



Our Ref.: PD2402001/03

Your Ref.:

22 October 2024

By Email

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

Dear Sir/ Madam,


APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
TEMPORARY HOLIDAY CAMP AT DEMARCATION DISTRICT NO. 80
LOT NO. 20 RP (PART), 21 (PART), 22 (PART), 23 (PART) AND 25 (PART)
FOR A PERIOD OF 3 YEARS

We refer to the comments in regard to the captioned application.

Please find attached the replacement pages of p.5 to 22 of the Planning Statement.

Should you require further information or have any query, please feel free to contact the undersigned or our 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



2.5.4 **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.**

2.5.5 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.

2.5.6 Taking into consideration that no additional building or structure will be erected on the Application Site in the Proposed Development, it satisfies the special conditions of the Short Term Waiver. No modification of the existing Short Term Waiver is expected.

2.5.7 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 7,956 sq.m. | About 1,920 sq.m. (Form part of the Whole Site area of 7,956 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 2 storeys 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. | About 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) |



| Development Parameters | Whole Site | Application Site (included inside the Whole Site) |
|------------------------|---|---|
| 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

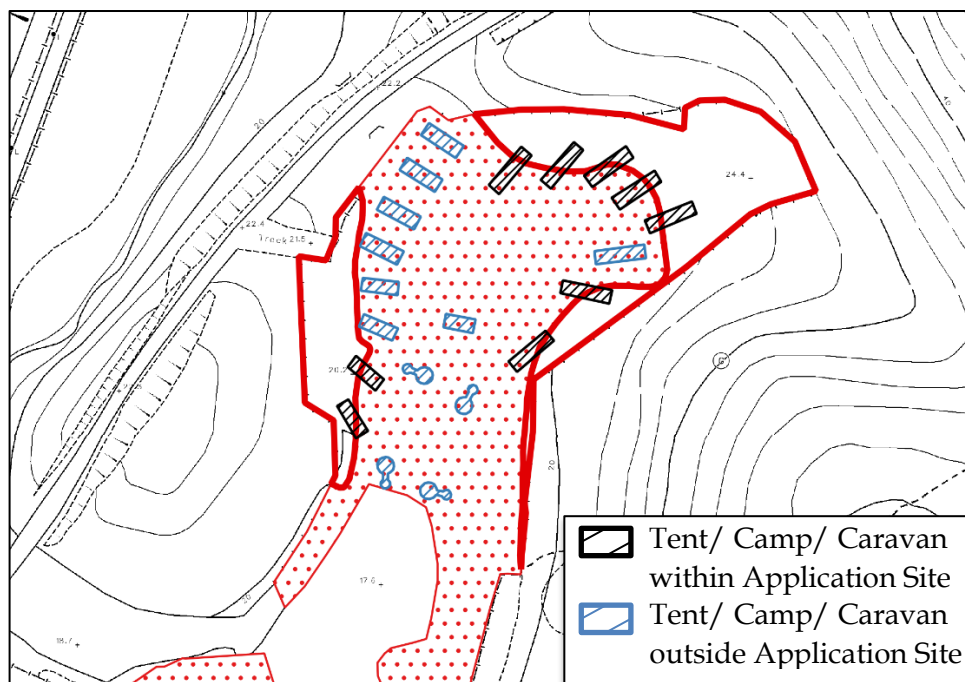


Diagram 1 Location of Tent/ Camp/ Caravan (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

2.6 Existing Transport Services

2.6.1 Existing public transport services to 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 (HYWBCP) | 25 - 35 minutes |
| Franchised | B7 | Fanling Station - Heung | 10 - 20 minutes |



| Bus | | Yuen Wai Port | |
|-----|-----|--|---------------|
| | 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 HYWBCP, by going through the subway from the bus stop along Lin Ma Hang Road.

