



**LCH Planning and Development  
Consultants Limited**

Our Ref.: PD2402001/09

Your Ref.: TPB/A/NE-TKLN/96

27 March 2025

By Email

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

Dear Sir/Madam,

**APPLICATION NO. A/NE-TKLN/96 FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

We refer to departmental comments received regarding the captioned application.

Attached our response to departmental comments, revised plans and replacement pages of Application Form and Planning Statement for consideration of the Town Planning Board (**Annexes 1 to 3**).

Please note that there will be further development under the forthcoming Development Proposals for New Territories North New Town, where Heung Yuen Wai Boundary Mixed Use Area is considered as Priority Development Area. The existing "Green Belt" zone would no longer be maintained. Thus, this application would not derivate from the long-term planning intention of the "Green Belt" zone which is expected to be rezoned in the near future.

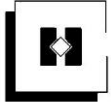
Since this Further Information only involve responses to comments without changing the scheme, according to TPB PG-No. 32B this Further Information should be exempted from publication and recounting requirements. Should you require further information or have any query, please feel free to contact the undersigned or Larissa Wong [REDACTED].

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho** *R.P.S.(GP)(PD) R.P.P.*  
Director

Encl.  
c.c. the Applicant

[REDACTED]



## **ANNEX 3**

# **REPLACEMENT PAGES OF APPLICATION FORM AND PLANNING STATEMENT**

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )  
Income Mall Limited

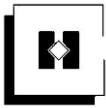
### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )  
LCH Planning & Development Consultants Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Demarcation District No. 80 Lot Nos. 20RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part)
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,902 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Demarcation District No. 80 Lot Nos. 20RP (Part), 21 (Part), 22 (Part), 23 (Part) and 25 (Part) 丈量約份第80約地段第20號餘段(部分), 21號(部分), 22號(部分), 23號(部分) 及25號(部分)
Site area 地盤面積	1,902 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱圖編號S/NE-TKLN/2
Zoning 地帶	Green Belt 綠化
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Holiday Camp for a Period of 3 Years 臨時露營車度假營，為期3年



## **2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL**

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### **2.1 Park Nature Hillside**

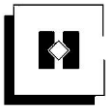
- 2.1.1 The Application Site and its surrounding area are part of a camping site known as 'Park Nature Hillside', which is operated by the Applicant. It is a stylish camping site that provides eco-tourism opportunities in the boundary area. The entire camp has a total of 21 tents/ camps/ caravans available for booking, accommodating about 80 campers.
- 2.1.2 The Application Site and its surrounding area are currently designated as a holiday camp, with a total of 12 tents/ camps/ caravans partly falling within the Application Site that accommodates about 36 campers. The remaining parts of the Site are grassed as a landscaped area.
- 2.1.3 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). 'Park Nature' Guesthouse is under licence No. H/6678.
- 2.1.4 The Applicant intended to utilize the Application Site as a holiday camping site, and hence, submit this Application. The Application Site has submitted an application for Guesthouse Licence to the Home and Affairs Department, pending for approval.

### **2.2 Land Status**

- 2.2.1 The Application Site falls within the boundaries of Lot Nos. 20 RP (Part), 21 (Part), 22 (Part), 23 (Part), and 25 (Part) in Demarcation District No. 80 ("**the Lots**") (**Figure 3**).
- 2.2.2 The whole 'Park Nature Hillside' campsite, together with the Application and the remaining area, falls within boundaries of Lot Nos. 20 RP, 21, 22, 23, 24, 25, 28, 31, 33, and 37 in Demarcation District No. 80 ("**the Whole Site**")
- 2.2.3 The Whole Site is also subject to a Short Term Waiver No. 1638 which covers the Lot Nos. 20 RP, 21, 22, 23, 24, 25, 28, 31, 33, and 37 in Demarcation District No. 80 for the purpose of Holiday Camp with associated facilities. According to the Short Term Waiver, the concerned Lots are allowed to erect the building(s) and structure(s).

