RNTPC Paper No. A/NE-TK/864A
For Consideration by the
Rural and New Town Planning
Committee on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/864

Applicant	: Ms. CHAN Suk Ha Sara represented by Allgain Land Planning Limited
Site	: Lots 321 RP (Part), 322 RP, 324 RP, 325 RP, 326 RP (Part), 327 (Part), 328 (Part), 381 (Part), 382 (Part), 383 (Part) and 384 RP (Part) in D.D. 17 and Adjoining Government Land (GL), Ting Kok, Tai Po
Site Area	: About 2,600m^2 (including GL of about 170m^2 or 6.5% of the Site)
Lease	: Block Government Lease (demised for agricultural use)
Plan	: Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
Zoning	: "Agriculture" ("AGR")
Application	: Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land for a Period of Three Years

1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary holiday camp with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) falling 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, and filling of land within the "AGR" zone require planning permission from the Town Planning Board (the Board). The Site is currently partly paved, partly vegetated and largely vacant (**Plan A-4**).

1.2 The Site is accessible via a local track leading to Ting Kok Road (**Plan A-2**). According to the applicant, the proposed use comprises three single-storey structures with a total floor area of about 60m^2 and a building height of not more than 3m for reception, storage room and toilet (**Drawing A-1**). The remaining uncovered areas will be used as tent camping/picnic area (i.e. about 1,200m^2 or 46.2% of the Site with a maximum of 15 tents), ancillary car park and circulation areas. The estimated number of staff working at the Site will be about one to two, and a maximum of 45 visitors could be accommodated at the Site. There are five existing trees within the Site, which will be retained under proper maintenance. The operation hours will be 24 hours daily, with one staff staying overnight to manage any safety and emergency issues. No caravans, showering facilities and campfire will be allowed at the Site, and visitors are allowed to use

portable gas stove for cooking. The layout plan submitted by the applicant is shown in **Drawing A-1**.

1.3 A total of 12 private car parking spaces (2.5m (W) x 5m (L) each) requiring prior reservation will be provided at the Site (**Drawing A-1**). Signage will be installed and staff will be deployed to instruct vehicles to enter the Site from Ting Kok Road westbound instead of directly right-turning from Ting Kok Road eastbound. Vehicles will be restricted from entering the Site upon full occupancy of the ancillary car park. Visitors to/from the nearby bus stops at Ting Kok Road will be guided to take a safe pedestrian route by passing through the sites under valid planning permissions (No. A/NE-TK/782 and 783) at the west (**Plan A-2**), with installation of signage and crash barriers along the route. Consents for such right of way have been obtained from the relevant operators. In addition, staff will assist in easing pedestrian flow at Ting Kok Road during peak hours.

1.4 The applicant also applies for regularisation of filling of land of about 830m^2 (i.e. about 31.9% of the Site) with concrete of about 0.2m in depth for site formation of structures, ancillary car park and circulation areas. The land filling plan submitted by the applicant is shown in **Drawing A-2**. Peripheral drainage facilities are proposed along the site boundary. The existing septic tank underneath the proposed toilet will be used to collect sewage and regularly desluged. No public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system will be allowed at the Site.

1.5 The Site is part of the subject of two previous applications (No. A/NE-TK/181 and 752) (**Plan A-2**). The last previous application (No. A/NE-TK/752) submitted by a different applicant for proposed temporary barbecue site and caravan holiday camp with ancillary facilities and filling of land was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2022, and the planning permission was subsequently revoked in 2024 due to non-compliance with approval conditions. Details of the previous applications are set out in paragraph 5 below. A comparison of the major development parameters of the current application and the last previous application (No. A/NE-TK/752) is summarised as follows:

	Approved Scheme under Application No. A/NE-TK/752 (a)	**Proposed Scheme under Application No. A/NE-TK/864 (b)**	**Difference (b) - (a)**
Proposed Use	Proposed temporary barbecue site and caravan holiday camp	Proposed temporary holiday camp	Without barbecue site and caravans
Site Area	About 2,841m^2	About 2,600m^2	-241m^2 / -8.5%
Filling of Land Area	About 681m^2	About 830m^2	+149m^2 / +21.88%
Total Floor Area	About 516.6m^2	About 60m^2	-456.6m^2 / -88.4%

