

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

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EXECUTIVE SUMMARY

The subject planning application is submitted to the Town Planning Board (the Board) in support of proposed temporary uses for 'Holiday Camp (Private Tent Camping Ground)' and 'Place of Recreation, Sports or Culture' for a period of three years at various lots in D.D. 203, Sham Chung, Tai Po, New Territories (hereafter referred to as the "Application Site") under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131). The Application Site falls within an area zoned "Agriculture" ("AGR") and "Village Type Development" ("V") under the Approved Sham Chung Outline Zoning Plan (OZP) No. S/NE-SC/3.

The Applicant intends to establish temporary uses for private tent camping, barbecue, organic farming and other recreational activities within the Application Site, which has a total area of about 6,795m². The Application Site comprises a lawn area with an extent of about 6,490m² (i.e. about 95.5% of the site area) within "AGR" zone where there will be 12 nos. of camping tents atop raised wood deck and open areas for open space, picnic area, children play area, hobby farm (organic farming), passive recreational activities, and movable small-scale pavilion and art installations; as well as a barbecue area with an extent of about 305m² (i.e. about 4.5% of the site area) for barbecue pits within "V" zone.

The subject planning application is supported by the following justifications and planning merits:

- the proposed temporary uses are in line with the Government's vision to promote the concept of "Tourism is Everywhere";
- the proposed temporary uses are in line with the long-term planning intention of the subject "AGR" and "V" zones;
- the proposed temporary uses are small scale in nature and are compatible with the surroundings in terms of uses and scale; and
- the proposed temporary uses will not induce potential impacts to the surrounding rural and natural environment.

In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider the subject planning application favorably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請人現根據城市規劃條例第 16 條，向城市規劃委員會(下稱城規會)遞交規劃申請，於新界大埔深涌丈量約份第 203 約多個地段(下稱申請地點)，擬議三年臨時「度假營(私人帳幕營地)」及「康體文娛場所」。申請地點位於深涌分區計畫大綱核准圖(下稱大綱圖)編號 S/NE-SC/3 劃作「農業」及「鄉村式發展」地帶。

申請人擬議在總面積約 6,795 平方米的申請地點內作臨時用途，包括帳幕型式的私人營地、燒烤、有機耕作及其他休憩活動。申請地點包括於「農業」地帶內佔地約 6,490 平方米(佔申請地點約 95.5%)的草地，可放置 12 片臨時木板以供帳幕型式的私人營地使用，以及用作休憩用地、野餐區、兒童遊樂區、休閒農場(有機耕作)、靜態休閒活動、可移動式的小型涼亭及藝術裝置；以及於「鄉村式發展」地帶內佔地約 305 平方米(佔申請地點的 4.5%)的燒烤地點，放置燒烤爐。

以下為支持是次規劃申請的主要理據：

- 擬議臨時用途符合政府「無處不旅遊」的施政理念；
- 擬議臨時用途合乎相關「農業」及「鄉村式發展」地帶的長遠規劃意向；
- 擬議臨時用途在土地用途及規模上均與週邊環境協調；及
- 擬議臨時用途並不會對週邊鄉郊及自然環境造成潛在影響。

基於以上理據，現懇請城規會接納是次規劃申請。

1 INTRODUCTION

1.1 Purpose of Submission

- 1.1.1 The subject planning application is submitted to the Town Planning Board (the Board) in support of proposed temporary uses for 'Holiday Camp (Private Tent Camping Ground)' and 'Place of Recreation, Sports or Culture' for a period of three years at various lots in D.D. 203, Sham Chung, Tai Po, New Territories (hereafter referred to as the "Application Site") under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131) (**Figure 1.1** refers).
- 1.1.2 The Application Site has a total area of about 6,795m² and comprises a lawn area with an extent of about 6,490m² (i.e. about 95.5% of the site area) within "AGR" zone where there will be 12 nos. of camping tents atop raised wood deck and open areas for open space, picnic area, children play area, hobby farm (organic farming), passive recreational activities, and small-scale pavilion and art installations; as well as a barbecue area with an extent of about 305m² (i.e. about 4.5% of the site area) for barbecue pits.



