Camp for a Period of 3 Years
in “Green Belt” Zone, Lots 20 RP (Part), 21 (Part), 22 (Part),
23 (Part) and 25 (Part) in D.D. 80, Ta Kwu Ling North**

I refer to my letter to you dated 3.4.2025.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reason is :

- the applied use is not in line with the planning intention of the “Green Belt” zone which 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 with this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/763_rnt_agenda.html). The relevant extract of minutes of the TPB meeting held on 11.4.2025 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21 days from the date of this letter (on or before 23.5.2025). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Ivy Wong of the Sha Tin, Tai Po & North District Planning Office at 2158 6237.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

LL/CN/cl

Extracted from Confirmed Minutes of 763rd Meeting of RNTPC held on 11.4.2025

Agenda Item 22

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TKLN/96 Temporary Holiday Camp for a Period of 3 Years in “Green Belt”
Zone, Lots 20 RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) in
D.D. 80, Ta Kwu Ling North
(RNTPC Paper No. A/NE-TKLN/96)

Presentation and Question Sessions

35. With the aid of some plans, Mr Timothy W.P. Wu, ATP/STN, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

36. In response to a Member’s enquiry on the current use of the application site (the Site), Ms Ivy C.W. Wong, STP/STN, with the aid of some photos, said that seven and five caravans were accommodated at the eastern and western portions of the Site respectively. According to the information submitted by the applicant and available online, the subject holiday camp was currently in operation. From the site photos, the same Member pointed out that there was still space available to accommodate the caravans in the camp site on the land falling within the adjoining “Recreation” (“REC”) zone, where holiday camp use was always permitted and no planning permission was required. The subject application might be seen as an enlargement of the existing holiday camp that encroached onto the Site zoned “Green Belt” (“GB”) so that more caravans might be placed in the camp site. Ms Ivy C.W. Wong, STP/STN, supplemented that if the application was approved, the implementation of the applied use should be in accordance with the scheme submitted to the Board under the application.

Deliberation Session

37. Two Members concurred with PlanD’s recommendation and opined that there was space within the existing holiday camp site zoned “REC” for locating those caravans

proposed at the Site and the intrusion of “GB” zone for expanding the business operation should be discouraged. One of them further expressed concerns that the applicant might take advantage of the intangible physical boundary between the “REC” and “GB” zones to extend his business operation into the “GB” zone. The Vice-chairperson remarked that approval of the application might alter the landscape character and would further degrade the landscape quality of the “GB” zone.

38. After deliberation, the Committee decided to reject the application. The reason was:

“the applied use is not in line with the planning intention of the “Green Belt” zone which 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 with this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.”

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issue relating to the applied use with the concerned owner(s) of the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the application lots together with Lot Nos. 24, 28, 31, 33 and 37 all in D.D. 80 are covered by a Short Term Waiver (STW). The STW allows erection of structures for the purpose of holiday camp with associated facilities. The type of structures which has been taken into account in the said STW however does not involve the tent/camp/caravan mentioned by the applicant in this planning application. Besides, a non-exclusive right-of-way is granted under the STW;
 - (iii) the holiday camping venue under this planning application is visited by the community (including families, students, elderly etc.), the applicant may have to address the structural safety aspect of the structures erected; and
 - (iv) his office reserves the rights under lease as to whether the concerned tent/camp/caravan is considered permissible under the STW by taking into account, inter alia, the applicant's elaboration of the nature of such tent/camp/caravan. The lot owner(s) shall apply to his office for modification of the STW conditions as appropriate. The application for modification (if required) will be considered by LandsD in its capacity as a landlord and there is no guarantee that it will be approved. The modification, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date of when the unauthorised structures were erected as well as administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement, if any, should be subject to the Transport Department's review and approval;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (g) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation; and
 - (ii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following point:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (ii) if any proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iii) licensing requirements, including but not limited to guesthouse, would be formulated upon receipt of formal application via the Licensing Authority;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is reminded to adopt good site practice in order to avoid adverse impact on the natural environment nearby;
- (j) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(OLA), HAD) that:
 - (i) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the Hotel and Guesthouse Accommodation Ordinance (HAGAO), a licence under HAGAO must be obtained before operation;
 - (ii) for any structure which constitutes as “building works” or “building” under the BO to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority (BA) or a Certificate of Compliance issued by the LandsD when making an application under HAGAO;
 - (iii) the Guesthouse Holiday Camp Licence - Caravan camp site (at Lot 20RP, 23, 24, 25, 28, 31 in D.D. 80, Ta Kwu Ling, New Territories) has been issued by the Licensing Authority on 11.8.2025. The licensing plan includes only four caravans within the licensing area. Should the licensee intends to operate more tents/camps/caravans under HAGAO, revised proposal/new application should be submitted to OLA for approval; and

