



ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

30 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, 19 January 2026 and 26 January 2026.

In response to the comments from District Planning Office/Sha Tin, Tai Po and North of Planning Department received on 28 January 2026, we have prepared a Responses-to-Comments (RtoC) table in **Attachment 1** for the Board's consideration. Besides, to address the public comments received during the publication period, a RtoC table is also herewith enclosed in **Attachment 2**. Please also be re-iterated that the current proposal is fully in line with the Government's policy direction to promote eco-tourism and the concept of "Tourism is Everywhere". The recently completed Shan Chung Pier further demonstrates the Government's intention to enhance accessibility to the Sham Chung area and support a wider range of recreational activities. Appropriate measures will be adopted to minimise the disturbance to the natural environment.

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. Please also note that the current submission supersedes the Further Information submitted earlier on 30 January 2026.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our 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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Attachment 1 –

Responses to Comments from District Planning Office/
Sha Tin, Tai Po and North of Planning Department

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Responses to Departmental Comments

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	Departmental Comments	Responses to Comments
1.	Comments of District Planning Office/Sha Tin, Tai Po and North of Planning Department	
1.1	Please clarify if all of the proposed uses will be ended after 10pm daily.	As indicated in the Planning Statement submitted on 1.12.2025, except for tent camping, all other proposed temporary uses such as BBQ will be ended after 10pm daily.
1.2	Please clarify the no. of staff for the proposed temporary uses. How and where could the visitors seek for assistance from staff?	Tentatively, there will be about 5 no. of staff to serve the visitors. Temporary staff will be deployed during peak seasons if necessary. Should visitors require assistance from the staff, they could come to the existing village house where the Applicant resides or call / whatsapp the staff (a contact number will be provided to the visitors during the briefing session when they arrived).
1.3	Are visitors allowed to bring their own tents to the Application Site for camping, or the Applicant would provide tents for visitors?	Please note that while visitors are welcomed to bring their own tents for camping, tents are only allowed to be erected on the 12 nos. of proposed wood decks within the Application Site. Alternatively, visitors could borrow tents from the Applicant via the online booking platform when making reservation for their visit. For the tents provided by the Applicant, they could be easily dismantled and stored within the existing village house owned and managed by the Applicant when not in use.
1.4	Noted that visitors will be required to take away their litter after their visit. Please advise if there are any measures to ensure that all of the litter will be properly collected.	Regarding garbage disposal, as indicated in the previous Further Information, the staff will brief visitors on the rules to be observed during their stay, including reminding the visitors to bring their litter home. However, sufficient litter boxes and garbage bags will be provided on-site to safeguard the overall hygiene. After the visitors have left the Application Site, staff will patrol around to see if there are any litter left in the Application Site. In case litter is found, staff will be responsible for collecting the litter and bring them to the refuse collection point near Sham Chung Public Pier. If required, on top of the routine refuse collection, the Applicant will engage refuse collection company to handle the waste collected within the Application Site.
1.5	How will the visitors be introduced of the house rules and functional zones of the Application Site?	During the briefing session at the beginning of visitors' stay, a leaflet with house rules listed and a site plan with the Application Site boundary and various functional zones demarcated will be distributed to the visitors for their information and observation.

Attachment 2 –

Responses to Public Comments

	Public Comments	Responses to Public Comments
1.	Apart from tent camping ground, other activities such as picnic area, BBQ, children play area and hobby farm are also proposed. Please clarify the maximum no. of visitors for all the proposed temporary uses.	Please be clarified that the total capacity for the Application Site is not more than 50 people, inclusive of all of the proposed temporary uses. As indicated in previous Further Information submission, visitors would have to register via online platform for advance booking. Once the maximum capacity of 50 people is reached, no further registration will be allowed for the day. Also, once the visitors arrived at the site, the staff will distribute a wristband or badge to each visitor for identification purpose to avoid over-capacity of the Application Site.
2.	Noted that the BBQ area is proposed next to an existing pond. It is concerned that the grease of food and litters will contaminate the pond and the nearby water body. Please clarify any measures to avoid such contamination.	To keep the BBQ area and the nearby existing pond from being potentially contaminated by food or litters, the staff will place ground mats at the BBQ area to protect the ground surface from potential spillage of grease and litters. Sufficient litter boxes and garbage bags will be provided on-site for each of the BBQ pit. Staff will also patrol around the BBQ area regularly to check the condition and clean the litter boxes and garbage bags when necessary. Once the BBQ activity is finished, staff will assist the visitors to clean up the area. Anyways, the visitors are encouraged to bring litters home following the Government's recommendations.
3.	Whether there are toilets to be provided to cater for the surge of visitors associated with the proposed temporary uses, and how to keep the toilets in good condition to avoid potential pollution.	As stated in the planning statement, 3 nos. of existing toilets within the existing village house owned and managed by the Applicant will be dedicated for the visitors of the Application Site. These existing toilets are not temporary mobile dry toilets, but are flushing toilets connected to existing septic tanks and soak-away system for sewage disposal. The septic tank system was recently constructed in 2023, and maintained in good condition. To ensure hygiene, the staff will do daily cleaning of the toilets. Sludge in the septic tank will be emptied regularly, and the Applicant will employ professional service provider to conduct routine cleaning and maintenance of the septic tank and soak-away system to ensure they are in good condition without spillage and contamination of the surroundings.