### **2.3 Current Condition of the Application Site**

- 2.3.1 The Application Site covers an area of about 1,902 square metres ("sq. m."). The Whole Site covers an area of about 7,937 square metres ("sq. m."). 6,036 sq. m. falls within the "REC" zone with structure, while about 1,902 sq. m.



which is comprised of multiple villages. The predominant land uses are vehicle parking, storage, temporary and domestic structures, as well as vacant land. Ta Kwu Ling forms one of three new development areas currently being planned for North District, in parallel with Fanling North and Kwu Tung North. Ta Kwu Ling North is positioned to the north of Tsung Yuen Ha Chuen. The area is accessible via Lin Ma Hang Road in Ta Kwu Ling North, which is the major road in Ta Kwu Ling North. The major transportation mode is by bus or minibus, connecting Ta Kwu Ling North to several MTR stations and public minibus terminal.

- 2.4.2 The Application Site is located at the northern edge of Ta Kwu Ling, with village houses, temporary structures and car parks surrounding the Site. Tsung Yuen Ha is situated between the middle and eastern section of Ling Ma Hang Road. Going south along the Lin Ma Hang is Chuk Yuen, and further east is Ha Heung Yuen.

## 2.5 The Proposal

- 2.5.1 **The Application Site with the adjoining area is proposed to serve as a holiday camp with caravans. Upon actual implementation of the holiday camp, there are feedbacks from campers to enlarge the camping ground area in order to create a spacious atmosphere. The operator thus considers to utilize the remaining private land and slightly extend the holiday camp operation area.**
- 2.5.2 Taken into account of the Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under Cap. 349 the Hotel and Guesthouse Accommodation Ordinance, a minimum of 5m wide of unobstructed space shall be provided to any sides of a caravan and its annex. The Applicant also intended to provide a good accommodation design with spacious space between the proposed caravans and the tent/camps/caravans approved under STW No. 1638. As such, 12 caravans (accommodate a maximum of about 36 campers) within the “GB” zone is proposed to ensure compliance of the license requirement of caravan camp site and adoption of good accommodation design to provide spacious atmosphere for the campsite users<sup>1</sup> (**Diagram 2**).

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<sup>1</sup> [https://www.hadla.gov.hk/filemanager/en/docs/Guide\\_for\\_Caravan\\_Camp\\_Site\\_Eng.pdf](https://www.hadla.gov.hk/filemanager/en/docs/Guide_for_Caravan_Camp_Site_Eng.pdf)



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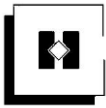
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place in the Whole Site. The temporary eating place has been granted planning permission under A/NE-TKLN/84 in 2024. The staff of the camping site will provide first screening on the non-campers. The non-campers are only allowed to visit the temporary eating place but not allowed to enter the camping site without permission.

