

Government Departments' General Comments

1. Drainage

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

- if the application is approved, approval conditions on submission and implementation of drainage proposal for the application site (the Site) are recommended to ensure that it will not cause adverse drainage impact to the adjacent area; and
- her advisory comments are at **Appendix III**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the subject planning application; and
- his advisory comments are at **Appendix III**.

3. Geotechnical

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- the Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS);
- it is noted that a no-build zone is proposed to be included to the Site instead of carrying out the NTHS. He has no geotechnical comment on the extent of the proposed no-build zone; and
- provided that there is no critical facility located within the no-build zone and the structures in the proposed no-build zone are removed, he has no geotechnical comment on the captioned planning application.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site;
- before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- his advisory comments are at **Appendix III**.

5. **Traffic**

Comments of the Commissioner for Transport (C for T):

- no adverse comment to the application from traffic engineering point of view; and
- her advisory comments are at **Appendix III**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no adverse comment to the application from highway maintenance point of view; and
- his advisory comments are at **Appendix III**.

6. **Fire Safety**

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

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

7. **Urban Design and Landscape**

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

Urban Design and Visual

- in the view of the low-rise nature of the applies use (with nine temporary structures of about 2.8m to 11m in height), she has no adverse comment on the application from visual planning perspective;

Landscape

- the Site was situated in an area of settled valley landscape character comprising village houses, temporary structures, farmlands, Lam Tsuen River and tree clusters. The proposed uses are considered not incompatible with the surrounding environment;
- the Site was partially formed where some temporary structures and trees were found on it. According to the applicant, 70 existing trees including some Trees of Particular Interest were recorded within the Site and all are proposed to be properly retained;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix III**.

8. Archaeological Aspect

Comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES(AMO), DEVB):

- the Site falls within Sun Tong Ha Tsuen (新塘下村) Site of Archaeological Interest. After reviewing the location and scope of the proposed works, she has no objection in principle to the proposed use from the archaeological and built heritage conservation perspectives; and
- her advisory comments are at **Appendix III**.

9. Electricity Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no particular comment on the application from electricity supply safety aspect; and
- his advisory comments are at **Appendix III**.

10. Other Departments

The following departments have no objection to/no adverse comment on the application:

- Commissioner of Police (C of P);
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD); and
- Project Manager/North, CEDD (PM/N, CEDD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) 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;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - i. there are unauthorized structures on Lots Nos. 1093, 1094 S.B, 1094 S.C, 1094 S.E, 1094 S.H, 1115 and 1117 all in D.D. 8. In particular, warning letters were issued against Lots Nos. 1094 S.B, 1094 S.C and 1094 S.E all in D.D. 8. The lots owners should immediately rectify / regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - ii. desktop checking revealed that structure No. 8 in Drawing A-3 is partly encroached onto the Government land (GL) adjoining Lot No. 1094 S.B in D.D. 8. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice if it happens. The applicant should employ an Authorized Land Surveyor to ensure all structures under the application fall within the lot boundaries;
 - iii. the lots owners are required to submit an application for Short Term Waiver (STW) to LandsD. LandsD will consider the STW application in accordance with the established procedures and guidelines and with reference to development parameters approved by the Town Planning Board (the Board). However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- iv. his office shall only consider STW application to cover structures and their sizes and heights as approved by the Board. Besides, the applicant shall clear any existing structures on the Site immediately unless they are covered by valid approval. When a STW application is considered, the Government has given no warranty, express or implied, as to the suitability, physical condition or state or safety of any structures existing on the Site; and
 - v. there is no guarantee to the grant of a right of way to the Site or approval of the Emergency Vehicular Access thereto;
- (d) to note the comments of the Commissioner for Transport (C for T) that the applicant shall implement the proposed plan such as informing visitors that there is no parking space at the Site, and managing the coaches arriving at the Site such that the traffic on Lam Kam Road will not be impacted by the operation of the Site;
 - (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access road connecting the Site with Lam Kam Road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Lam Kam Road;
 - (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 crown and root pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
 - (g) to note the comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES(AMO), DEVB) that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO (Ms. LEE Hiu-wai, tel: 2655 0823 and email: hwlee@amo.gov.hk and Ms. Frederica YIM, tel: 2655 0826 and email: cfyim@amo.gov.hk) immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;
 - (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites (COP) and to meet the statutory requirements under relevant pollution control ordinances, including Air Pollution Control (Open Burning) Regulation;

- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line as mentioned in the submission should approach the electricity supplier (i.e. the China Light and Power Company (CLP)) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (j) to note 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 the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - iv. for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO; and
 - v. detailed comments under the BO will be provided at building plan submission stage;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
 - i. based on the submitted fire service installations (FSIs) proposal in further information, there are the following comments:

