

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/795

<u>Applicant</u>	: 樹屋國際有限公司 - 樹屋田莊
<u>Site</u>	: Various Lots in D.D. 8, Lam Tsuen, Tai Po, New Territories
<u>Site Area</u>	: About 7,510 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Temporary Training Centre (Adventure Training) and Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for a temporary training centre (adventure training) and holiday camp with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) which falls within an area zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land within the “AGR” zone also requires planning permission from the Board. The Site is partly hard-paved, partly covered with vegetation and structures, and currently occupied by the applied use without valid planning permission.
- 1.2 The Site is accessible from its south via a local footpath leading to Lam Kam Road (**Plan A-1**). According to the applicant, the applied use is for a training centre and holiday camp providing adventure training and whole-person development mainly for schools and organisations. The applied use, with a total floor area of about 1,036.8m² and building heights ranging from 2.8-11m, consists of nine structures including treehouse, climbing wall, rope course, tent, changing room, store room, plastic-prefabricated house, covered activity areas, and ecological centre cum office mainly for holding day camp activities serving maximum 150 participants at one time (**Drawings A-2 and A-3**). An ancillary holiday camp site will be provided at the southeast portion of the Site where overnight camping will be held around term breaks of academic year, serving about 20 people at one time. The applied use will be operated daily by appointment and two to eight staff members will be deployed at the Site. The layout plan, block plan and photos of existing facilities submitted by the applicant are shown in **Drawings A-1 to A-3 and A-5**.

- 1.3 The application also applies for regularisation of filling of land of about 2,482.7m² (about 33% of the Site) mainly at the central and northern portions of the Site with concrete to a depth of about 0.1m for site formation purpose (**Drawing A-6**). No new land filling has been proposed by the applicant. As the Site is overlooked by steep natural terrain, a 'no-build' zone is proposed at the northwestern portion of the Site (**Drawing A-4**) where the existing structures will be demolished.
- 1.4 According to the applicant, while no parking space will be provided as the Site is not accessible by vehicles, coach pick-up/drop-off point and public transport services are available at areas near Lam Kam Road. Staff will be deployed for assistance to minimise the impact to other road users and villagers. To avoid any potential pollution to the Water Gathering Grounds (WGG), portable toilets will be used, and no shower facilities will be provided. Licensed collectors will be employed to collect and dispose of the sewage regularly. Solid waste will be disposed at nearby refuse collection point. All the 70 trees identified within the Site including Trees of Particular Interest (TPI) will be retained (**Drawing A-7**).
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 4.8.2026 (**Appendix I**)
 - (b) Further Information (FI) received on 8.9.2026 and 9.9.2026* (**Appendix Ia**)

** accepted and exempted from publication and recounting requirement*

2. Justifications from the Applicant

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

- (a) the applied use received support from the community and operated as a social enterprise to provide education on nature. Through experiential learning, such as survival training and outdoor adventure activities, the participants could enhance self-confidence, improve social skills, communication, and environmental conservation concepts;
- (b) its core educational concepts and community contributions have gained long-term recognitions from the community. Supporting letters from schools and organisations, and past operation records are detailed in **Appendix I**;
- (c) local landowners, who appreciate the operation of the training centre, leased the fallow agricultural land voluntarily to the applicant to support the expansion of the applied use;
- (d) the applied use will not cause adverse environmental or water quality impacts. Appropriate mitigation measures have been formulated to prevent future operational issues. For example, only simple cooking with portable gas stove at designated area will be allowed; environmental-friendly disposable tableware will be used; and patrol inspection will take place after activities; and
- (e) no new structures are proposed under the current application and the applicant will seek approval in advance for new proposed structure(s), if any, at the Site. The applicant will also demolish the structure which encroaches onto the Government land (GL).

3. Background

Part of the Site is subject to an active enforcement case No. E/NE-LT/99 (**Plan A-2**) against unauthorized development (UD) involving storage use and recreation use (E/NE-LT/99). Enforcement Notice (EN) and technical EN were issued on 12.5.2025 and 16.7.2025 requiring discontinuation of the UD. Since the UD has not been discontinued upon expiry of the notice, prosecution action is being taken.

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

The applicant is not the “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 (the Ordinance) (TPB PG-No. 31B) by giving notification to the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

5. Previous Application

The Site is not subject of any previous application.

6. Similar Application

There is no similar application within the same “AGR” zone in the vicinity of the Site.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) partly hard-paved, partly covered with vegetation and structures, and currently occupied by the applied use without valid planning permission;
- (b) accessible from via a local footpath leading to Lam Kam Road; and
- (c) located within the upper indirect WGG and Sun Tong Ha Tsuen Site of Archaeological Interest.

7.2 The surrounding areas are rural in character comprising temporary structures, active/fallow agricultural land, vacant land, and domestic structures. To the immediate northwest of the Site is a vast vegetated hillside zoned “AGR” and “Green Belt”. To the immediate south and east are mainly active/fallow agricultural land whereas to the immediate west are domestic structures. To the further south is Lam Tsuen River (**Plan A-1**).

8. Planning Intention

8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

- 8.2 According to the Explanatory Statement of the OZP for “AGR” zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government departments as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and the recommended advisory clauses are provided at **Appendices II** and **III** respectively.

- 9.2 The following government departments object to / does not support the application:

Land Administration

- 9.2.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) he objects to the application;
- (b) the Site comprises 17 Old Schedule Agricultural Lots, i.e. Lots Nos. 1093 (Part), 1094 S.A, 1094 S.B, 1094 S.C, 1094 S.D, 1094 S.E, 1094 S.F, 1094 S.G (Part), 1094 S.H (Part), 1094 S.I, 1094 S.J, 1094 S.K, 1094 S.L, 1094 S.M, 1094 S.N, 1115 (Part) and 1117 (Part) all in D.D. 8 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;
- (c) 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;
- (d) desktop checking revealed that structure No. 8 in **Drawing A-3** is partly encroached onto 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;
- (e) there is no guarantee to the grant of a right of way to the Site or approval of the Emergency Vehicular Access thereto; and
- (f) his advisory comments are at **Appendix III**.

