

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502 of 4 11/9 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	NZ-LK/165
	Date Received 收到日期	2025-10-6

- 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)

汽車露營 (香港) 有限公司

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)

Wong Cheuk Ki

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)	Lots 2467 (part), 2452 S.B (part), 2473 (part), 2474 (part), 2475 (part) and 2476 in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 5019 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 512 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	95 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-LK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	Holiday Camp (Private Tent Camping Ground) & Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at31/08/2025..... (DD/MM/YYYY), this application involves a total of19..... “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)”[#] obtained 取得「現行土地擁有人」[#]同意的詳情

No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has notified19..... "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lot 2452 S.B & Lot 2467 in D.D. 39	9/9/2025
1	Lot 2475 in D.D. 39	10/9/2025
3	Lot 2473 & Lot 2474 in D.D. 39	9/9/2025
14	Lot 2476 in D.D. 39	9/9/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬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，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 years ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	4507 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	512 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	11
Proposed domestic floor area 擬議住用樓面面積	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	512 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	512 .....sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
- Office 60 sq.m Single Storey 4.5m(H) - Toilet 72 sq.m Single Storey 4.5m(H) - Reception Counter 70 sq.m Single Storey 4.5m(H) - Grocery Store 70 sq.m Single Storey 4.5m(H) - Activity Room 60 sq.m Single Storey 4.5m(H) Camp Equipment Storage 60 sq.m Single Storey 4.5m(H) - Farm Equipment Storage 60 sq.m Single Storey 4.5m(H) Staff Room 60 sq.m Single Storey 4.5m(H)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	12 nos
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	1 nos (light bus)

Proposed operating hours 擬議營運時間 Monday to Sunday 24 hours including Public Holiday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Sha Tau Kok Road - Shek Chung Au Section Via Local Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

- The proposed development involves little change of Site.
- The proposed development provide the public with healthy outdoor activity.
- The proposed development is compatible with surrounding area.
- The proposed development does not require filling or excavation of land.
- The proposed development intents to give city people a place to enjoy nature and experience rural life. Therefore an farming area will be proposed and tools be provided for the visitors to try out planting and growing of vegetables.
- Similar applications have been approved in the site area: A_NE-LK_133 (Hobby Farm, by other previous tenant) and A_NE-LK_162 (Holiday Camp). Almost no new changes will be made to the site.
- This application, if approved, will supersede A_NE-LK_162.
- Everyone who has been to the site loves the big grassland and natural environment, it is pure enjoyment to be able to chill out in the nature. The applicant hopes to maintain this hidden gem for city people.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署



Wong Cheuk Ki

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Project Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

9-9-2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. 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	Lots 2467 (part), 2452 S.B (part), 2473 (part), 2474 (part), 2475 (part) and 2476 in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok
Site area 地盤面積	5,019 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 95 sq. m 平方米 ☒ About 約)
Plan 圖則	S/NE-LK/11
Zoning 地帶	V
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	512 ☒ About 約 ☐ Not more than 不多於	0.102 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 ☐ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	10.2 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 		12 12 nos Private Car
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Light bus 		1 1 no light bus

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
- Drainage Proposal, Swept Path		
- Location Plan, Road Signage Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Dear Sirs,

Please be advised that the area covered by the application site has previously been approved for temporary recreational use, i.e. Hobby Farm and Holiday Camp, under A/NE-LK/133 (by other previous applicant) and A/NE-LK/162 respectively. No significant new development is proposed in this application. Upon approval, the application shall supersede A/NE-LK/162.

In submitting this application, the applicant has proactively and thoroughly considered and addressed concerns raised by different departments in a preceding approved application A/NE-LK/162 in order to facilitate a smooth review of the application. The responses and proposed measures by the applicant are attached in this appendix for your kind consideration.

Given the current business environment, it is very hard for SMEs like the applicant to run a new rural project in Hong Kong. The applicant hopes to maintain a rural place that is suitable for Hong Kong people to enjoy nature. This proposed project would make minimum changes to the site and have almost no impact to the environment as the site will mainly be a beautiful grassland, and it would sure be beneficial to the community. In light of the above, the applicant would deeply appreciate if the committee could review and approve the application as quickly as possible.

I look forward to hearing back from you soon. Thank you.

Yours faithfully,

Wong Cheuk Ki

To: Agriculture, Fisheries and Conservation Department

- (i) There would not be any impact to the watercourse located to the south and southeast of the site.
- (ii) From nature conservation perspective, it is stated in the Appendix that toilets and parking spaces are proposed within the subject site. However, no shower and car washing activity shall be allowed on site. The sewage generated from the visitor shall be collected and disposal by fecal suction truck by weekly basis. In addition, no holiday camping activities will be allowed within 3m to the watercourses. This will be ensured by erecting signages between the watercourses and the camping area to alert campers to stay away, and that staff will arrange campers to set tents in areas that are at least 3m away from the watercourses.