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

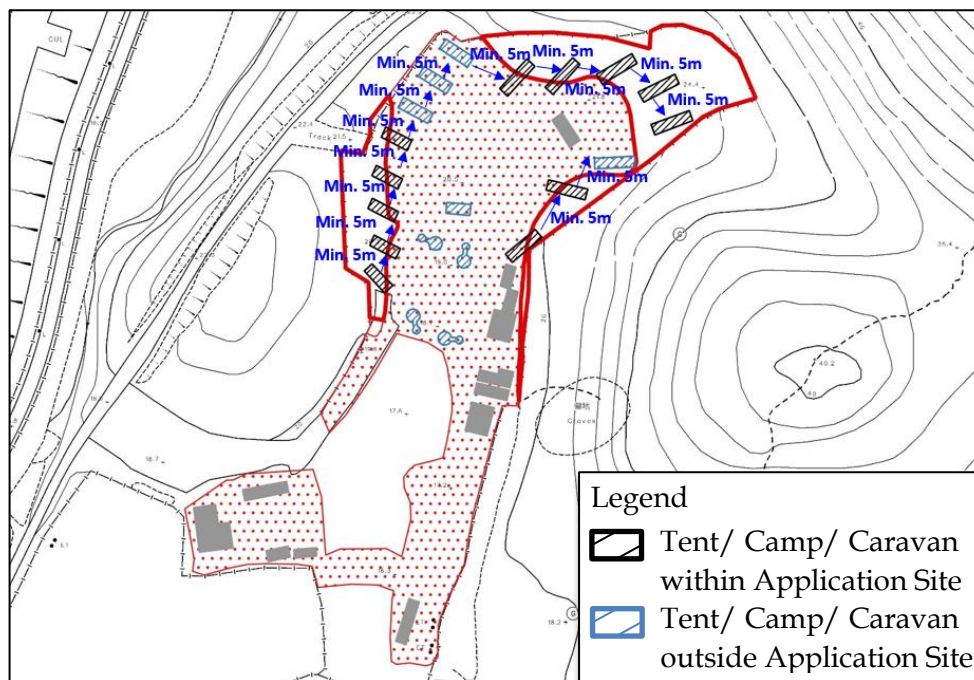
2.5.8 Below the development parameters for easy reference:

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 7,937 sq.m.	About 1,902 sq.m. (Form part of the Whole Site area of 7,937 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 1 storey 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.	Not more than 283.5 sq.m.
Total Plot Ratio	Not exceeding 0.2	N/A *
Total No. of Camps/ Tents/ Caravans	21 nos.	12 nos. partially on "GB" zone (Form part of total 21 nos.)
Maximum Number of Campers	80 ^	About 36 (Form part of the total 80 campers)
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



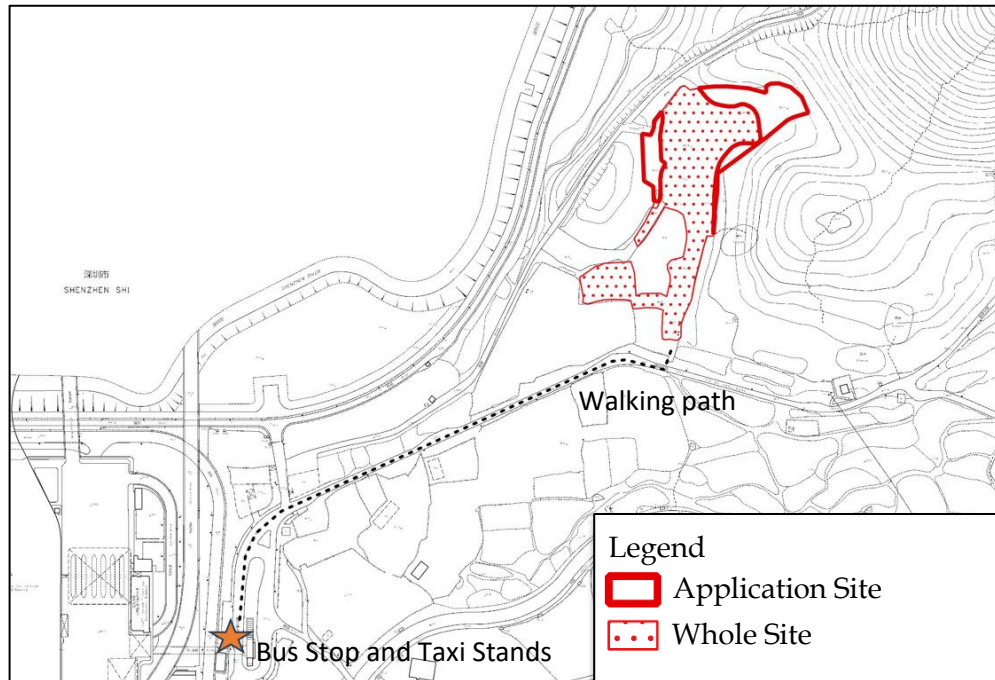
**Diagram 3** Location of Tent/ Camp/ Caravan (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