Agriculture and Nature Conservation

- 9.2.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

Agriculture

- (a) the Site falls within “AGR” zone, and is generally vacant with some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the applied use is not supported from agricultural perspective;
- (b) the area comprises flat, quality agricultural land with established vehicular access. Lam Kam Road serves as the primary transport artery, whereas the locality is accessible via various local roads and rural tracks. Essential agricultural infrastructures such as electricity and water supplies are readily available. Upper Lam Tsuen River and its connected tributaries can provide reliable irrigation for the area; and

Nature Conservation

- (c) given that the Site is already developed and currently serves a similar function as proposed in the application, and that no trees will be affected, he has no comment on the application from nature conservation perspective.

9.3 The following government department provides views on the application:

Water Supply

9.3.1 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) he has no objection to the application and approval conditions for the application are suggested as follows:
 - i. the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to WGG;
 - ii. the applied use should not cause any water pollution to the upper indirect WGG at any time during the planning approval period; and
- (b) his advisory comments are at **Appendix III**.

10. Public Comments Received During Statutory Publication Period

- 10.1 On 4.8.2026, the application was published for public inspection. During the statutory public inspection period, four public comments from individuals were received (**Appendix IV**).
- 10.2 One comment supports the application mainly on the grounds that the applied use has been operating for decades and no negative impact has been recorded, but has queries on the number of participants in the overnight camp and sewage treatment.

- 10.3 Three comments object to / raise concerns on the application on the grounds that the Site lacks parking facility and the applied use is unnecessary as there are similar developments nearby and disturbing local residents. The applied use will generate adverse traffic, ecological and flooding impacts to the surrounding environment.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary adventure training centre and holiday camp with ancillary facilities and associated filling of land for a period of three years at the Site zoned “AGR” on the OZP (**Plan A-1**). While the applied use is not in line with the planning intention of the “AGR” zone and DAFC does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation, Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) considers that significant visual impact is not anticipated in view of the low-rise nature of the applied use (with nine structures of about 2.8m to 11m in height). According to the applicant, the applied use receives recognitions and support from the community as it provides various outdoor adventure training and nature conservation education serving schools and organisations as detailed in paragraphs 2(a) to (c) above. Taking into account the above and the planning assessments below, there is no objection to the applied use with associated filling of land on a temporary basis of three years.
- 11.2 The application involves regularisation of filling of land covering about 2,482.7m² (about 33% of the Site) at the Site with concrete to a depth of about 0.1m for site formation purpose (**Drawing A-6**). Filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no adverse comment on or no objection to the application from public drainage and environmental planning perspectives respectively. As the Site is zoned “AGR”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 11.3 The Site, being located at Lam Tsuen Valley and accessible via local footpath from Lam Kam Road, is situated in an area of settled valley landscape character comprising village houses, temporary structures, farmlands, Lam Tsuen River and tree clusters (**Plans A-3 and A-4b**). The applied use mainly for providing adventure training and nature conservation education is considered not entirely incompatible with the surrounding land uses. Noting that the existing trees including TPI within the Site will be retained and significant adverse landscape impact arising from this application is not anticipated, CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective.
- 11.4 While the Site is located within the upper indirect WGG, the applicant advises that various measures will be adopted to prevent water pollution in the upper indirect WGG as mentioned in paragraph 1.4 above. In this regard, CE/C, WSD has no objection to the application and suggests to include the approval conditions that the applicant should implement the preventive, control and mitigate measures identified in the submission and the applied use should not cause any water pollution to the upper indirect WGG. Other relevant government departments consulted, including Director of Fire Services and Commissioner for Transport, have no objection to or no adverse comment on the application. To address the concerns on the possible environmental nuisances or the

technical requirements of concerned government departments, appropriate approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix III** respectively. The applicant will be advised to follow the environmental mitigation measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site', and to meet relevant statutory requirements under relevant pollution control ordinances, including Air Pollution Control (Open Burning) Regulation. Regarding DLO/TP, LandsD's concern on the unauthorized structures erected within and/or outside the Site, the applicant will be advised to liaise with LandsD on the land administration matters should the Committee approve the application.

- 11.5 Regarding the public comments as detailed in paragraph 10 above, the government departments' comments and planning assessment above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 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 25.9.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.3.2027;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.6.2027;
- (c) in relation to (b) above, the implemented drainage facilities should be maintained at all times during the planning approval period;
- (d) the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the Water Gathering Grounds within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 25.6.2027;
- (e) in relation to (d) above, the applied use should not cause any water pollution to the upper indirect Water Gathering Grounds at any time during the planning approval period;
- (f) 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 25.3.2027;
- (g) in relation to (f) 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 25.6.2027;

- (h) if any of the above planning conditions (c) or (e) 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;
- (i) if any of the above planning conditions (a), (b), (d), (f) or (g) 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
- (j) upon the expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and 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 III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use with associated filling of land is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 13.2 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.
- 13.3 Alternatively, 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. Attachments

Appendix I	Application Form received on 4.8.2026
Appendix Ia	FI received on 8.9.2026 and 9.9.2026
Appendix II	Government Departments' General Comments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Layout Plan
Drawings A-2 and A-3	Photos of Facilities at the Site
Drawing A-4	Location of 'no-build' Zone
Drawing A-5	Block Plan
Drawing A-6	Filling of Land Plan
Drawing A-7	Trees Identified at the Site
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4e	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**