

Timothy Wai Pui WU/PLAND

寄件者: Enrico Wong <[REDACTED]>
寄件日期: 2025年11月19日星期三 12:58
收件者: Brian Ching Hong CHAN/PLAND
副本: Timothy Wai Pui WU/PLAND; William Shu Tai WONG/PLAND; Johnny Chung Yin LAM/PLAND
主旨: Re: [Departmental Comment] Planning Application No. A/NE-LK/165 --- Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in "V" Zone, Shek Chung Au, Sha Tau Kok
附件: Project Location Map 2.jpg; Project Location Map 1.jpg; 2-2020.png; 3-2022.png; 2-2021.png; 11-2020.png
類別: Internet Email

Dear Brian,

Thank you for the comments. Please find the Applicant's reply below:

Comment from AMO

Archaeological Heritage

1. The Applicant is aware of the site location within SAI and the AMO's concern. Hereby provide further information and grounds to support the Applicant's view that no adverse impact would be done to the SAI:
 - a. The SAI was first recorded during the Second Territory-wide Archaeological Survey. Surface finds of net pattern pottery sherds were collected in lowlying fields at Shek Kiu Tau. However, no finds were identified in the auger hole tests conducted at Wo Hang Tai Long. Two field investigations were conducted in 2000. The first investigation (two auger holes and two test pits) discovered prehistoric cultural remains and ceramic sherds of Song and Ming periods. It was suggested that the site was a possible prehistoric hill-slope site. The second investigation (two test pits) revealed similar stratigraphy to that of the First Re-investigation, with the discovery of four sherds of Song Dynasty Longquan celadon, two sherds of Ming Dynasty pottery and eight sherds of Ming Dynasty glazed pottery and cloth-pattern tile fragments.
 - b. The Application Site is located on the eastern border of the SAI, furthest to the centre of discovery of the SAI and among clusters of storage buildings, including those still existing and some demolished over the years. Please see attached location map 1 and 2.
 - c. The only excavation works proposed to be done is the drainage system required as planning condition. No other excavation work will be done.
 - d. The proposed drainage system (to be approved by DSD) involves 450 mm U channel along the site boundary, adding the 150mm thickness of the concrete at bottom will make it a mere 600 mm deep below ground level. Furthermore, only two catchpits will be deeper than 1m, i.e. CP3 with a depth of 1.2m and CP9 with a depth of 1.6m. No other work involve digging under 1m.

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Furthermore, the drainage plan is only preliminary, subject to the approval of DSD, where the depth of catchpit designs still have room to be modified subject to the AMO's comment.

- e. Attached please find the google earth image of the site from 2020 to 2022:
- i. 02/2020: Buildings/Storage structures can be seen covering all over the site. It is believed to be used as a logistic operation centre. For such operations and construction of the structures, a very high extend of land excavation and formation was likely to be made.
 - ii. 11/2020: Some land seen to be covered by concrete surface.
 - iii. 02/2021: Most structures demolished but some land still covered by concrete surface. It seems that all the concrete was also later demolished, which involves heavy machinery work on the land.
 - iv. 03/2022: Grass and trees were planted for re-greening the land.
- f. Throughout the abovementioned years, from the Applicant's observation, the surface layer of the land had been unfortunately heavily disturbed. With such heavy machinery and construction work, especially the demolishing and removal of concrete and the potential re-filling of soil in place of concrete, it is highly reasonable to conclude that the top 1-2 metre ground layer is already not the original layer.
- g. Given the nature of the Applicant's proposed work in the application, hand tools are sufficient and no excavator will be involved, thus minimizing the chance of digging deeper than planned or damaging any archaeological items without notice. There would be neglectable impact to what the site has sadly endured, i.e. hand tools will not be able to dig deeper than the heavily disturbed/replaced layer.
- h. The Applicant only wish to retain the nature environment with minimal changes to the landscape and land to provide healthy camping and farming activities. There is no intention for alteration of the natural and existing environment, or disturbing its cultural and historical value.
- i. Given the above observation and grounds, considering the history of the land of the site, it is unfortunately concluded that the site location has very low archaeological potential. Nevertheless, the Applicant will continue to follow the proposed measures to mitigate the impact:
- i. The Applicant will submit the final drainage proposal to the AMO for reference, upon approval by DSD, and to notify (or seek approval) the AMO before commencement of the work.
 - ii. The Applicant will ensure project manager will be on-site during the work at all times to supervise.
 - iii. The Applicant will halt all work immediately and inform AMO in case of the discovery of antiquities or supposed antiquities in the course of work.
 - iv. All building facilities other than the drainage system will be at-grade and above ground.
2. Please refer to the reply above.