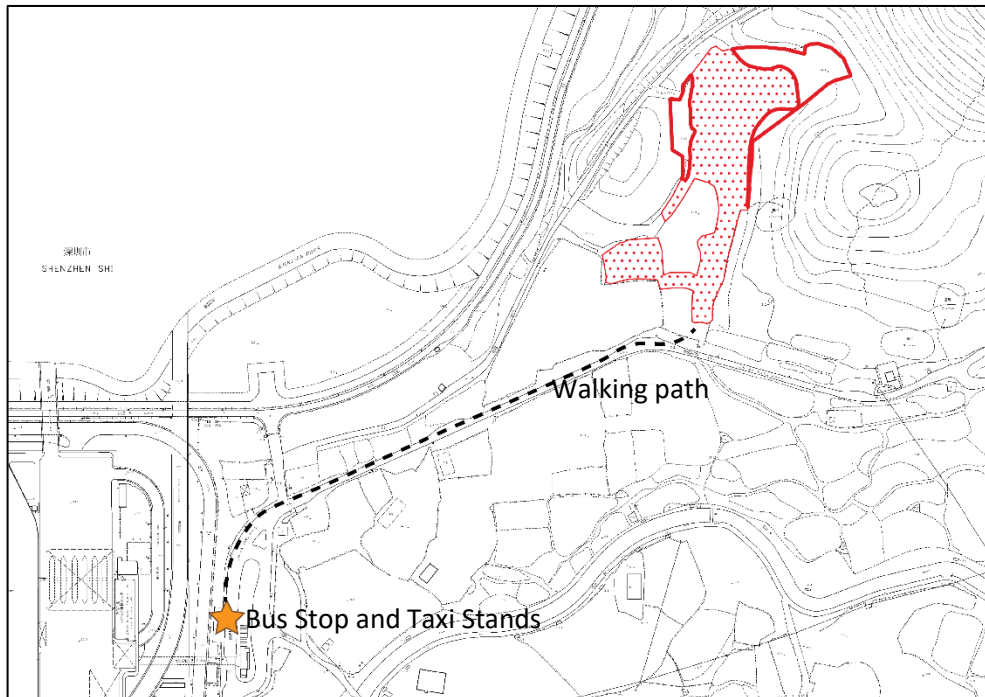


Diagram 2 Walking Path to Public Transport (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



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 Notes of “REC” zone 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. According to the Notes of the OZP, temporary use not exceeding a period of three years within “GB” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.

3.1.5 Approval of this application on a temporary basis for a period of 3 years would follow the long-term planning intention of the “GB” zone, indeed, would support the provision of passive recreational outlets, which is the existing camping site. Recreational facilities on the “REC” zone is an as-of-right usage. No planning permission is required.



GREEN BELT

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

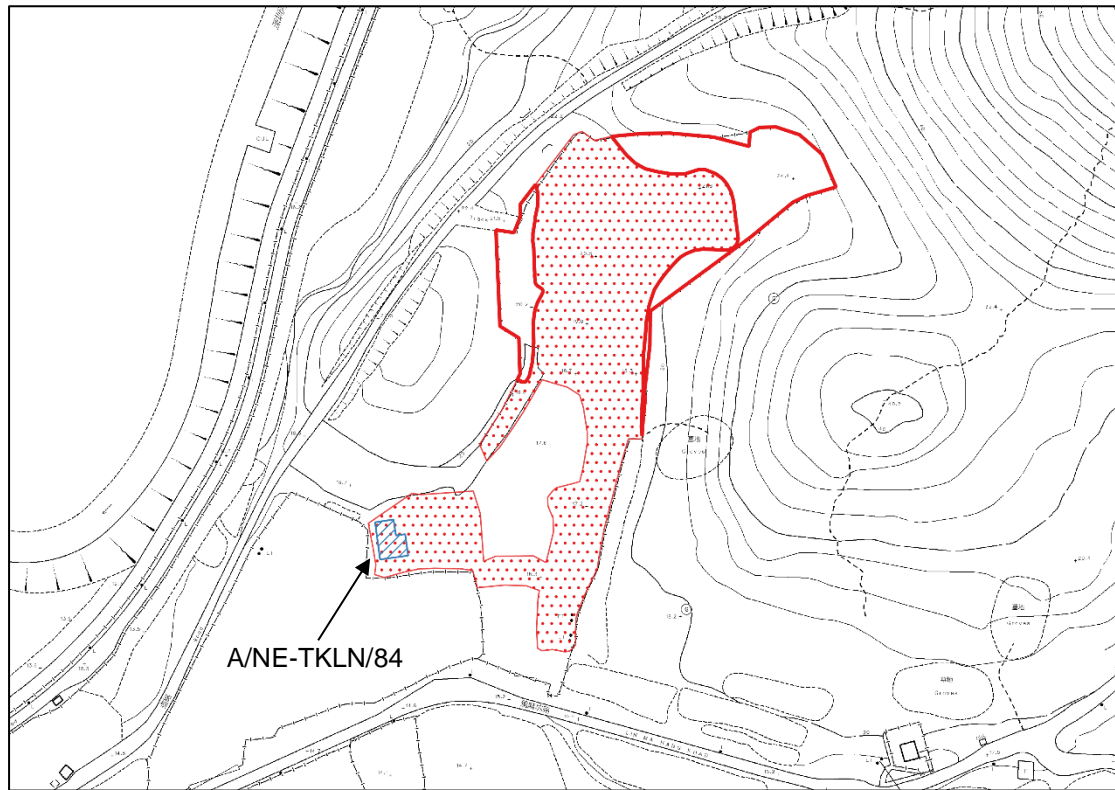


Diagram 3 Approved Application falling within the Whole Site (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