## 2.6 Existing Transport Services

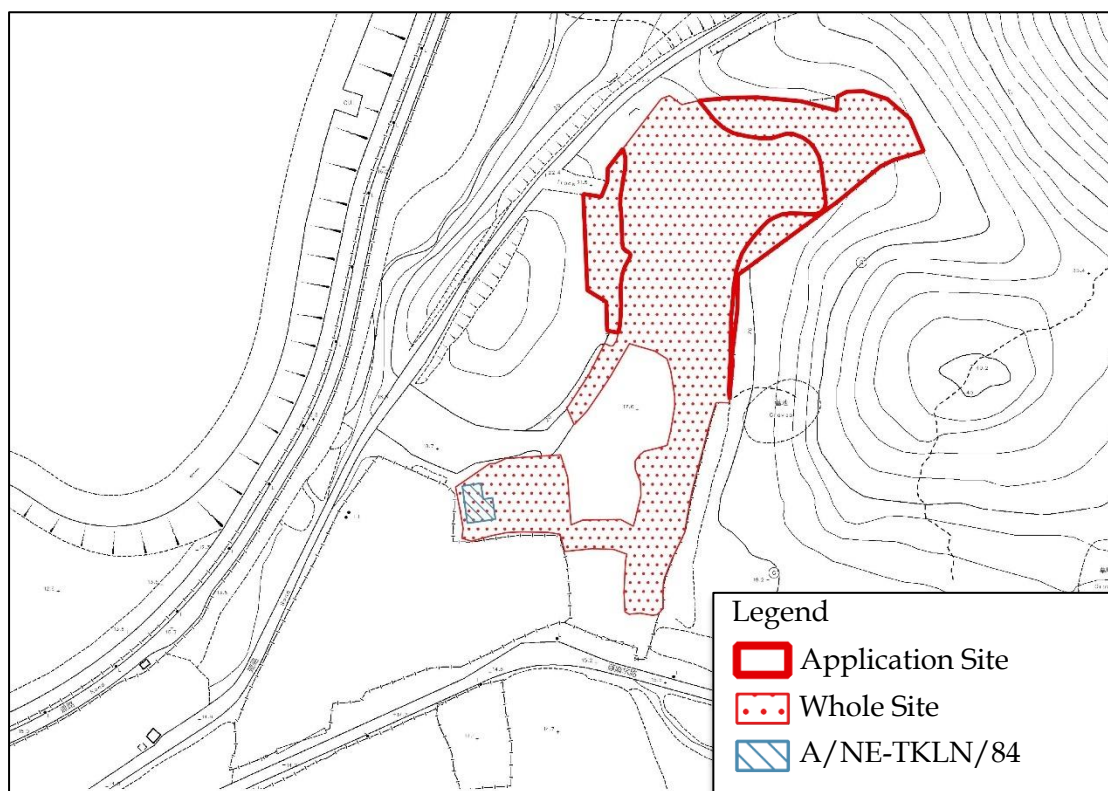
2.6.1 Existing public transport services in the vicinity are shown below:

<u>Mode</u>	<u>Route No.</u>	<u>Origin - Destination</u>	<u>Frequency</u>
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 (HYW BCP)	25 - 35 minutes
Franchised Bus	B7	Fanling Station – Heung Yuen Wai Port	10 - 20 minutes
	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 HYW BCP, by going through the subway from the bus stop along Lin Ma Hang Road.



