



ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

26 January 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Fax and Email
(2877 0245)

Dear Sir

Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "Agriculture" and "Village Type Development" Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories (Application No. A/NE-SC/1)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 1 December 2025 and the further information submitted on 29 December 2025, 15 January 2026 and 19 January 2026.

In response to the comments received from the Agriculture, Fisheries and Conservation Department, Lands Department and the District Planning Office/Sha Tin, Tai Po and North of Planning Department in January 2026, we would like to provide herewith a Responses-to-Comments (RtoC) table for the Board's consideration.

Please note that the enclosed RtoC serves only for the purpose of clarification with no change to the major development parameters of the Proposed Scheme as indicated in the submission on 1 December 2025.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or Mr Arnold Koon at [REDACTED] / Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

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Encl

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	Departmental Comments	Responses to Comments
1.	Comments of Agriculture, Fisheries and Conservation Department	
1.1	<p>Although the proposed development will not have direct interface with nearby country park, ecologically important stream and other ecologically sensitive area, the applicant shall clarify the transportation arrangement, in particular, the details of delivery of materials, machineries, equipment and workers to the Application Site during construction stage; and transportation for staff and visitors during the operation stage for our further consideration on the impact to these areas. If any vehicles are needed to be brought into country parks and special areas, the applicant must apply for vehicle permits from AFCD.</p>	<p>During construction stage, as the proposed temporary uses are only small-scale in nature and consist of mainly simple structures for easy erection, no machineries will be involved. The construction materials will be delivered to Sham Chung by ferry, the Applicant and his staff will then transport the materials to the Application Site by trolleys.</p> <p>During operation stage, similar to the existing arrangement under which the public can access Sham Chung by ferry. The staff and visitors of the proposed temporary holiday camp will come by ferry and then walk to the Application Site, where there are already existing footpaths in between. Since there will not be any visitor traffic by vehicles, no potential traffic impact is anticipated.</p>
1.2	<p>In addition, it is uncertain at this stage if road widening within SKWCP is required. The expected visitor traffic as well as the carrying capacity of Sham Chung should also be assessed to avoid any potential indirect disturbance impact to the surrounding SKWCP. The applicant may also wish to clarify if any infrastructures e.g. utilities, toilets, sewerage etc. would be built that may result in water / waste pollution to the surrounding environment.</p>	<p>The proposed temporary uses are very close to the existing village houses of Sham Chung, while the Applicant himself is the Indigenous Inhabitant Representative of Sham Chung and lives in one of the existing village houses. The Applicant will allow the visitors to use the existing toilets in the existing village houses, fresh water supply is also available from the existing well in the village. The existing village houses also have existing septic tank and soak-away system for sewage disposal, with capacity sufficient to cater for the maximum anticipated sewage generation from the visitors. Hence, no new infrastructures would be built and therefore no water / waste pollution to the surrounding environment is anticipated.</p>
1.3	<p>Besides, please also supplements the details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site zoned "AGR", and justify the need for providing other non-agricultural developments on the subject site.</p>	<p>The proposed temporary organic hobby farm will be a small-scale leisure farming area only to demonstrate organic farming practices to visitors. The types of crops to be grown will therefore mainly be typical ones found in other organic hobby farm (e.g. edible seasonal fruits / vegetables). The use of pesticides will be strictly prohibited. The crops grown will be for local / visitors' self-consumption. There is no intention to put the crops produce for sale in the market. As the Applicant is not a farmer, and has no intention to make use of the Application Site as farmland, he therefore seeks permission from the TPB to allow the proposed temporary uses which could make better use of the idle land.</p>

	Departmental Comments	Responses to Comments
2.	Comments of Lands Department	
2.1	The Application Site ("the Site") comprises 42 Old Schedule Agricultural Lots all in D.D. 203 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. In this regard, would the applicant clarify the nature of the proposed wood deck and pavilion, i.e. whether they are makeshift/ moveable or involving the erection of structures?	All proposed wood decks within the Application Site would be makeshift and moveable in nature while the proposed pavilion within the Application Site will be temporary in nature. Also, the Applicant will obtain necessary approvals from the Lands Department if there is any erection of structures involved.
3.	Comments of District Planning Office/Sha Tin, Tai Po and North of Planning Department	
3.1	Please clarify if there would be any flooding risk at the Application Site and advise if there are any measures to ensure the safety of the visitors.	Sham Chung is not on the List of Flooding Blackspots as monitored by the Drainage Services Department. There are existing ponds and grasslands in Sham Chung. These ponds and grasslands could collect rainfall and absorb excess water. During extreme weather and rainstorms, the Applicant could cancel / re-schedule the booking of visitors. In any case, the visitors can also enter the 3-storey village house owned by the applicant as a temporary shelter.
3.2	Please advise if there are any measures to prevent the visitors from falling into the ponds near the Application Site	Once the visitors arrived at the Application Site, the staff will brief the visitors regarding the appropriate locations for camping and recreational activities, and will also point out the locations of existing ponds to alert the visitors. There will be signages (e.g. warning boards) to confine the areas for camping and recreational activities at the boundaries of the Application Site and at the edges of existing ponds. Temporary barriers (e.g. ropes) will also be erected along site boundary and edges of existing ponds where appropriate. The staff will also patrol around from time to time to monitor no visitors falling into the ponds. During the briefing session, the staff will also remind the visitors that minors should be properly supervised by their parents or guardians.

	Departmental Comments	Responses to Comments
3.3	Please advise if there are any measures to ensure that the visitors will bring their litter away.	Once the visitors arrived at the Application Site, the staff will brief the visitors regarding the rules to be observed during their stay at the Application Site. The staff will remind the visitors to bring their litter home. After the end of each stay, the staff will also patrol around the site and clear any items being left-over.