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 HYWBCP, serving mainly the staff and workers of HYWBCP. 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 |

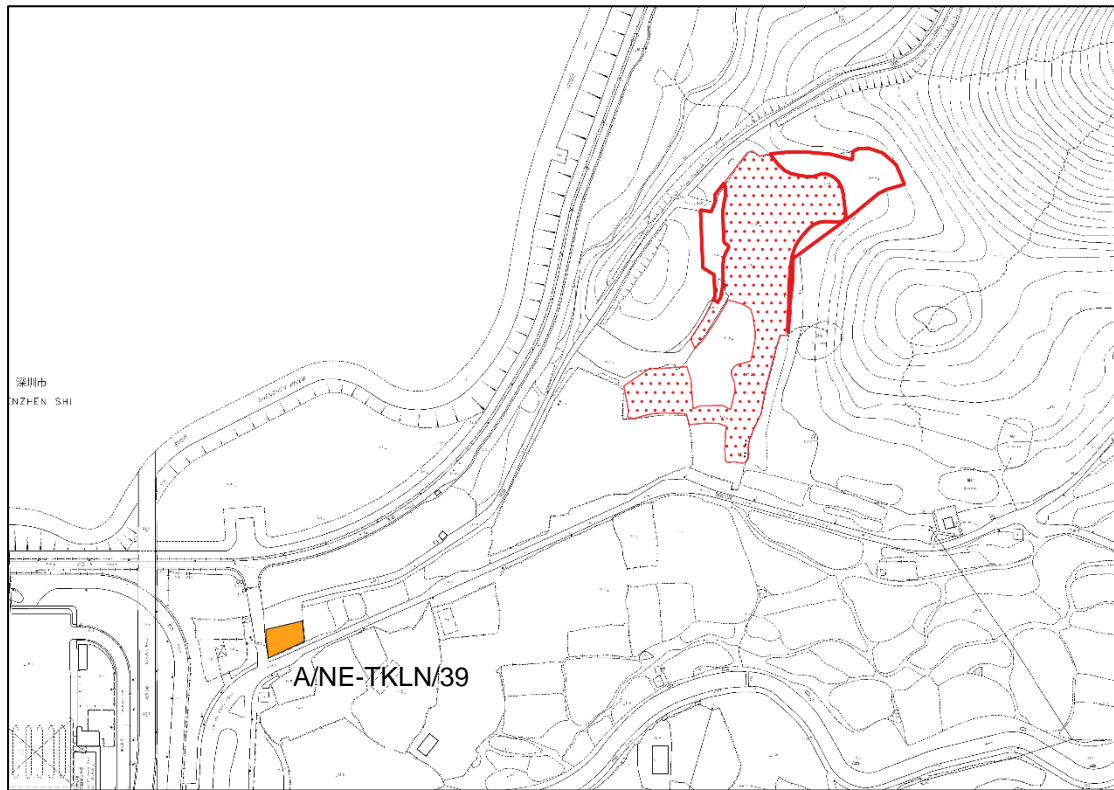


Diagram 4 Approved Applications falling within “REC” and “GB” Zones in the Vicinity (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

3.3.3 There are also two planning applications for recreational or leisure uses riding on the increased accessibility brought about 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 |