Built Heritage

3. The Applicant thanks the AMO for the reminder.

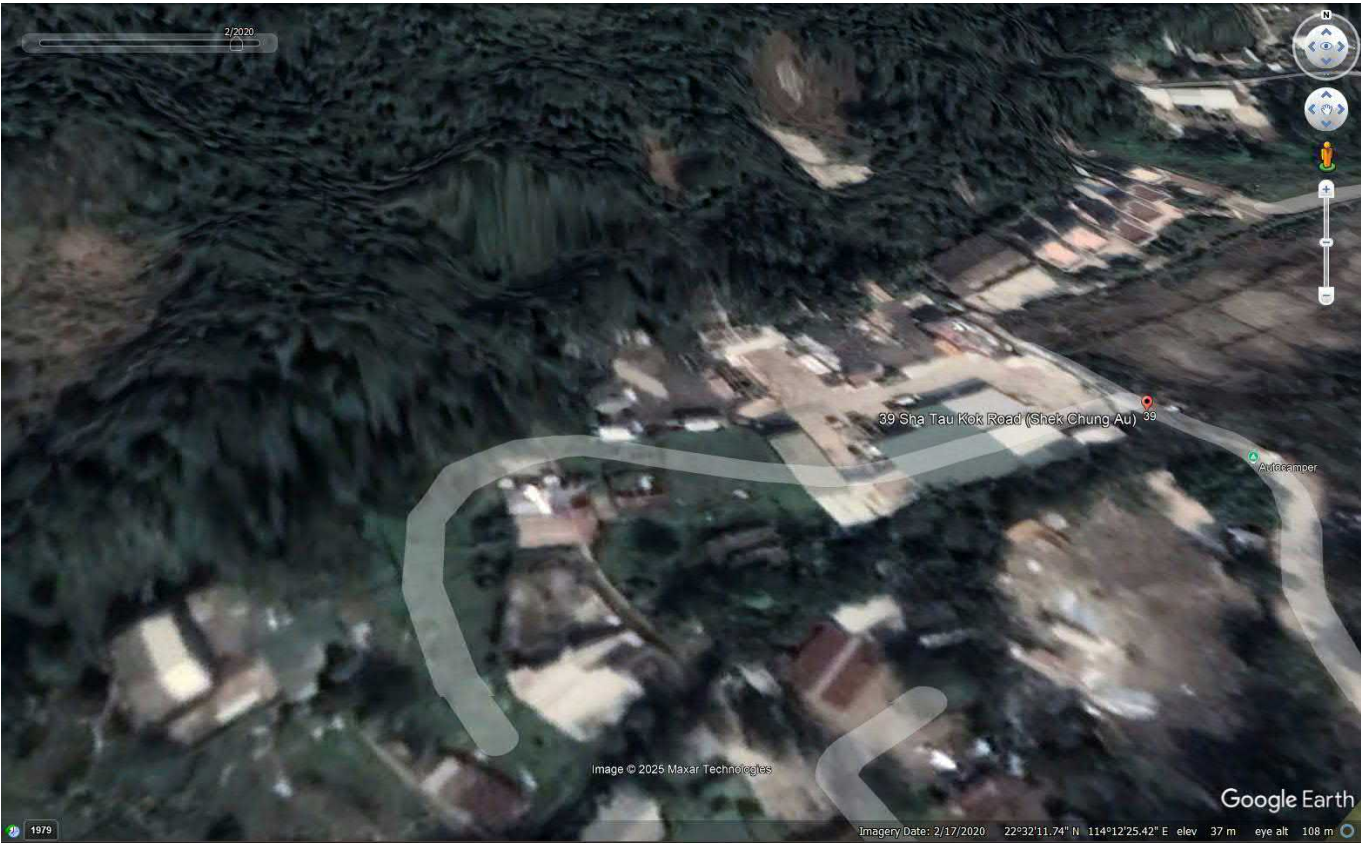
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4. The Applicant will take appropriate precautionary, protection and monitoring measures to ensure that the Graded Buildings will not be adversely affected by the proposed works.
5. The Applicant will keep AMO posted of any further development/updates of the subject application.