Application Site [REDACTED]

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Title

Extract of the Approved Sham Chung OZP No. S/NE-SC/3

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2025
Scale	N/A		Figure 1.1

2 SITE AND PLANNING CONTEXTS

2.1 Site Context

- 2.1.1 The Application Site is located at Sham Chung, which is a recognised Hakka village that presents a unique set of Hakka culture and traditions. Besides, Sham Chung also carries unique historical, national and ethnic value by being one of the critical intelligence and logistics centres for the Communist Party of China against the Japanese aggression in the War of Resistance in Hong Kong. It has emerged as a new spot of the Red Tourism with a memorial plaque set up within the Sham Chung Village early this year to celebrate the 80th anniversary of victory in the Chinese People's War of Resistance against Japanese Aggression & the World Anti-Fascist War (**Photos Plate 2.1**).



(Source: Hong Kong Ta Kung Wen Wei Media Group)

Photos Plate 2.1 – Opening Ceremony of Memorial Plaque in Sham Chung Village on 20 May 2025

2.1.2 The Sham Chung Pier (**Photos Plate 2.2**) is the major access point to Sham Chung, through which the existing Ma Liu Shui – Tap Mun ferry route connects Sham Chung with areas such as Ma Liu Shui, Lai Chi Chong and Wong Shek Piers. A new ferry route has also been commissioned recently in 2025 to connect Sham Chung with Tseng Tau in the Sai Sha area. In addition, Sham Chung could also be accessed by various hiking trails from Yung Shue O and She Shek Au. The abovementioned ferry piers and hiking trails are all connected to the Application Site via various existing footpaths.



Photos Plate 2.2 – Sham Chung Pier

- 2.1.3 In fact, Sham Chung has long been popular among hikers and nature lovers due to its unique cultural, natural and historical resources. As it is at an accessible location by various hiking trails, it has been observed that camping activities have already been taken place among hikers and campers (**Photos Plate 2.3**), especially in recent years when outdoor natural activities are popular in Hong Kong. It would be a good opportunity to regularise such sporadic camping activities by a well-managed holiday camp (in the form of a private tent camping ground).



Photos Plate 2.3 – Previous Camping Activities in Sham Chung

2.2 Existing Planning and Policy Context

- 2.2.1 The Application Site falls within an area zoned "Agriculture" ("AGR") and "Village Type Development" ("V") under the Approved Sham Chung Outline Zoning Plan (OZP) No. S/NE-SC/3. According to paragraph 11 (b) of the covering notes of the subject OZP, *"Temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years"*. In light of the above, the proposed temporary uses under the subject planning application require planning permission from the Board.

2.2.2 The proposed temporary uses under the subject planning application are a response from the Applicant to echo with the latest Policy Address 2025 (PA 2025), under which the Government aims to promote the integrated development of culture, sports and tourism. The concept of **"Tourism is Everywhere"** has been emphasised with an aim to enhance the development of tourism products and initiatives with local and international characteristics. The Government also aims to develop the concept of **"Ecology + Tourism"** to connect rural attractions such as traditional villages and fields to enrich visitor's experience of rural eco-tours. The **"Four Peaks"** tourism project will also be launched to promote natural landscape in Hong Kong, and the Government will construct new facilities such as novel campsites. Besides, **"Red Tourism"** route will also be established to promote local thematic immersive tours in various areas of Hong Kong with national and patriotic elements. The proposed temporary uses at Sham Chung fit well with the concept of "Tourism is Everywhere".