**Diagram 4** Walking Path to Public Transport (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

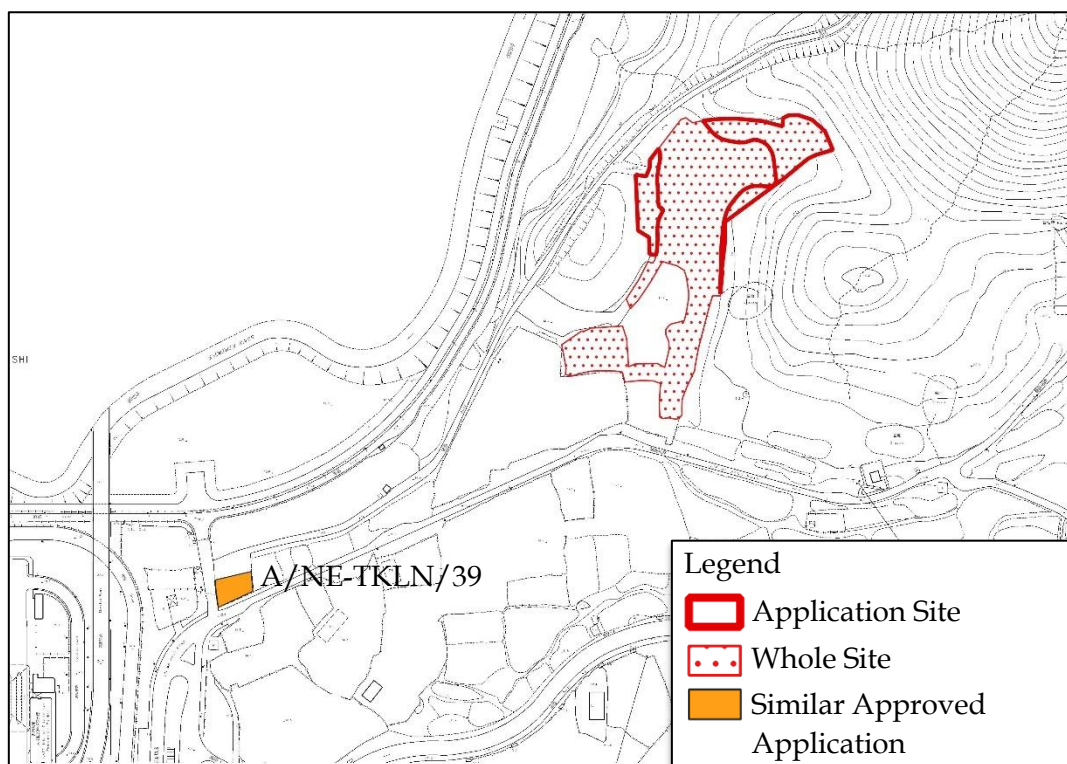


**Diagram 5** Approved Application falling within the Whole Site (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

### 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 HYW BCP, serving mainly the staff and workers of HYW BCP. The details of the application are summarized as follows:

<b>Application No.</b>	A/NE-TKLN/39
<b>Decision Date</b>	28/05/2021
<b>Applied Use</b>	Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of 3 Years
<b>Site Area</b>	270.5 sq. m.
<b>Maximum Building Height</b>	3.5 m
<b>Decision</b>	Approved with condition(s) on a temporary basis