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

Best regards,
Enrico

File Name: 2-2020.png



File Name: 11-2020.png



File Name: 2-2021.png



File Name: 3-2022.png



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寄件者: Enrico Wong <[REDACTED]>
寄件日期: 2025年11月19日星期三 15:03
收件者: Brian Ching Hong CHAN/PLAND
副本: Timothy Wai Pui WU/PLAND; William Shu Tai WONG/PLAND; Johnny Chung Yin LAM/PLAND
主旨: Re: [Departmental Comment] Planning Application No. A/NE-LK/165 --- Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in "V" Zone, Shek Chung Au, Sha Tau Kok
類別: Internet Email

Dear Brian,

Thank you for your comments. Please find the Applicant's reply below:

1. Please be advised that the road is leftover from previous occupants and neighbours. The Applicant does not rent Lot 2468 S.A and 3648 S.B etc and therefore it will not rely on the existing road but will utilize access path confined within its application site.
2. Please be advised that the existing layout are more or less leftovers from previous occupants. The Applicant will develop in accordance with the submitted plan upon planning approval, if granted.
3. Please be advised that all the structures including the grocery store would only serve the campers and can be considered as ancillary to the holiday camp.
4. Please be advised that the farming area in Lot 2452 S.B will be around 100 - 200 sq.m and in Lot 2476 will also be around 100 - 200 sq. m.

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

Best regards,
Enrico

Timothy Wai Pui WU/PLAND

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Dear Brian,

Please also supplement to the LandsD that the Applicant did not erect any new temporary structures before obtaining STW from the LandsD, taking the approach of strictly following departments' comments, regulations and guidance.

Best regards,
Enrico

From: Enrico Wong <[REDACTED]>
Sent: Wednesday, 19 November 2025 4:03 PM
To: Brian Ching Hong CHAN/PLAND <bchchan@pland.gov.hk>
Cc: William Shu Tai WONG/PLAND <wst Wong@pland.gov.hk>; Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>; Johnny Chung Yin LAM/PLAND <jcylam@pland.gov.hk>
Subject: Re: [Departmental Comment] Planning Application No. A/NE-LK/165 --- Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in "V" Zone, Shek Chung Au, Sha Tau Kok

Dear Brian,

Thank you for the comments. Please see the Applicant's reply to LandsD:

Comment from LandsD:

1. Noted with thanks.
2. Please be advised that STW and STT will be applied for temporary structures and government land covered by the planning application.

The Applicant wish to clarify that there was once a pre-existing gate and fence wall outside the application site (in front of the 95m2 GL covered by the application) likely used by previous occupants, neighbours and villagers years ago. The Applicant had took the effort to demolished the old gate and fence wall in order to comply with LandsD's comments, although it was not built or used by the applicant and not included in the Applicant's application site. Please find attached photo (date:

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09/2024) for reference. The current gate has then been moved further backwards and on the boundary of Lot 2467. Considering that the Applicant has not obtained STT by the LandsD, the Applicant treats comments and regulations of the departments very seriously and Did Not fence off both side of the gate, leaving the GL land of 95m2 freely accessible and not occupied by the Applicant to date. Any one can currently access the GL following the road from Sha Tau Kok Road. Once the Applicant obtains STT approval from the LandsD, if granted, the Applicant will proceed to fence off the 95m2 GL and the other side of the gate along the application boundary of Lot 2467.

3. Please refer to item 2 above. The Applicant will fence off its application site along the application boundary in Lot 2467 and 2474 upon approval of the planning application. The Applicant will not occupy any land out of its current application boundary.
4. Noted about Lands D's comment on STW and STT. The Applicant confirms that STW and STT will be applied.

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

Best regards,
Enrico



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附件: 2.jpg; 4.jpg; 5.jpg; 6.jpg; 1.jpg; Approximate location and direction of view.jpg; 3.jpg
類別: Internet Email

Dear Brian,

Further to the previous reply to AMO's comment, the Applicant would like to supplement more photos collected from various villagers for AMO to access the archaeological potential of the site:

The photos 1-5 are believed to be taken sometime between 2019 to 2021 where the storage/logistic development / cease-of-development on the site took place.

Photos 6 shows an existing drainage system in place.

The Applicant has tried to reference and mark the location, reference objects and direction of view of the photos for the AMO's easy reference. Please see the attached Direction-of-view plan.