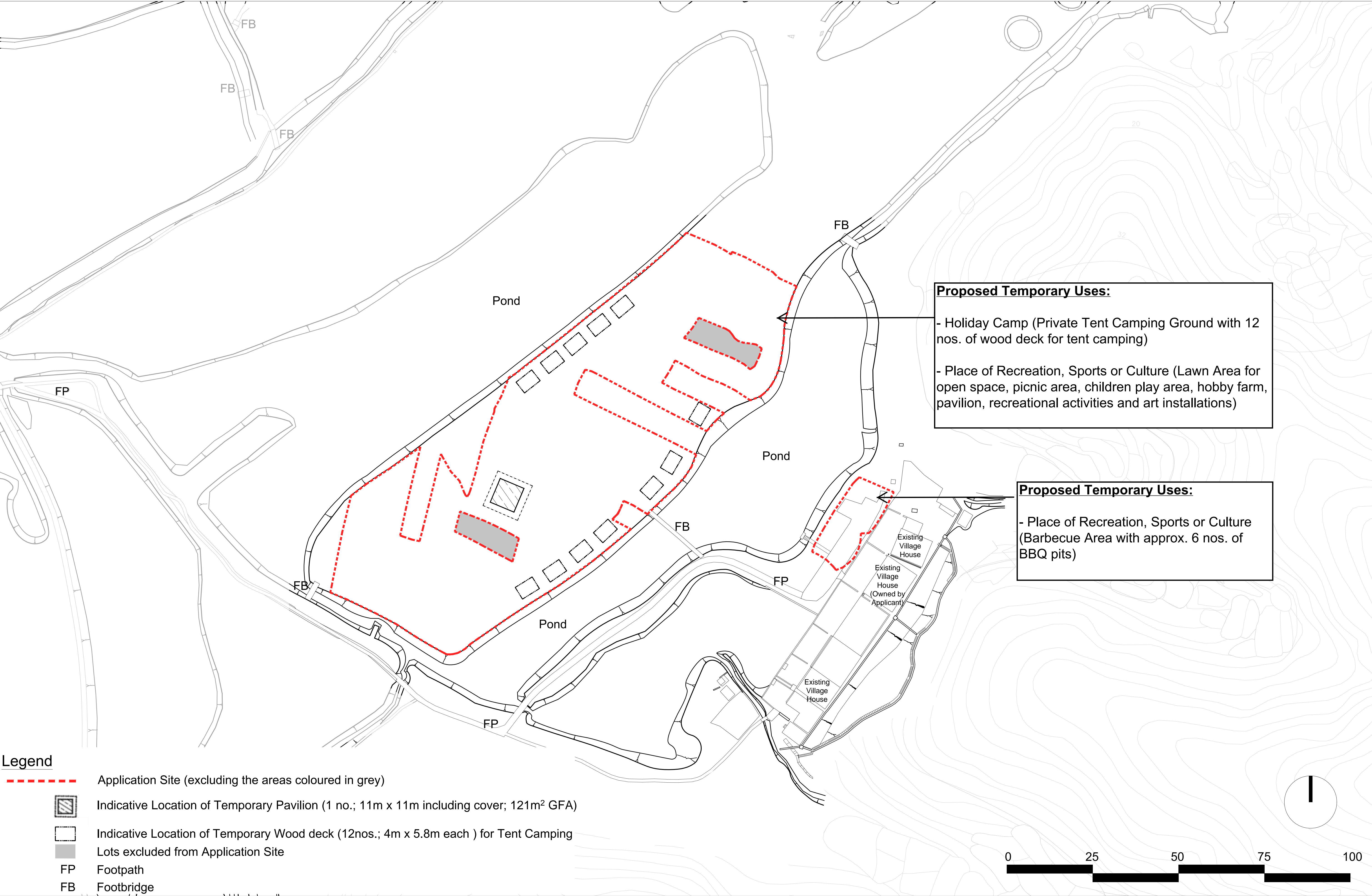
2.3 Land Ownership

2.3.1 The Application Site covers a total land area of about 6,795m² and consists of various private lots in D.D.203. To satisfy the 'Owner's Consent/ Notification' requirements as stipulated under Town Planning Board Guidelines No. 31B, the Applicant has obtained consent from the concerned 'current land owners' to utilise the land for the proposed temporary uses under the subject planning application. The Application Site is fully owned by the 'current land owners' and no third party lots would be involved.