Antiquities and Monuments Office

Built Heritage

It is noted that the subject application site is located in the vicinity of two Grade 3 historic buildings, namely Law Uk and its Ancillary Block, Shek Chung Au.

Archaeology

The application site falls entirely within Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest ("SAI").

Considering the above, only the construction works of proposed drainage system involves very minor excavation works which can be carried out by hand tools instead of excavator, from which, it would not affect the Grade 3 historic building. Single-storey toilets and other facilities are above-ground container type which do not require excavation and site formation.

Please note that the site concerned has been considered and approved by the department previously. The application does not propose any significant new development.

Furthermore,

- (i) The drainage works, container-type single-storey toilets and other facilities will not require site formation.
- (ii) No other facilities will require excavation works as they are mainly container-type.
- (iii) Proposed drainage channel has a minimal 450mm depth and will be excavated and built by hand tools. No heavy machineries will be involved.
- (iv) Given the minimal excavation by hand tools and no site formation works, there will be no impact on the SAI arising from the proposed drainage works and other facilities.
- (v) Supervisor will be on site at all times to monitor the work and would stop and notify the AMO immediately if there is any findings.

To: Planning Department

A strip of land zoned "Agriculture" to the immediate north of the application site was grassed, but not included in the captioned application. The proposed temporary holiday camp site is only confined to the "V" zone.

This application, upon approval, will supersede A/NE-LK/162.

Further information related to the applicant's operation:

- Booking for campsite and carparking space via WhatsApp will be required in advance (usually at least one week ahead). Booking will be accepted on a first come first serve basis and be confirmed by payment. Booking for the date will stop once the maximum capacity of 20 camp and 12 carparking space is reached. No walk-in customers or visitors will be allowed, and booked customers must register at reception for entry. Only cars or light bus pre-registered with their plate numbers will be allowed entry. Gate will be usually closed to prevent unauthorised access.
- The maximum capacity of the campsite is 80 visitors. - Three full time staff will be positioned in the campsite, handling check-in, cleaning and daily maintenance work etc.
- Light bus means 16 seater that may be hired by big group of customers, e.g. three families of friends etc. Customers will hire the light bus from third-party coach operators and the campsite does not provide any light bus services itself. The light bus shall leave the site once customers arrive to check-in and only come back for pick-up when they check-out. We appreciate your consideration on the above matters.

TO: Environmental Protection Department:

Public announcement system or portable loudspeakers, in practice, may be used during occasional events. However, it will be used only during a limited number of sessions and not of high frequency, minimizing the impact to the community.

The applicant will control and monitor the sound levels in compliance with the Noise Control Ordinance Cap. 400.

To: Drainage Services Department

- (i) The applicant has attached a drainage proposal to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

In particular, the uphill catchment to the immediate north of the site has been taken into calculation.

Connection details between the proposed underground pipe and the existing stream is included.

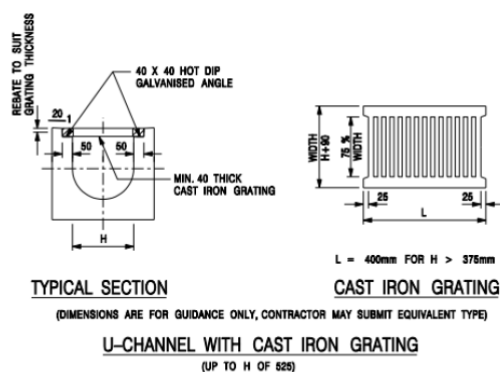
- (ii) All works shall be 3m away from the top bank of the streamcourse and all the proposed works in the vicinity of the streamcourse would not create any adverse drainage impacts, both during and after construction.
- (iii) The applicant would minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction.
- (iv) The site is in an area where no public sewerage connection is available.
- (v) It is noted that the limited desk-top checking by DSD on the drainage works covers only the fundamental aspects of the drainage design. The project proponent is obligated to ensure that
 - (i) The proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and
 - (ii) The proposed drainage works and the downstream drainage systems have adequate capacity and are in good conditions to receive the flows collected from the subject locations and all upstream catchments.
- (vi) It is noted that the cover levels of the proposed channels should be flush with the existing adjoining ground level.
- (vii) It is noted that the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. The applicant should also ensure that the flow from this site will not overload the existing drainage system.
- (viii) The applicant noted that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provide on both sides of the walls or kerbs with details to be agreed by DSD. However, no solid fence wall is to be erected.
- (ix) It is noted that the existing discharge location to which the applicant proposed to discharge the storm water from the subject site is not maintained by DSD. The

applicant would identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works.

- (x) The applicant noted that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant would also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (xi) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense.
- (xii) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (xiii) The applicant would make good all the adjacent affected areas upon the completion of the drainage works.
- (xiv) The applicant would construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.
- (xv) Catch pit with sand trap would be provided at the outlet of the proposed drainage system. Details of the catch pit with sand trap can be referred to CP2 attached.
- (xvi) The applicant would place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Please refer to Drainage Layout Plan.