The photos collected support the Applicant's view that the hand tools to be used for the proposed drainage will have neglectable impact to the site compare to previous disturbance that the site area had undergone.

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

Best regards,
Enrico

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Sent: Wednesday, 19 November 2025 12:58 PM
To: Brian Ching Hong CHAN/PLAND <bchchan@pland.gov.hk>
Cc: Timothy Wai Pui WU/PLAND <twpu@pland.gov.hk>; William Shu Tai WONG/PLAND <wst Wong@pland.gov.hk>; Johnny Chung Yin LAM/PLAND <jcylam@pland.gov.hk>
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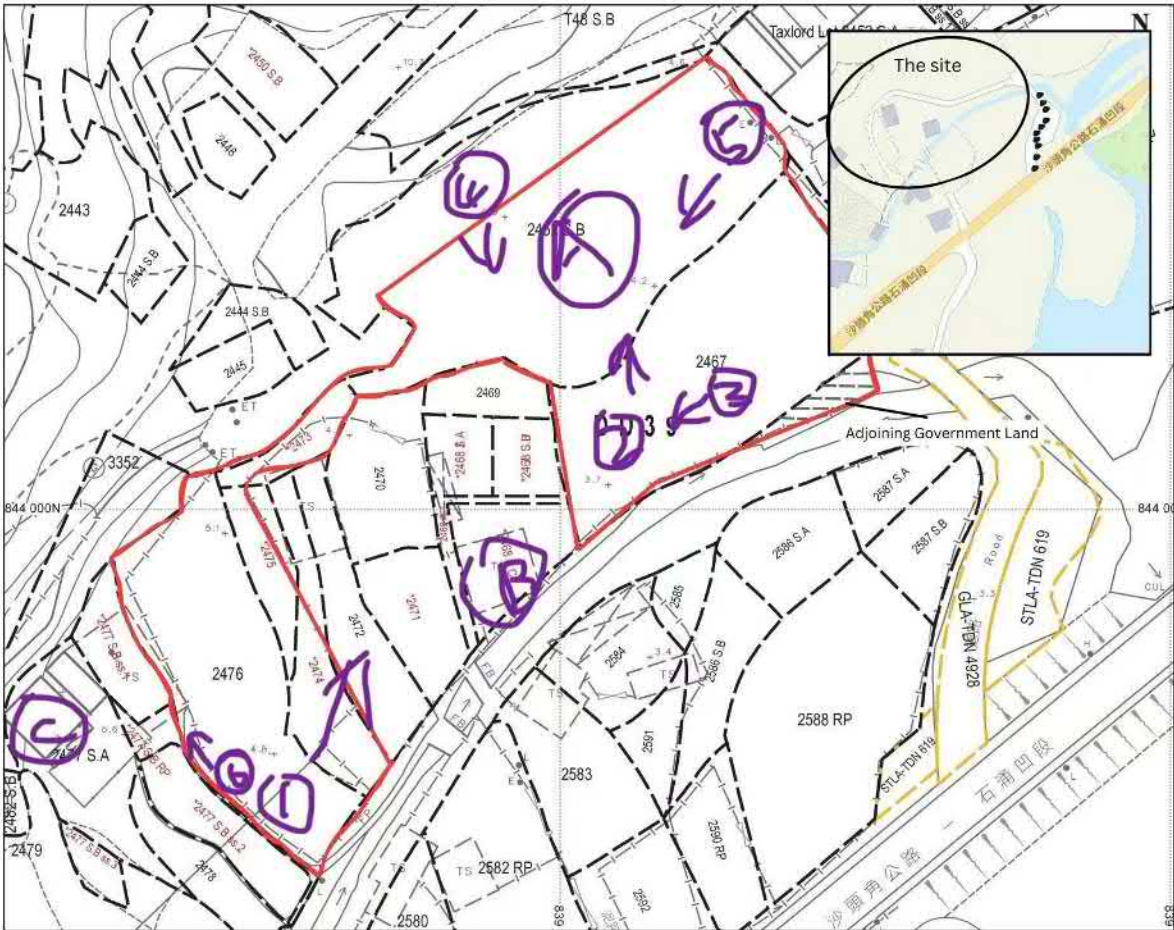
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File Name: 1.jpg



File Name: 2.jpg



File Name: 3.jpg



File Name: 4.jpg



File Name: 5.jpg