- (iv) besides, notes were imposed in the licence to remind the licensee that:
 - the issue of Licence does not act as a waiver of any terms in any lease or licence granted by the Government of any public officer to the premises or building in which the guesthouse (holiday camp) is situated, nor does it in any way affect or modify any agreement or covenant relating to any premises or building in which the guesthouse (holiday camp) is situated; and
 - the issue of the Licence does not in any way exempt or indemnify the licensee from the consequences of non-compliance with the provisions of any other enactments or from the consequences of any breach of any other regulations or laws of Hong Kong;
- (k) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should follow relevant mitigation measures and requirements in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and to meet the statutory requirements under relevant pollution control ordinances;
 - (ii) the applicant should follow the requirements of Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” to properly handle the sewage produced from the applied use; and
 - (iii) the applicant should implement the noise mitigation measures as proposed by the applicant to avoid causing nuisance to nearby surroundings;
- (l) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works;
- (m) to note the comments of the Chief Town Planner/Studies and Research, PlanD (CTP/SR, PlanD) that the Site is located within the proposed NTN New Town under the P&E Study for NTN New Town and Man Kam To. The preliminary development proposal and the proposed boundary of Priority Development Area (PDA) of NTN New Town was released in December 2024. According to the preliminary development proposal, the Site is located outside the proposed boundary of PDA. The proposed boundary of PDA and the implementation programme of NTN New Town is being reviewed under the P&E Study;
- (n) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the applied use, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards;
- (o) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any applied use under this application;
 - (iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) if the applied use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (viii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - (ix) the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
 - (x) detailed checking under the BO will be carried out at building plan submission stage; and
- (p) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) the applicant should take into account the potential impact of NTN New Town development, including the relocation of Food Control Facilities (FCF) to Heung Yuen Wai in the vicinity of the Site. Although the Site itself does not fall within the proposed site boundary for the relocated FCF, part of the whole site of the existing holiday camp would be within FCF's proposed site boundary. The operation of the aforesaid holiday camp may be affected by FCF in future, including the necessity of land resumption for constructing FCF. It should also be noted that FCF falls within the PDA of NTN New Town. The proposed FCF relocation will involve diversion of a section of Lin Ma Hang Road, site formation and construction of FCF. Subject to the finalisation of the project boundary, the aforesaid works cover an area of about 5ha, of which about 3ha of private land will be acquired.

North District Council was consulted for the relocation project at the meeting on 18.2.2025. To take forward the FCF relocation exercise, his department targets to submit a section 16 planning application under the Town Planning Ordinance (Cap. 131) in the second half of 2025. The statutory procedures for land resumption area planned to commence after obtaining the Town Planning Board's permission. Subject to such procedures, land reversion and site clearance are expected to commence around late 2026. The target completion date for the works of FCF would be 2031-2032;

- (ii) no Food and Environmental Hygiene Department (FEHD)'s facilities should be affected;
- (iii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a food factory, etc.) The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department (FSD) and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirement;
- (iv) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (v) for any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expense. There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

R-1

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/96

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025.6.11

From: [REDACTED]
Sent: 2025-06-25 星期三 02:45:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/NE-TKLN/96 DD 80 Lin Ma Hang Road Nature Park Hillside Tent City

Dear TPB Members,

Rejected 11 April

Under active enforcement

Chief Town Planner did not support. Vegetation clearance observed. Approval may alter and degrade landscape

PlanD did not support

No justification to review.

