



By Email and Post

Date : 20 February 2025
Your Ref.: TPB/A/YL-NTM/475
Our Ref. : LDS/PLAN/6966

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Holiday Camp for a Period of 3 Years at Lots 1213 RP, 1215 RP, 1216 RP, 1217 S.C RP (Part), 2579 (Part), 2583 (Part) and 2584 (Part) in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

(Application No. A/YL-NTM/475)

We refer to the comments from various Government departments on the captioned application and submit herewith our response in **Table 1** for your consideration.

We are also writing to provide the following further information to clarify the details of the proposed holiday camp:

Site Selection

- (a) The Application Site is directly accessible from Chun Shin Road, which provides good accessibility for the staff and campers to access to the site. After clearing the weeds on site, a swift transformation into a tent camping ground is thus feasible. The Application Site is rural in character with natural landscape which allows the visitors to experience and enjoy the wild camping in a natural environment. The Application Site has been abandoned for a long period of time with overgrown of weeds. The use of the Application Site for a holiday camp would upkeep the maintenance of the site and avoid any further degradation of the site. Therefore, it is considered that the Application Site serves the best location for the proposed development.

Application Boundary

- (b) It is noted that a small portion of land at the western corner of the Application Site encroaches on the application boundary of adjoining development (Application No. A/YL-NTM/377). The Applicant will liaise with adjoining owners on the land issue. It is considered that temporary use of the proposed holiday camp will not contravene the permanent development of the adjoining site.

Fencing

- (c) Chain-link fences have currently been installed at the northern boundary of the Application Site. Upon approval of this application, the Application Site will be fenced off by 2.5m high chain-link fences on all sides to ensure that the Application Site is clearly defined.

Site Operation

- (d) No fire burning or any fuel-burning equipment will be allowed on the Application Site. The campers will bring their own food to the camp site. No food supply and retail service will be provided at the Application Site. The staff will inform the campers of the camping rules when making appointments. There will be on-site monitoring to minimize the chance of fire and other disturbances to the nearby environment when the camping area is in use. A notice will be posted in a prominent position of the Application Site to remind the campers that the use of fire is prohibited.
- (e) Only canvas tents will be used for tent camping. The Applicant will provide canvas tents to campers. Visitors are also encouraged to bring their own tents. Given that the Application Site is generally flat, the tents used by the campers will be placed on the ground and only be set up during their stay and will be removed afterwards.
- (f) No public announcement system and loud speaker will be used on the site. The Applicant will comply with the relevant requirements under Noise Control Ordinance.
- (g) Onsite staff will be employed to manage the campsite on shift. They will stay overnight to monitor the camp site if there are bookings for overnight accommodation.
- (h) In times of adverse weather conditions and "Extreme Conditions", the camp site will be closed. The Applicant will inform the campers to cancel or postpone the bookings.
- (i) The Applicant will consult relevant authority and follow the regulations if a licensing application for holiday camp use is required.

Waste Management

- (j) Given that there would be no provision of fresh water, the volume of wastewater generated would be minimal. Campers are required to strictly follow the camping rules so that wastewater shall only be disposed into the waste water bin which will be collected and replaced by contractor on a regular basis.
- (k) Three portable toilets will be provided within the Application Site. Vacuum tanker for sewerage disposal will be arranged for emptying excrement on a regular basis. Proper sewerage collection and treatment facilities will be provided in accordance with the requirements in ProPECC PN 1/23.
- (l) No shower facilities will be provided within the Application Site.
- (m) Adequate rubbish bins will be provided within the Application Site and all the solid waste arising from the operation of the proposed development will be collected on a daily basis by the onsite staff and disposed to the nearby refuse collection point. Campers are also encouraged to bring their trash out of the Application Site, and dispose responsibly in

designated waste collection points.



- (n) Good site practices will be monitored to avoid refuse and other pollution, including pesticides, from entering the surface runoff and the nearby ponds, and to ensure a clean, hygienic tent camping ground without environmental deterioration.

Should there be any queries, please contact our [REDACTED]

Yours faithfully,

For and on behalf of

Lawson David & Sung Surveyors Limited

Encl.

c.c. DPO/FSYLE (Attn.: Ms. Jane Lau) – By Email
Client