3 PROPOSED TEMPORARY USES

The Proposal

- 3.1.1 The Applicant intends to establish temporary uses for tent camping, barbecue, organic farming and other recreational activities within the Application Site, which has a total area of about 6,795m². The Application Site comprises a lawn area with an extent of about 6,490m² (i.e. about 95.5% of the site area) within "AGR" zone where there will be 12 nos. of camping tents atop raised wood deck and open areas for open space, picnic area, children play area, hobby farm (organic farming), recreational activities, and small-scale pavilion and art installations; as well as a barbecue area with an extent of about 305m² (i.e. about 4.5% of the site area) for barbecue pits.
- 3.1.2 Within the lawn area, there will be 12 nos. of temporary wood deck for tent camping purpose. Each temporary wood deck will have a dimension of about 4m x 5.8m for placing a tent on top. Each tent is expected to accommodate a maximum of 4 persons. There will also be a temporary pavilion with a dimension of about 11m x 11m including cover (i.e. a covered area of about 121m²) and a building height of about 6m and some minor associated structures, constituting a total GFA of about 121m². The open area of the lawn area will allow for various uses such as open space, picnic area, children play area, organic farming of vegetables for local / visitors' self-consumption (with no pesticide applied), recreational activities and small-scale art installations.
- 3.1.3 Within the barbecue area, there will be approximately 6 nos. of barbecue pits located on an uncovered area. As the location is close to the existing village houses and the Applicant lives in one of these village houses, it ensures convenient daily operation. The barbecue area can be easily accessed from the camping area through an existing footbridge and footpath. Essential barbecue tools will be provided by the Applicant.
- 3.1.4 The indicative plan of the proposed temporary uses is shown in **Figure 3.1**. The parameters of the proposed temporary uses are summarized in **Table 3.1**.



Title	Indicative Plan for Proposed Temporary Uses			
	Drawn by	KL	Checked by	GY
	Rev.	5	Date	5 Dec 2025
Scale			Figure 3.1	

Table 3.1 Parameters of the Proposed Temporary uses

Proposed Parameters	
Application Site Area	about 6,795m ²
Dimension of Temporary Wood Deck for Tent Camping Purpose	about 4m x 5.8m each (12 nos. in total)
Dimension of Temporary Pavilion Including Cover	about 11m x 11m
Maximum Building Height (height of pavilion)	Not more than 6m
Non-domestic GFA (GFA of pavilion)	about 121m ²

The Operation

- 3.1.5 The Applicant is the Indigenous Inhabitant Representative of Sham Chung and lives in one of the existing village houses close to the Application Site. The Applicant himself will be the operator and will have support workers to assist his workload of daily operation. As the Applicant lives close by, he could ensure close monitoring and good management of the daily operation of the proposed temporary uses. The Applicant will allow the visitors to use the existing toilets (3 nos. available) in the existing village houses and fresh water supply is also available from the existing well in the village.
- 3.1.6 In order to prevent excessive number of visitors, prior appointment through booking system is required for the general public to enjoy the proposed temporary uses. The maximum no. of visitors will be not more than 50 people per night.
- 3.1.7 Except for the tent camping (which will be for overnight use), the other proposed temporary uses will be operated from 8:00 am to 10:00 pm daily.

Landscape

- 3.1.8 The Application Site is largely vacant without any existing trees identified. No felling of trees or compensatory planting and no land filling or excavation would be required for the proposed temporary uses. Besides, as the proposed temporary uses within the site are small-scale and movable in nature, no potential landscape impact is anticipated due to the project.

Traffic

- 3.1.9 The Application Site can be accessed by the visitors via the Sham Chung Pier or through various hiking trails. The necessary goods for the daily operation of the proposed temporary uses will be delivered through ferry to the Sham Chung Pier and transported to the existing village houses by small handheld trolleys through the existing footpaths. Since the proposed temporary uses are small scale in nature, and given that the maximum no. of visitors will not exceed 50 per night and they will visit the site on foot, no potential traffic impact is anticipated.