Mary Mulvihill

[REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 13 March 2025 3:41 AM HKT

Subject: A/NE-TKLN/96 DD 80 Lin Ma Hang Road Nature Park Hillside Tent City

Dear TPB Members,

91 withdrawn, back again with data that there will be a total of 21 Tent / Camp / Caravan. However it would appear that the intention is to allow many more than that stated.

"there are feedbacks from campers to enlarge the camping ground area in order to create a spacious atmosphere"

The Application Site and its surrounding area are currently designated as a holiday camp, with a total of 9 tents/ camps/ caravans partly falling within the Application Site that **accommodates about 27 campers:**

Based on this the number of visitors would be around 60. So with the current footprint of 6,036sq.m Rec zoning this translates to a whopping 100sq.mt PER PERSON.

Bearing in mind that most folk have to make do with a paltry 2sq.mts of OS, the existing space is certainly more than adequate and many would consider it excessive.

The intention is therefore to encroach into the GB and strip further vegetation, as can be seen from the images. This is not in line with the recreational intention of 'GB'.

Previous objections relevant and upheld. This application screams 'Destroy to Build'.

The application should be rejected.

Mary Mulvihill

[REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 14 November 2024 3:39 AM HKT

Subject: A/NE-TKLN/91 DD 80 Lin Ma Hang Road Nature Park Hillside Tent City

A/NE-TKLN/91 Nature Park Hillside

Lots 20 RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 1,920sq.m

Zoning: "Green Belt"

Applied use: 9 Tent/Caravan site Holiday Camp / ?? Vehicle Parking

Dear TPB Members,

Strong Objections. Holiday Camp? This is a brownfield site, all vegetation has been stripped. 'Nature Park' name is a bad joke.

The Whole Site covers an area of about 7,956 square metres ("sq. m."). 6,036sq. m. falls within the "REC" zone while about 1,920 sq. m. falls within the 'Green Belt'.

No mention of how many trees have been felled on the entire site.

The ultimate aim is clearly to extend the brownfield operations on the other side of Lin Ma Hang Road once yet another fake Holiday Camp is approved. This is underlined by the recent statement of a holiday camp operator seeking a change in use

https://www.tpb.gov.hk/en/plan_application/A_YL-KTN_1055/Planning_Statement_1.pdf

1.3 Furthermore, the Site formerly served as an ancillary eating place for an existing holiday camping site, offering catering services to visitors. However, **the camping site had to cease operations as the operator deemed it financially infeasible to sustain due to the decline in local camping industry.**

The transformation of Lin Ma Hang Road into a vast brownfield despite the OZP restrictions is deplorable.

The application should be rejected and the operator ordered to reinstate the site to 'GB'.

Mary Mulvihill

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

26th June, 2025.

Dear Sir/ Madam,



By email only

Temporary Holiday Camp for a Period of 3 Years

(A/NE-TKLN/96)

(Review under Section 17)

1. We refer to the captioned.
2. Regarding the Section 16 application of the captioned, we can see from the minutes¹ of the 763rd meeting of the Rural and New Town Planning Committee held in April 2025 the following:

‘Two (TPB) Members concurred with PlanD’s recommendation and opined that there was space within the existing holiday camp site zoned “REC” for locating those caravans proposed at the Site and the intrusion of “GB” zone for expanding the business operation should be discouraged. One of them further expressed concerns that the applicant might take advantage of the intangible physical boundary between the “REC” and “GB” zones to extend his business operation into the “GB” zone. The Vice-chairperson remarked that approval of the application might alter the landscape character and would further degrade the landscape quality of the “GB” zone.’

3. We recommend the Board to reject this application as the proposed use is not in line with the planning intention of the Green Belt zone. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m763rnt_e.pdf