Furthermore, please find:

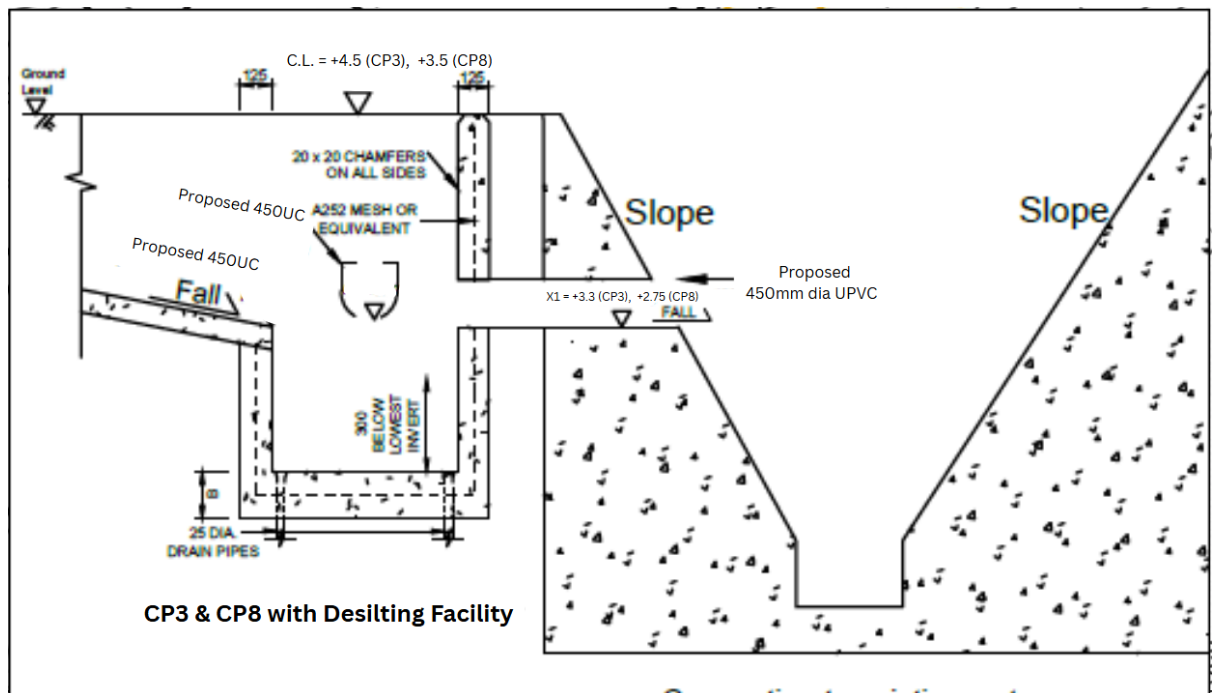
1. The typical details of the cast iron grating:



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.

2. The connection details to the existing water course:



3. Uphill catchment to the immediate north of the site has been taken into drainage calculation attached.

To: Lands Department

- (i) The applicant site comprises Old Schedule Agricultural Lots 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. It is noted that NO right of access via Government Land is granted to the application site.
- (ii) STW and STT will be applied for temporary structures and government land covered by the planning application.
- (iii) Should planning approval be given to the subject planning application, the lot owners will apply to the LandsD for a STW to permit the structure(s) erected/to be erected on site. Besides, it is noted that given the proposed use is temporary in nature, only application for regularization or erection of temporary structures(s) will be considered. It is noted that the application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it is noted that its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD.

To: Transport Department

From a traffic engineering point of view:

- (i) Please be advised about the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions:
Total 20 camp tents are proposed. 4 persons per tent.
Assume:
 - 1. 5 persons per private car
 - 2. 50% occupation from Sunday to Thursday
 - 3. 75% from Friday to Saturday

Therefore, there are maximum 48 persons per day which generated 24 private car trips per day and 12 carparking spaces needed. It is not significant to the Sha Tau Kok Road and considered no adverse impact.
- (ii) Based on above number of vehicles visiting the subject site, 12 carparking spaces and 1 no. of loading/unloading is enough.
- (iii) The width of the vehicular access leading to the site can be referred to the Location Plan as enclosed.
- (iv) Please be advised about the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site: A staff shall be responsible for reservation service in order to well manage the leaving and arrival time of the visitor. And he is also responsible for controlling the car leaving and arrival.
- (v) Please be advised about the provision and management of pedestrian facilities to ensure pedestrian safety: A sign “注意車輛” shall be provided in the entrance of the site as indicated on the Location Plan.
- (vi) It is noted that the vehicular access between Sha Tau Kok Road (Shek Chung Au) and the application site is not managed by TD. The applicant would seek comments from the responsible party.