	Public Comments	Responses to Public Comments
4.	<p>Noted that visitors will be staying overnight for camping, whether there will be any protective and pre-cautionary measures to minimise light pollution.</p>	<p>To minimize light disturbance at night, no large-scale flood light will be installed at the Application Site. Each camping tent will be provided with a camping lantern that are designed to be soft and low-brightness. These lanterns will give off gentle glow rather than strong flood light. Besides, once the visitors arrived at the Application Site, the staff will also brief the visitors regarding the rules to be observed during their stay at the Application Site, including the avoidance of using strong lights or flash lights at night, and encourage the visitors to appreciate the stars and natural environment at night. Staff will also monitor the area regularly when necessary.</p>
5.	<p>Sham Chung is designated as one of the 12 Priority Sites for Enhanced Conservation under the New Nature Conservation Policy. The Application Site is also located in proximity to country park, an Ecologically Important Stream and areas designated as Sites of Special Scientific Interest (SSSIs). Are there any potential impacts on the above ecologically sensitive areas associated with the proposed temporary uses and what are the relevant pre-cautionary and mitigation measures?</p>	<p>Please note that the Application Site falls within "AGR" and "V" zones of the Sham Chung OZP, and has avoided the ecological sensitive areas such as "CA", "CPA", "SSSI", "GB", the stream, etc. The proposed temporary uses with camping and various recreational activities are small in scale and is insignificant as compared to the wider natural environment. With a maximum capacity of only 50 visitors at the Application Site, it is anticipated that there will be no potential impact in traffic, environment, sewerage and water supply terms as detailed in the Planning Statement submitted on 1.12.2025. Besides, through appropriate management measures and regular monitoring to be undertaken by the Applicant and staff as indicated in the previous and current Further Information submissions (such as prohibiting the use of strong light/flashlight, no washing of BBQ tools at water bodies, no disturbance/ collection of wildlife in stream or in the camp site area), the potential impact could be minimised. Also, according to the written reply by the Secretary for Development to the question raised by a Legislative Council member in 2018, the Government has been monitoring the water supply situations in the remote villages including Sham Chung to safeguard the water quality. (Source: https://www.devb.gov.hk/en/sdev/press/index_id_10010.html)</p>
6.	<p>There are concerns on the potential visual impacts from the proposed temporary structure of over 6m tall.</p>	<p>Please note that the temporary pavilion is proposed to be used for providing shelter for visitors. It will be a simple makeshift and permeable structure which will be compatible and complementary with the rural setting of Sham Chung. No significant visual impact is therefore anticipated.</p>

	Public Comments	Responses to Public Comments
7.	Are there any tree fellings involved for the proposed temporary uses?	Please note that the Application Site is largely vacant without any existing trees.
8.	Is there any contingency plan for septic tank in case of overflow and overload?	<p>As mentioned in the Planning Statement, a septic tank with soak away system with a dimension of about 5,000mm in length, about 1,500mm in width and depth of about 1,500mm was installed near the existing village house. With a volume of approximately 9 cubic meters, it will be sufficient to cater for the proposed maximum capacity of 50 visitors and associated staff per day. Besides, please also note that there are two other septic tanks with soak away system of similar dimensions at the existing village available to handle extra sewage if necessary. With two more septic tanks as contingency measures, overflow and overload scenario is not anticipated.</p> <p>In case of very rare situation when overflow happens, the Applicant and staff could manually open the septic tank to remove the sludge and sediments. The collected sludge and sediments will be carefully stored and treated for use as fertilizers. In case of emergency, the Applicant would cancel all the camping site bookings to carry out maintenance or repairing of the septic tank and soak away system.</p>
9.	There were already unauthorized camping facilities located in proximity to the Application Site. The current planning application, once approved, will act as an undesirable precedent for "develop first, apply later" scenario.	Please note that the camping facilities are stored for future use at the Application Site. They have not been used by the public and no camping activities at the Application Site is allowed at present.