

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/NE-LCW/10

1. <u>Proposal</u>	
Applicant	Association for Sha Tau Kok Culture and Ecology Limited
Site (Plan A-1)	Various Lots in D.D. 141 and Adjoining Government Land (GL), Mui Tsz Lam, Sha Tau Kok
Site Area	About 4,750m ² (including GL of about 730m ² or 15.4% of the Site)
Zoning and Outline Zoning Plan (OZP) No.	“Green Belt” (“GB”) zone on the approved Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/2
Application	Renewal of Planning Approval for Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible via a local footpath to its northwest connecting to Mui Tsz Lam village (Plan A-1). According to the applicant, the applied use comprises three functional zones, including a main camping zone which provides 13 camping tent areas on temporary wooden decks (about 3m(L) x 3m(W) and 3m(L) x 7m(W)) and some movable furniture including tables and chairs, a farming zone and an activity zone ¹ . The operation hours are 24 hours daily (including public holiday). Camping activities will primarily occur in the dry season by reservation, with a maximum of 40 campers. No tree felling is required for the applied use. No public announcement system will be used at the Site. The layout plan submitted by the applicant is shown in Drawing A-1 .
Last Previous Relevant Application	Application No. A/NE-LCW/8 approved with conditions on 11.9.2023 for a period of three years until 11.9.2026, which was submitted by the same applicant for the same use at the same site. The layout of the current application is largely the same as the last approved application, except for reduction of the number of temporary wooden decks from 15 to 13 (-2 number or -13%) and deletion of the proposed eco-toilet². (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-LCW_8/A_NE-LCW_8_MainPaper.pdf for details of the last previous relevant application)

¹ Under the previous approved application No. A/NE-LCW/8, the proposal involved minor excavation works for the construction of five on-site soakaway pits with a total excavation area of about 0.45m². The applicant advises that the excavation works have been completed and no additional excavation works will be carried out.

² According to the applicant, the proposed eco-toilet will no longer be constructed at the Site, and the visitors will use the existing village facilities instead.

Justifications from the Applicant (Appendices I to Ib)	(a) the applied use is a Nature Conservation Management Agreement project funded by the Countryside Conservation Funding Scheme. It serves as a key instrument for the long-term sustainability and revitalisation of the remote Mui Tsz Lam village, and facilitates preservation of the traditional Hakka terrace landscape, public education and wellness development; (b) the applied use does not involve permanent structure. It is solely for passive recreational purposes and aligns with the planning intention of the “GB” zone; (c) the applied use is compatible with the environment by preserving the original farming terraces and ensuring no adverse impacts on the surrounding secondary forest; and (d) since the opening in 2024, the applied use has demonstrated a clear and on-going public need for managed, low-impact experiential learning and wellness space in Hong Kong’s countryside. The renewal application is fully endorsed and supported by village representative and landowners.
Compliance with the ‘Owner’s Consent/Notification’ Requirements ³	Posting site notice and sending notice to the Sha Tau Kok District Rural Committee. For the GL portion, the requirements are not applicable.

2. <u>Planning Considerations and Assessments</u>				
<u>Criteria</u>		<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D⁴, including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);	✓		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 within this zone. Nevertheless, the Head of the Countryside Conservation Office of the Environment and Ecology Bureau (Head of CCO, EEB) supports the application from the perspective of promoting countryside conservation and revitalisation, and the Director of Agriculture, Fisheries and Conservation

³ As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)). Detailed information would be deposited at the meeting for Members’ inspection.

⁴ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval.			has no comment on the application from nature conservation perspective.
(b)	In line with TPB PG-No. 10 ⁵	✓		The application generally complies with TPB PG-No. 10 in that the design and layout of the proposal are compatible with the surrounding area, the applied use does not involve tree felling and the Chief Town Planner/Urban Design and Landscape, Planning Department has no adverse comment on the application from landscape planning perspective, and concerned government departments have no objection to or no adverse comments on sewerage, drainage, environment, water supply and traffic aspects.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?	✓		The current application involves a reduction of the number of temporary wooden decks from 15 to 13 (-2 number or -15%) and deletion of the proposed eco-toilet, which could be regarded as minor changes.
(d)	Any adverse departmental comments?		✓	The Head of CCO, EEB supports the application, while other relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.
(e)	Public comments received during statutory publication period	✓		Total: 4 - Support: 1 - Providing view: 3 (2 of which indicate no comment on the application) (Appendix III) <u>Major views provided</u> • An individual raises concerns on

⁵ TPB Guidelines No. 10 on Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance.

				whether all approval conditions under the previous application have been complied with, and whether there is provision of toilet in the village noting the eco-toilet has been deleted. <u>Responses</u> Planning assessments and departmental comments above are relevant.
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3. <u>Planning Department's View</u>
<u>No objection</u> to the application.

4. <u>Decision Sought</u>
- 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, and be renewed from <u>12.9.2026 to 11.9.2029</u>. The following conditions of approval and advisory clauses are suggested for Members' reference: <u>Approval Conditions</u> (a) no public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period, as proposed by the applicant; (b) the submission of a condition record of the existing drainage facilities on the Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by <u>12.12.2026</u>; (c) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period; (d) if the above planning condition (b) 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; (e) if any of the above planning condition (a) or (c) 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; and (f) upon expiry of the planning permission, the reinstatement of the Site, including grassing the Site to the satisfaction of the Director of Planning or of the Town Planning Board. <u>Advisory Clauses</u> The recommended advisory clauses are at Appendix IV. - There is no strong reason to recommend rejection of the application.

Attachments

Appendix I	Application Form with Attachments received on 2.7.2026
Appendix Ia	Further Information (FI) received on 7.8.2026 (accepted and exempted from the publication and recounting requirements)
Appendix Ib	FI received on 21.8.2026 (accepted and exempted from the publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comments Received During Statutory Publication Period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
AUGUST 2026**