- provision of FSIs shall be demonstrated in form of FS Notes (in English) with all relevant standards and specifications;
 - appropriate type and sufficient quantity portable fire extinguishers shall be provided to every structure within the application site;
 - stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
 - if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;
 - the no. of storey for each structure should be indicated;
 - Structures 3, 5 & 6 are considered as “an enclosed structure”, “a shed open on 2 sides or more” or “an open area” should be verified; and
 - the provision of FSI for the Structure 5 on plans should be indicated; and
 - as the nearest street fire hydrant is not available within 400m and there is no vehicular access provided within 30m of the application site, additional fire safety measure shall be imposed; and
- ii. if the proposed structures are required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- i. the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village

drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. The runoff within the subject premise including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;

- ii. DSD's maintained public sewers do not exist in the vicinity. Views and comments from the DEP should be sought regarding the sewage disposal arrangement of the proposed development;
 - iii. the applicant shall resolve any conflict / disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site; and
 - iv. the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant; and
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the "Conditions of Working within Water Gathering Grounds" shall be complied. For the provision of portable toilet, the applicant should note that the portable toilet shall be kerbed at all sides and located at least 30 meters from the nearest watercourse. It shall be properly maintained to prevent pollution to the water courses. Sludge and waste water including cleanup water from the toilets shall be conveyed outside the gathering grounds for proper disposal.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260827-195045-40196

提交限期
Deadline for submission: 01/09/2026

提交日期及時間
Date and time of submission: 27/08/2026 19:50:45

有關的規劃申請編號
The application no. to which the comment relates: A/NE-LT/795

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

**意見詳情
Details of the Comment :**

對於規劃申請的區域位置，必需要考慮連接到馬路的行人道路是夾窄，而此路是進出入唯一路徑，擔心為期 3 年的工程會影響居民日常出入；另外，該地段建設度假營，但附近根本沒有公共停車處提供泊車位，假日期間非林村居民的私家車停泊在入村位置（屬於政府官地）而阻礙居民出入的情況必定變得嚴重。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月22日星期六 22:49
收件者: tpbpd/PLAND
主旨: Objection to Planning Application A/NE-LT/795 (Lam Tsuen, Tai Po)
類別: Internet Email

Dear Secretary of the Town Planning Board,

I am writing to express my strong objection to **Planning Application A/NE-LT/795** regarding the proposed *Temporary Training Centre (Adventure Training) and Holiday Camp with Ancillary Facilities and Associated Land Filling* for a 3-year period across various lots in D.D. 8, Lam Tsuen, Tai Po.

My primary concerns and procedural objections regarding this application include:

- **Redundancy & Unnecessary Development:** Existing training and camp facilities in Tai Po District are already sufficient to meet demand. The **HKAYP Jockey Club Duke of Edinburgh Training Centre (DETC)** is situated less than 2 km away, and the **Hong Kong Scout Association Tung Tsz Scout Centre** operates within 12 km. Establishing another training camp in this immediate area is entirely redundant.
- **Severe Ecological Threat to Protected Species:** The surrounding stream and wetland habitats support the **Hong Kong Warty Newt (*Paramesotriton hongkongensis*)**, a species strictly protected under Hong Kong law (Cap. 170 Wild Animals Protection Ordinance). Proposed land filling and intensive activity pose critical risks of habitat destruction and irreversible ecological harm.
- **Severe Traffic Congestion & Limited Transport:** Public transport serving Lam Tsuen is extremely limited, relying almost exclusively on KMB Route 64K and Green Minibus Route 25K. Both services are routinely overloaded during peak hours and weekends, leaving local villagers waiting over 30 minutes to board. Additional camp traffic will severe gridlock on local roads.
- **Worsened Flooding & Ongoing Infrastructure Work:** Localized flooding in Lam Tsuen has become significantly more frequent and severe since Super Typhoon Mangkhut (山竹). Essential government drainage improvement projects are still actively in progress. Executing land filling and earthworks before these projects conclude will disrupt surface runoff, overload local drainage, and heighten flood risks for residents.

I respectfully request the Town Planning Board to **reject Application A/NE-LT/795** to protect legally protected wildlife, preserve local transport access, address the procedural lapse in public notification, and allow essential flood mitigation works to conclude uninterrupted.

I am also concerned that the official site notice was reportedly removed after only a couple of days, leaving local residents and affected villagers unaware of the proposed development and denying them a fair opportunity to review and submit public comments within the statutory consultation period.

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Yours faithfully,

Keith Mok

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月30日星期日 12:25
收件者: tpbpd/PLAND
主旨: 就規劃申請 A/NE-LT/795 提交之意見 (強烈要求正視交通、噪音及衛生問題)

類別: Internet Email

致 城市規劃委員會：

本人 衛蘊風 代為居於大埔林村申請地點附近的父母，就規劃申請編號 A/NE-LT/795（擬議臨時訓練中心及度假營）提交意見。

我們了解到該址前身為「樹屋田莊」。作為附近居民，我們對於是次重新申請有極大保留。過往該址營運期間，為村民日常生活帶來嚴重滋擾。若城規會擬批准是次申請，我們強烈要求必須附加條件，促請申請人確保並落實以下四項具體改善措施：