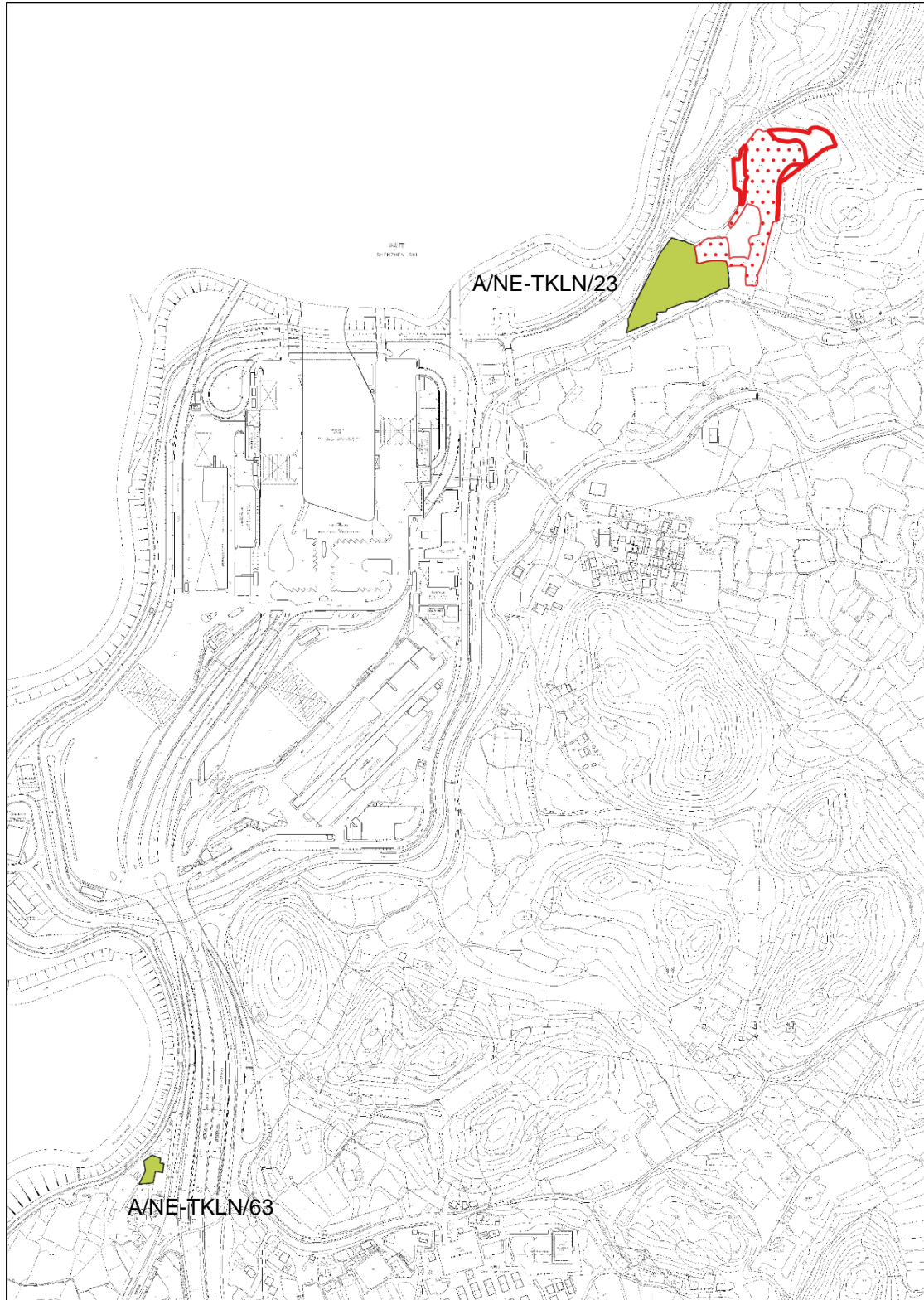


Diagram 5 Approved Recreational or Leisure Use Applications in the vicinity
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



3.3.4 There are other precedent approved planning applications falling within “GB” zone for temporary holiday camp in the vicinity, including 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 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 will try to avoid to use audio amplification system for the Proposed Development. 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 HYWBCP, it is expected that the campers would access the Application Site on foot from the HYWBCP, which is readily accessible by public transport. Public transport routes to and from HYWBCP 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 HYWBCP. 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.