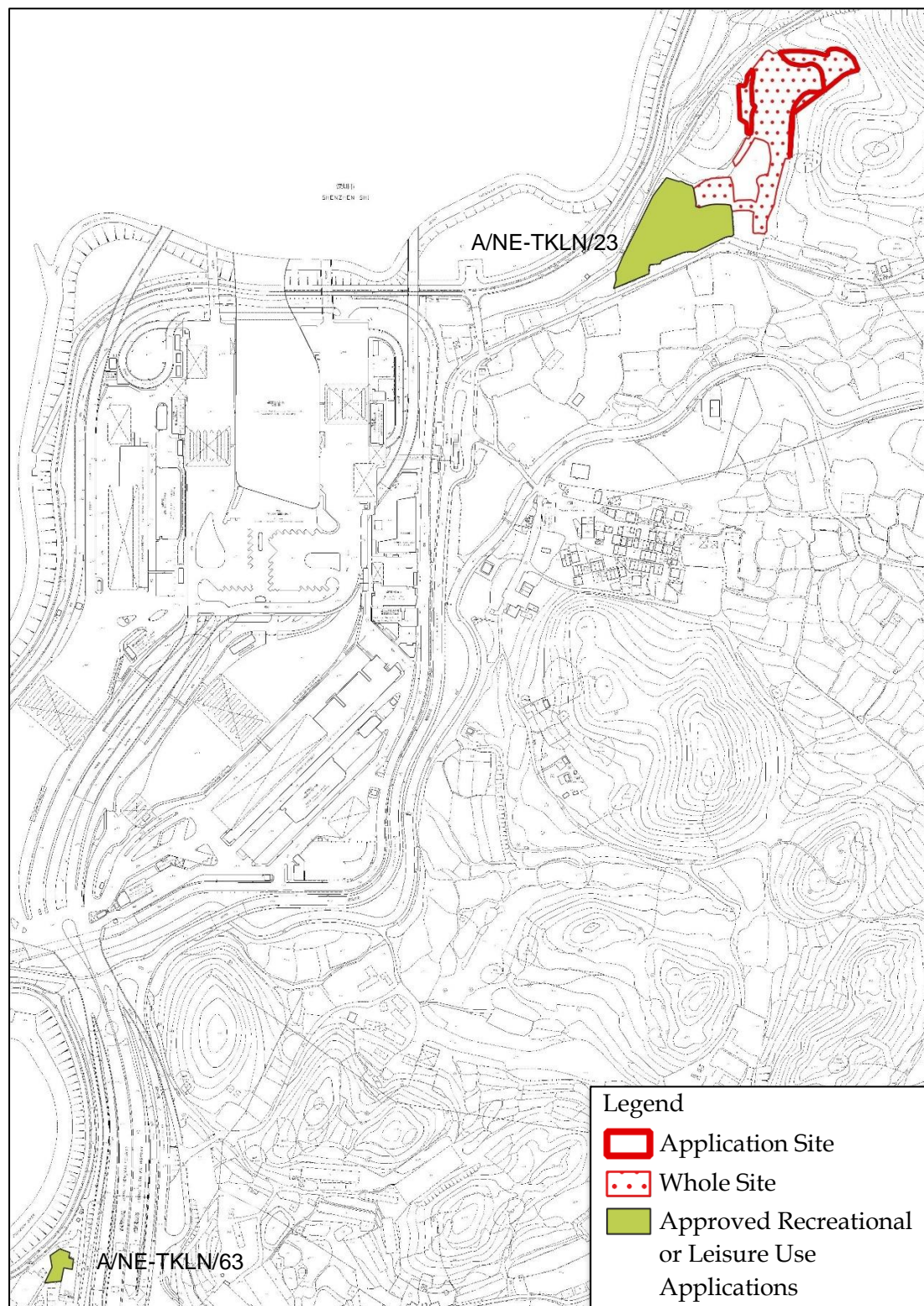
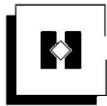


**Diagram 6** Approved Applications falling within “REC” and “GB” Zones in the Vicinity (Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

3.3.3 There are also two planning applications for recreational or leisure uses riding on the increased accessibility brought 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 7** Approved Recreational or Leisure Use Applications in the vicinity  
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