Environment

- 3.1.10 The Application Site does not encroach upon any area zoned "Conservation Area" under the subject OZP. There are also no polluting uses such as industrial activities, roads and railway found in the vicinity. The recommended buffer distances as stipulated in HKPSG are fulfilled.
- 3.1.11 The proposed BBQ pits are located at well-ventilated area and serve limited visitors only to avoid overcrowding. Potential odour impact due to the proposed barbecue area is therefore limited.
- 3.1.12 The visitors of the Application Site will only conduct passive recreational activities such as stargazing, picnic, photo-shooting, etc. Potential noise impact during the operation phase is therefore minimal.

3.1.13 The Application Site will not involve any construction works such as dredging, excavation, site formation, etc. Potential land contamination and water quality impact during the construction phase is therefore not expected. During the operation phase, the visitors of the Application Site will only conduct passive recreational activities, potential water quality impact is also not expected.

3.1.14 General refuse and food waste are the major waste sources from the proposed temporary uses. To align with the "Take Your Litter Home" public education programme promoted by the Government, the visitors will be requested by the operator / Applicant to take their litter away. Therefore, no potential waste management impact is anticipated.

Sewerage

3.1.15 The proposed temporary holiday camp includes 12 nos. of wood deck for tent camping and would accommodate a maximum of 50 visitors per night. According to definition by the Agriculture, Fisheries and Conservation Department, camp sites with less than 20 tent spaces are considered as "small-sized camp". Therefore, the proposed temporary holiday camp is considered as a "small-sized camp". Since 3 nos. of flushing toilets in the existing village house will be opened for the use by the visitors, the proposed temporary holiday camp site would have sufficient toilet provision for the visitors.

3.1.16 In terms of sewage generation, there is no communal sewer serving the Application Site, and there is no planned sewerage infrastructure in the vicinity for discharge connection. The existing village houses rely on septic tank and soak-away system for sewage disposal. Since there will be no new sewerage facility to be constructed, the capacity of the existing sewage system has been reviewed. According to information provided by the Village Representative (the Applicant), the existing septic tank was recently constructed in 2023, with dimension 5,000mm long by 1,500mm wide, and depth of 1,500mm, therefore its volume is approximately 9 cubic meters, which is sufficient to cater for the maximum anticipated sewage generation of the proposed temporary uses (i.e. maximum 50 visitors per night).

3.1.17 As such, no additional sewerage infrastructure would be required for the operation of the proposed temporary uses, concluding that there is no potential sewerage impact due to the proposed temporary uses.

Water Supply

3.1.18 There is no public watermain serving the Application Site. The existing village houses rely on water extraction from water well with long history. Similarly, with the absence of public flushing water supply, the water demand is considered similar to total sewage generation.

3.1.19 According to information from the Village Representative, the village once had about 60 households, with residential population up to about 180 people. With most of the village houses are now vacant, the original water demand of the relocated villagers could offset for the water demand of the proposed temporary uses. As a result, the proposed temporary uses can be supported by the existing water supply of the village without the need of public watermain connection. To conclude, there is no potential water supply impact due to the proposed temporary uses.

Geotechnical

3.1.20 With reference to GEO Report No. 138, *Guidelines for Natural Terrain Hazard Studies*, the proposed temporary wood decks for tent camping are situated at a safe distance from the natural terrain with more than 50m away from the nearest slope toe. A review of the slope profile indicates that only Open Hillslope Landslides may occur at this location. This hazard type involves landslides confined to a planar hillslope and not channelized along stream courses. The potential landslide-affected area corresponds to natural terrain angular elevation of natural terrain 20° zone. Furthermore, the presence of an existing pond feature provides an additional physical separation between the tent camping and the slope, further reducing the risk of landslide impact during periods of heavy rainfall. As a conclusion, the proposed temporary wood decks for tent camping do not fall within the alert criteria for natural terrain hazards.