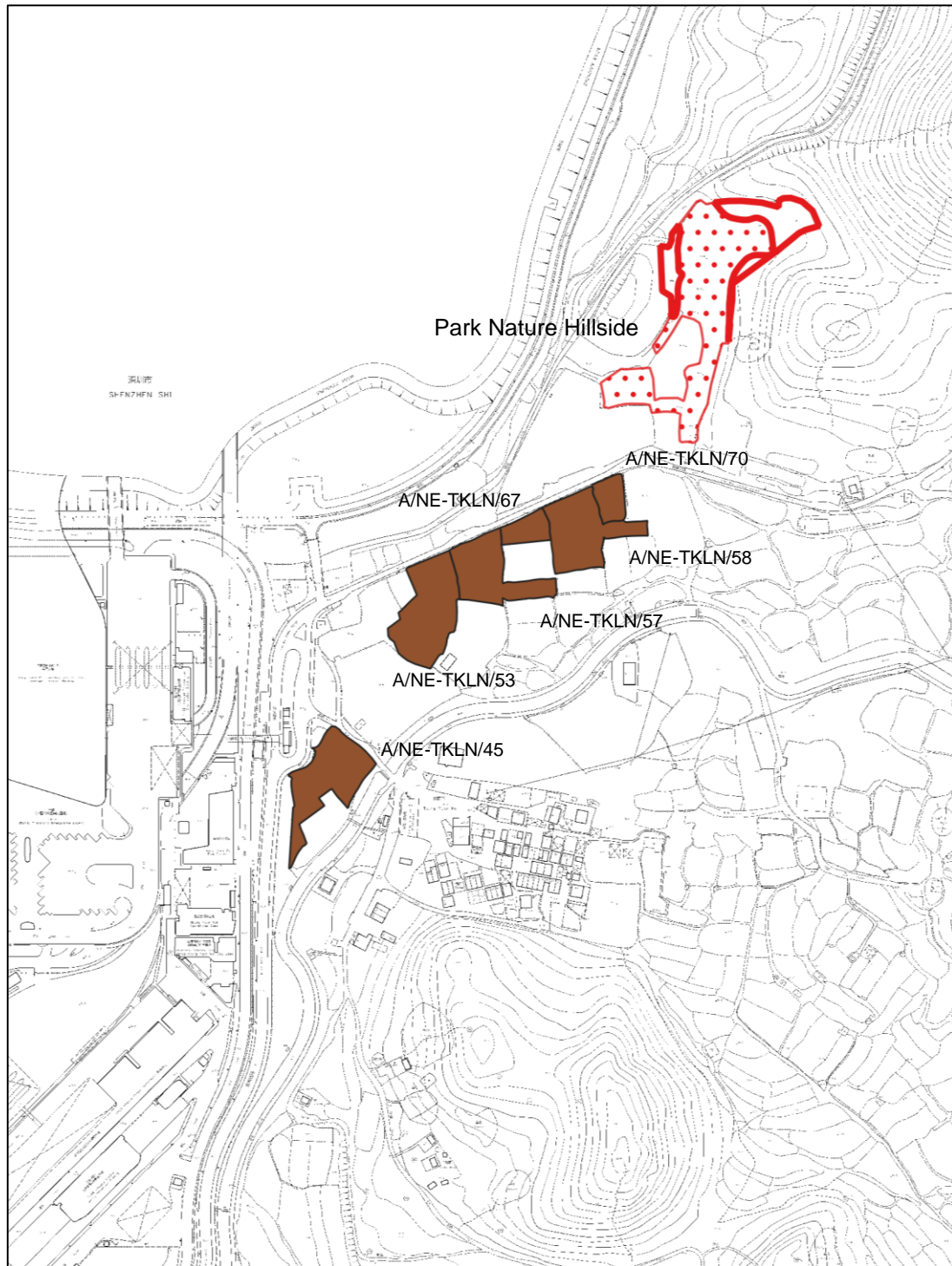


Diagram 6 Approved Public Vehicle Parks in the Vicinity (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

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 Compliance of TPB-PG No. 10

- 3.8.1 The Town Planning Board Planning Guideline for '*Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance*' stipulates that one of the main purposes of "GB" zones is "to provide additional outlets for passive recreational uses", which could be fulfilled by the use as a holiday camping site. Given that the Proposed Development is compatible with the character of surrounding areas, it should be given sympathetic consideration by the Board. The main relevant planning criteria in TPB-PG No. 10 are considered below.
- 3.8.2 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.
- 3.8.3 As suggested by its small scale and low development intensity, the Proposed Development also does not involve any extensive clearance of existing vegetation, any tree felling, or affect the existing natural landscape, and thus shall not cause any adverse visual impacts on the surrounding environment.
- 3.8.4 Neither vehicular access roads nor parking provision are involved in the "GB" zone within the Application Site. None of the existing trees or other natural landscape features shall be affected by access and parking.
- 3.8.5 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.
- 3.8.6 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.
- 3.8.7 The Proposed Development is not situated on a slope or hillside and does not cause any impact on slope stability.



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 Planning Guidelines No. 10

4.3.1 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. With respect to the OZP, one of the uses of the Application Site is to provide passive recreational outlets. 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 solely for passive recreational purposes while being compatible with the surrounding environment. The proposal does not involve erection of any permanent structures.

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 HYWBCP. 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 HYWBCP. 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 support of previous project approvals for temporary recreational and leisure uses, particularly holiday camp use, under similar circumstances within the Shatin, Taipo and North District Planning Office boundaries. The proposed temporary holiday camp is not inconsistent with the surrounding land uses and 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.



4.8 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.