1. 交通擠塞及違例泊車問題

過往營地營運時，經常有大型旅遊巴接載近八、九十名參加者入村，並長時間停泊及佔用村口巴士站上落客，嚴重阻塞村民乘搭公共交通工具。此外，部分參加者會自行駕駛私家車駛入村內並違例泊車，導致村內道路嚴重擠塞。申請人必須提供清晰的交通及人流管制方案，確保參加者的交通安排不會影響村民出入。

2. 沿途及營地的嚴重噪音滋擾

過往營地經常有過百名參加者同時出入，由村口下車處步行至營地大約需時 8 分鐘，沿途途經大量村民居所。大批參加者在步行進出期間往往高聲喧嘩，加上營地內的人群聚集，產生極大噪音，令沿途及周邊居民飽受滋擾。我們促請申請人必須制定有效的噪音管制及人流管理措施，派員沿途協調，並負責嚴格規管參加者在進出村落時的行為操守，以保障村民的作息環境。

3. 村內行人通道狹窄及擴闊道路訴求

現時村內的行人通道非常狹窄，部分路段僅夠一至兩名成年人通過。當過百名營地參加者同時湧入或離開時，會導致通道嚴重擠塞，村民寸步難行。我們強烈要求，若當局批准是次申請，應要求申請人負責擴闊相關的行人通道，以應付因其營運而大幅增加的人流。

4. 環境衛生及垃圾問題

過往「樹屋田莊」營運期間，部分參加者經常隨處亂拋垃圾（如紙包飲品盒、膠袋等），導致村內環境衛生極度惡劣。申請人必須承諾落實具體的環境衛生管理方案，嚴格約束參加者行為，並承擔清理營地及周邊相關範圍垃圾的責任。

綜上所述，希望城規會及相關政府部門能認真審視村民的實際苦況。若申請人未能就上述四大問題提供具體、可行且具約束力的解決方案，我們強烈反對此項規劃申請，謝謝。

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附近居民

衛蘊風 謹啟

2026 年 8 月 31 日

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月30日星期日 0:46
收件者: tpbpd/PLAND
主旨: A/NE-LT/795 DD 8 Lam Tsuen Tree Top Cottage
類別: Internet Email

Dear TB Members,

784 withdrawn. Back with additional data.

Note that there is a difference in the tree count. Originally given as 76 but only 70 listed in the Tree Survey.

Have not found any reference to how many visitors stay overnight.

Previous comment applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 29 October 2025 2:15 AM HKT
Subject: A/NE-LT/784 DD 8 Lam Tsuen Tree Top Cottage

A/NE-LT/784 Tree Top Cottage

Various Lots in D.D. 8, Lam Tsuen, Tai Po {Lot 1093 (part), Lot 1094A, Lot 1094B, Lot 1094C, Lot 1094D, Lot 1094E, Lot 1094F, Lot 1094G (part), Lot 1094H (part), Lot 1094I, Lot 1094J, Lot 1094K, Lot 1094L, Lot 1094M, Lot 1094N, Lot 1115 (part), Lot 1117 (part)}

Site area: About 7,510sq.m

Zoning: "Agriculture"

Applied use: Training Centre (Adventure Training) / Holiday Camp / ?? Vehicle Parking / **Filling of Land**

Dear TPB Members,

This facility has been operating since 1992 with no record of negative outcome.

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The application is therefore to legitimize the existing facilities.

No indication of total GFA of land filling but appears to be

No.	Name Purpose	Area (m2)	Height (m)
1	Covered Playground Recreation	130	3.4
2	Climbing Wall Activity Facility	4	11
3	Covered Playground Recreation	390	3.6
	Restroom	97.5	4.2
4	Temporary Rubber Shelter For use during activities	29.7	2.8
5	Large Tent Recreation	125	5.2
6	Rope Course Activity Facility	104	4.11
7	Shower Room For camping	17.2	2.8
8	Activity Room/Shed Activity room and office	139	3.3
		1,161.4sq.m	

Conditions should be that fill in be limited to the existing provision and the 76 trees be preserved.

There is however one area of concern:

Located within WSD Indirect Catchment Area

*Number of participants accommodated at any one time will range from **20 to 150**. Schools and organizations will use school buses or tour buses to transport participants.*

*Tour buses will pick up and drop off passengers **near the Sa Pa Village parking lot**, and staff will be dispatched to assist. The process takes approximately ten minutes. If there is more than one tour bus, the bus company will arrange to arrange for the second bus to arrive at the pick-up and drop-off point only after the first bus has completed its pick-up and drop-off process. This measure minimizes the impact on other road users and nearby villagers.*

So a considerable number of visitors with no indication on how many camp overnight.

Septic tanks will be used in the restrooms to collect wastewater. A cleaning company will be contacted for disposal and removal of wastewater regularly and in emergencies.

But with no road access how can such a large amount of wastewater and fecal matter be transported?

Support the operation but this issue must be adequately addressed.

Mary Mulvihill