4 JUSTIFICATIONS FOR THE PROPOSED TEMPORARY USES

4.1 In Line with the Government's Vision to Promote the Concept of "Tourism is Everywhere"

- 4.1.1 The proposed temporary uses with camping and various recreational activities, under proper management, could allow visitors to appreciate the natural beauty of Sham Chung. The diverse recreational activities will be able to attract overseas tourists and local visitors of diverse ages and backgrounds. When accompanied with the unique Hakka culture and natural scenery in Sham Chung, the proposed temporary uses will be able to enhance connection with the traditional village and fields in the area, thereby enriching the visitor's experience of rural eco-tours. Besides, the proposed temporary uses will also provide opportunities to establish local thematic immersive tours in Sham Chung to present its unique historical, national and ethnic value during the Second Sino-Japanese War, thereby promoting the concept of **"Red Tourism"**. In particular, as the Applicant himself is the Indigenous Inhabitant Representative of Sham Chung, he could introduce the history and story unique to Sham Chung to the visitors directly. To conclude, the proposed temporary uses are in line with the Government's Vision to promote the concept of **"Tourism is Everywhere"** as stipulated in the latest Policy Address 2025.

4.2 The Proposed Temporary Uses are in line with the Long-term Planning Intention of the Subject "Agriculture" and "Village Type Development" Zone

- 4.2.1 The Application Site falls within an area zoned "AGR" and "V" under the Approved Sham Chung OZP No. S/NE-SC/3. The proposed temporary uses which are small scale in nature will only be operated on a temporary basis for three years and the Application Site will be reinstated to the satisfaction of relevant Government departments or of the Board after the planning permission. The approval of the subject planning application will therefore be in line with the long-term planning intention of the subject "AGR" and "V" zones.

4.3 Compatible with Surroundings in terms of Uses and Scale

- 4.3.1 The proposed temporary uses are compatible with the rural and natural character of Sham Chung. The proposed 12 wood decks for tent camping purpose as well as other recreational activities and art installations are all small-scale and temporary structure which can be assembled and removed in a short period of time.
- 4.3.2 Besides, the proposed temporary pavilion will only have a building height of about 6m, which is much lower than the 3-storey village houses in the vicinity. The proposed temporary uses are therefore also compatible with the low-density and low-rise rural setting of the nearby village houses.

4.4 Will Have No Potential Impact to the Surrounding Rural and Natural Environment

- 4.4.1 In terms of spatial planning, the proposed temporary uses are planned carefully so that it (i) is situated on an existing lawn area only or on the paved area outside existing village houses; (ii) ensures adequate buffer distance with the nearby slopes; (iii) does not encroach into any water body; and (iv) does not involve any land filling or excavation. The proposed temporary uses will also be operated with sensible operation hours, visitor appointment measures as well as existing sewerage and water supply, while the organic hobby farm will be carefully monitored with strict prohibition on the usage of pesticides. Visitors are also encouraged to bring their litter home. With the above management measures, it is anticipated that the proposed temporary uses will not induce any impacts to the surrounding rural and natural environment.
- 4.4.2 In fact, Sham Chung has long been popular among hikers and nature lovers due to its unique cultural, natural and historical resources. It has been observed that sporadic camping activities have already been taken place among hikers and campers. It would be a good opportunity to regularise such sporadic camping activities by a well-managed holiday camp (in the form of a private tent camping ground).

5 CONCLUSION

5.1 This subject planning application is submitted to the Board in support of a temporary 'Holiday Camp (Private Tent Camping Ground)' and 'Place of Recreation, Sports or Culture' for a period of three years at various lots in D.D. 203, Sham Chung, Tai Po, New Territories.

5.2 The subject application is supported by the following justifications and planning merits:

- the proposed temporary uses are in line with the Government's vision to promote the concept of "Tourism is Everywhere";
- the proposed temporary uses are in line with the long-term planning intention of the subject "AGR" and "V" zones;
- the proposed temporary uses are small scale in nature and are compatible with surroundings in terms of uses and scale; and
- the proposed temporary uses will not induce potential impact to the surrounding rural and natural environment.

5.3 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this Planning Application favorably.