	Approved Scheme under Application No. A/NE-TK/752 (a)	**Proposed Scheme under Application No. A/NE-TK/864 (b)**	**Difference (b) - (a)**
No. of Structures	11 (including 6 caravans)	3 (no caravan to be included)	-8 / -72.7%
No. of Storey	1	1	No change
Max. Height of Structures	5m	3m	-2m / -40%
No. of Parking Spaces for Private Cars	9	12	+3 / +33.3%
No. of Loading/ Unloading (L/UL) Space for Light Goods Vehicle (LGV)	1	0	-1 / -100%

1.6 In support of the application, the applicant submitted the following documents:

(a)	Application Form with attachments received on 6.7.2026	(**Appendix I**)
(b)	Supplementary Information (SI) received on 9.7.2026	(**Appendix Ia**)
(c)	Further Information (FI) received on 31.7.2026*	(**Appendix Ib**)
(d)	FI received on 5.8.2026 and 7.8.2026*	(**Appendix Ic**)
(e)	FI received on 7.9.2026[#]	(**Appendix Id**)

**accepted and exempted from publication and recounting requirements*
[#]accepted but not exempted from publication and recounting requirements

1.7 On 28.8.2026, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

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

(a) the proposed use is small in scale and temporary in nature without involving any warehouse and open storage uses, which allows better utilisation of land for providing recreational space in rural area. There is an approved application (No. A/NE-TK/827) for the same use in the proximity of the Site;

(b) the proposed use is not in conflict with the planning intention of the "AGR" zone and compatible with the surrounding environment. The Site was previously destroyed, and no pond is currently found on the Site. No additional land/pond filling works will be carried out at the Site and the tent camping/picnic area will be grassed. The applicant is committed to reinstate the Site after expiry of the planning permission to safeguard potential agricultural rehabilitation and avoid irreversible damage at the Site;

(c) while any structures currently found on the Site but not under the proposed scheme will be removed, applications for Short Term Tenancy and Short Term Waiver will be made to the Lands Department (LandsD) for the temporary container-converted structures under the proposed scheme;

(d) no neon light installation, commercial promotion, playing of loudspeaker and noise during night time will be allowed at the Site, to avoid affecting the nearby environment and local residents. The applicant is committed to follow environmental mitigation measures stated in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP'), and relevant guidelines/ordinances to minimise environmental impacts;

(e) no adverse traffic, landscape, visual, drainage and noise impacts arising from the proposed use are anticipated. Fire service installations (FSIs) will be provided in accordance with the requirements of the Fire Services Department; and

(f) the electricity transformer located at the northwestern portion of the Site will be retained and its maintenance party will be allowed to enter the Site anytime.

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 posting site notice and sending notice to Tai Po Rural Committee. Detailed information would be deposited at the meeting for Members' inspection. For the GL portion, the "Owner's Consent/Notification" Requirements under TPB PG-No. 31B are not applicable.

4. Background

The Site is subject to planning enforcement action (No. A/NE-TK/202) against unauthorized development (UD) involving storage use and use for place for parking of vehicles (**Plan A-2**). Enforcement Notice (EN) was issued on 31.3.2026 requiring discontinuation of the UD. Since the UD had been discontinued, Compliance Notice for EN was issued on 28.9.2026. Subsequently, Reinstatement Notice had been issued on 6.10.2026 requiring reinstatement of the concerned land by 6.1.2027. If the notice is not complied with, prosecution action would be considered.

5. Previous Applications

5.1 The Site is part of the subject of two previous applications (No. A/NE-TK/181 and 752), which were submitted by different applicants.

5.2 Application No. A/NE-TK/181 for proposed temporary horse riding school was rejected by the Board on review on 17.6.2005. The planning considerations of this application are not applicable to the current application, which is for a different use.

5.3 Application No. A/NE-TK/752 for proposed temporary barbecue site and caravan holiday camp with ancillary facilities and filling of land was approved with conditions by the Committee on 28.10.2022 mainly on the considerations that the proposed use on a temporary basis would not jeopardize the long-term planning intention of the "AGR" zone; the proposed use was not incompatible with the surrounding land uses; and significant adverse impacts on the surrounding areas were not anticipated. The planning permission was subsequently revoked on 28.1.2024 due to non-compliance with approval conditions relating to the submission of sewerage impact assessment (SIA) and drainage and FSIs proposals. Compared with this previous application, the current application does not involve barbecue site and caravans, with smaller site area and total floor area, fewer number of structures, lower maximum building height and no L/UL space for LGV, but larger land filling area and more private car parking spaces.