### 3.7 Traffic Consideration

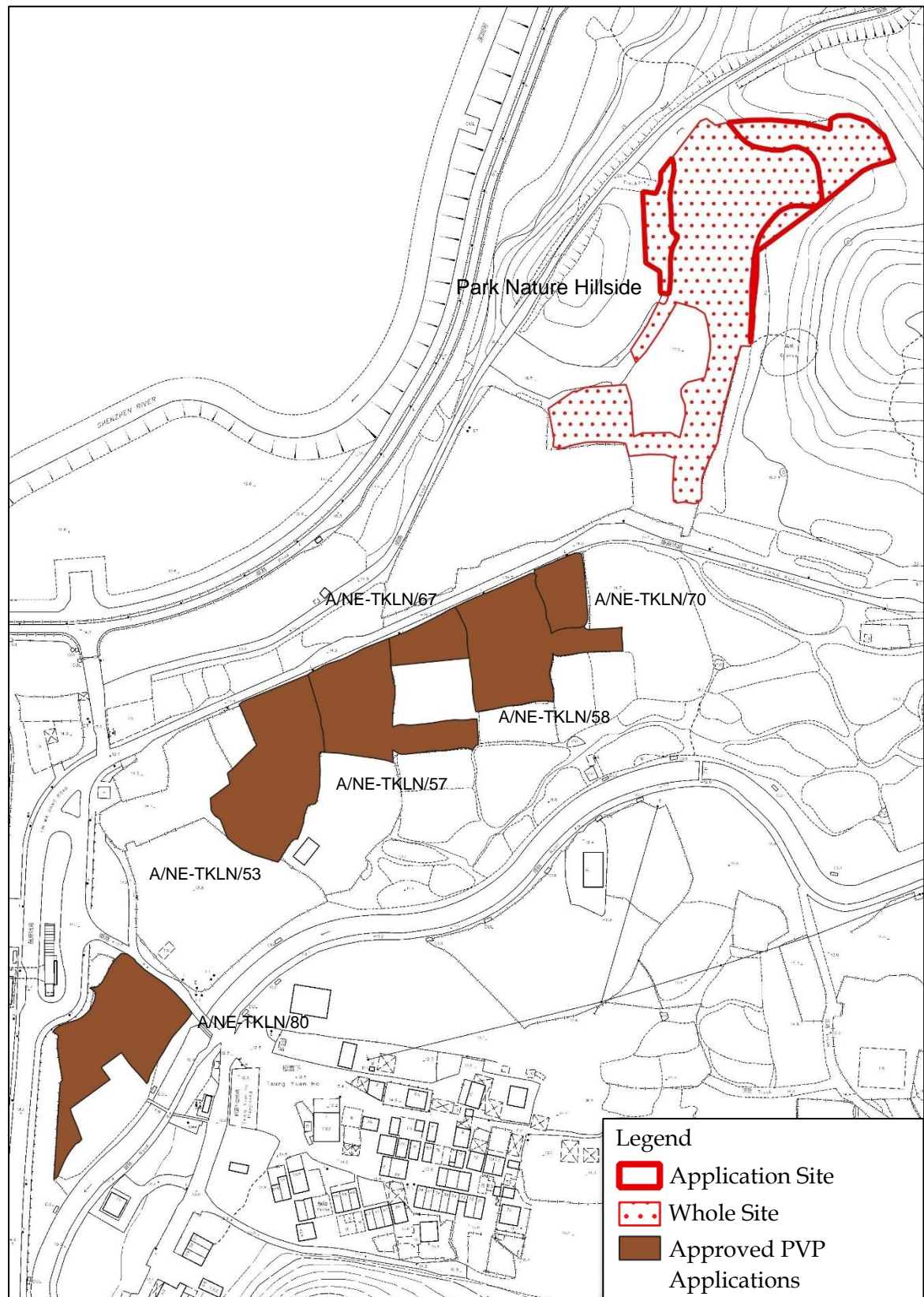
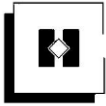
3.7.1 To minimise carbon footprint, campers are encouraged to take public transport to arrive at the campsite. As it only takes about 5 minutes to walk from the Application Site to the HYW BCP, it is expected that the campers would access the Application Site on foot from the HYW BCP, which is readily accessible by public transport. Public transport routes to and from HYW BCP 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 HYW BCP. 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/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
A/NE-TKLN/80	15/3/2024	56

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