5.4 Details of the previous applications are at **Appendix II** and their locations are shown on **Plan A-2**.

6. Similar Application

6.1 There is a similar application (No. A/NE-TK/827) for temporary holiday camp use within the same "AGR" zone in the vicinity of the Site in the past five years, which was approved with conditions by the Committee on 20.12.2024 mainly on the considerations similar to the approved previous application (No. A/NE-TK/752) as stated in paragraph 5.3 above.

6.2 Details of the similar application are at **Appendix III** and its location is shown on **Plan A-1**.

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

7.1 The Site is:

(a) currently partly paved, partly vegetated and largely vacant; and

(b) accessible via a local track leading to Ting Kok Road.

7.2 The surrounding areas are predominantly rural in character comprising active agricultural land, vacant land, village houses, domestic structures, vegetated areas, tree clusters and temporary barbecue sites. To the east and southeast are active agricultural land, vegetated areas, domestic structures, proposed temporary hobby farm (under application No. A/NE-TK/870 to be considered at the same meeting with the current application) and a stream course running from north to south towards Plover Cove (**Plans A-2**). To the south and west are temporary barbecue sites covered by valid planning permissions (No. A/NE-TK/783, 823 and 859) and vacant land (**Plans A-2**). To the further south are an area zoned "Coastal Protection Area" ("CPA") and the Ting Kok Site of Special Scientific Interest (SSSI) (**Plans A-1** and **A-3**). To the further north across Ting Kok Road is the village proper of Ting Kok (**Plans A-1** to **A-3**).

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, as filling of land within the "AGR" zone 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 paragraphs 9.2 and 9.3 below, other government 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 IV** and **V** respectively.

9.2 The following government departments object to or do not support the application.

Land Administration

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

(a) he objects to the application;

(b) the Site comprises of (i) 11 Old Schedule Agricultural Lots, i.e. Lots 321 RP (Part), 322 RP, 324 RP, 325 RP, 326 RP (Part), 327 (Part), 328 (Part), 381 (Part), 382 (Part), 383 (Part) and 384 RP (Part) all in D.D. 17 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 and (ii) GL;

(c) there are unauthorized structures on Lot 384 RP in D.D. 17 (**Plan A-2**). The lot owner should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice. Besides, the GL adjoining Lot 324 RP in D.D. 17 has been fenced off without any permission (**Plan A-2**). Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

(d) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and

(e) his advisory comments are at **Appendix V**.

Agriculture and Nature Conservation

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

Agriculture

(a) the Site falls within the "AGR" zone, and is currently vacant. Active crop farming operations surround the area, which are well served by essential farming infrastructures, including road access and water source. The Site is very suitable for agricultural uses such as open-field cultivation, greenhouses and plant nurseries. As the Site possesses strong potential for agricultural rehabilitation, the application is not supported from an agricultural perspective;

(b) the area comprises quality, low-lying and flat agricultural land characterised by a mix of active and fallow farmland. It is well served by essential farming infrastructures, including road access, electricity supply and water sources. Watercourses are present, providing irrigation to the area. The area is highly accessible via Ting Kok Road, as well as various local/village tracks; and

Nature Conservation

(c) he has no comment on the application from nature conservation perspective in view that there is a distance between the Site and the "CPA" zone and Ting Kok SSSI to the south and the impact is considered to be insignificant.

9.3 The following government department provides views on the application:

Environment

9.3.1 Comments of the Director of Environmental Protection (DEP):

(a) he has no objection to the application from the environmental perspective;

(b) no substantiated environmental complaint in relation to the Site was received in the past three years;

(c) in view of the close vicinity to the sensitive areas (i.e. the "CPA" zone and Ting Kok SSSI) and the provision of septic tank, it is suggested to impose approval conditions in relation to the submission of SIA and the implementation of sewerage facilities as identified in the SIA; and

(d) his advisory comments are at **Appendix V**.

10. Public Comment Received During Statutory Publication Periods

On 14.7.2026 and 15.9.2026, the application and FI submitted by the applicant were published for public inspection. During the statutory public inspection periods, one public comment from an individual was received, expressing views on the application that the applicant has not provided a concrete plan for complying with approval conditions, and the application, if approved, will be revoked consequently (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary holiday camp with ancillary facilities and associated filling of land for a period of three years at the Site falling within an area zoned "AGR" on the OZP (**Plan A-1**). The proposed 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 is very suitable for agricultural uses and possesses strong potential for agricultural rehabilitation. Nevertheless, taking into account the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis of three years.

11.2 The applicant also applies for regularisation of filling of land of about 830m^2 (i.e. about 31.9% of the Site) with concrete of about 0.2m in depth for site formation of structures, ancillary car park and circulation areas (**Drawing A-2**). Filling of land within the "AGR" zone requires planning permission as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and DEP have no adverse comment on or no objection to the application from public drainage and environmental perspectives respectively. Despite that DAFC does not support the application from agricultural perspective, the applicant only applies for regularisation of filling of land in the middle portion of the Site, whereas the tent camping/picnic area at the eastern portion will be grassed and the western portion will remain to be vegetated. As the Site is zoned "AGR", an approval condition requiring the reinstatement of the Site upon the 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 is currently partly paved, partly vegetated and largely vacant (**Plan A-4**). The Site is situated in an area which is predominantly rural in character comprising active agricultural land, vacant land, village houses, domestic structures, vegetated areas, tree clusters and temporary barbecue sites (**Plans A-2** and **A-3**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective, and considers that the proposed use is not incompatible with the surrounding environment and significant adverse landscape impact arising from this application is not anticipated.

11.4 Noting that the "CPA" zone and Ting Kok SSSI are located to the further south of the Site and there is provision of septic tank at the Site, DEP suggests the imposition of approval conditions on the submission of SIA and the implementation of sewerage facilities as identified in the SIA. DAFC has no

comment on the application from nature conservation perspective, in view that there is a distance between the Site and the "CPA" zone and Ting Kok SSSI to the south and the impact is considered to be insignificant. Other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, relevant approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix V** respectively. Should the application be approved, the applicant will be advised to follow the environmental mitigation measures as set out in the 'COP' and to meet the statutory requirements under relevant pollution control ordinances to minimise any possible environmental nuisance. Regarding DLO/TP, LandsD's concerns on the unauthorized structures erected within/outside the Site and the illegal occupation of GL, the applicant will be advised to liaise with LandsD on the land administration matters should the Committee approve the application.

11.5 The Site is part of the subject of an approved previous application (No. A/NE-TK/752) submitted by a different applicant for proposed temporary barbecue site and caravan holiday camp with ancillary facilities and filling of land (**Plan A-2**), as detailed in paragraph 5.3 above. The planning permission was subsequently revoked in 2024 due to non-compliance with approval conditions. There is also an approved similar application (No. A/NE-TK/827) for temporary holiday camp use within the same "AGR" zone in the vicinity of the Site in the past five years (**Plan A-1**), as detailed in paragraph 6.1 above. The planning circumstances of the current application are similar to those of the approved applications. Approval of the current application is in line with the Committee's previous decisions.

11.6 Regarding the public comment expressing views on the application as detailed in paragraph 10 above, the government departments' comments and the planning assessments 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 comment in paragraph 10 above, PlanD 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 6.11.2029. The following approval conditions and advisory clauses are suggested for Members' reference:

Approval Conditions

(a) the submission of a revised 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 6.5.2027;

(b) in relation to (a) above, the implementation of the revised 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 6.8.2027;

(c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

(d) 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 6.5.2027;

(e) in relation to (d) 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 6.8.2027;

(f) the submission of a sewerage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 6.5.2027;

(g) in relation to (f) above, the implementation of sewerage facilities identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 6.8.2027;

(h) if the above planning condition (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;

(i) if any of the above planning condition (a), (b), (d), (e), (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 the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

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

the proposed 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 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 with attachments received on 6.7.2026
Appendix Ia	SI received on 9.7.2026
Appendix Ib	FI received on 31.7.2026
Appendix Ic	FI received on 5.8.2026 and 7.8.2026
Appendix Id	FI received on 7.9.2026
Appendix II	Previous Applications
Appendix III	Similar Application
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026