

**Lots 395 RP, 396 S.A ss.2 RP, 396 S.A ss.2 S.A,
396 S.A ss.3, 396 S.A ss.4, 396 S.A ss.5, 396 S.A ss.6,
396 S.A ss.7, 396 S.A ss.8, 396 S.A ss.9, 396 S.A ss.10,
396 S.A ss.11 S.A, 396 S.A ss.11 R.P, 396 S.A ss.12,
396 S.A ss.13, 396 S.A ss.14, 396 S.A RP, 397, 403, 404 S.B,
405 RP, 408 RP, 409 S.A RP, 409 S.B RP in D.D.41 and the
adjoining Government Land**

Particulars of a Development Proposal

Sha Tau Kok

Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Field Study/Education/Visitor Centre, and Public Vehicle Park (excluding Container Vehicle) for a period of 3 years in “Village Type Development”, “Recreation (1)”, and the areas are shown as ‘Road’ of various Lots in D.D 41 and the adjoining Government Land, Sha Tau Kok, New Territories.

Sha Tau Kok Road – Shek Chung Au Section

13th November 2025

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Sha Tau Kok Road – Shek Chung Au Section

1. Introduction:

These Particulars of a Development Proposal are provided to support the application under S.16 III of the Town Planning Ordinance (CAP.131). The proposal can be read in conjunction with the following plans/drawings, maps, and documents.

- *Location plan*
- *General Layout plan*

2. Project Description:

The proposed site will offer temporary facilities, including a self-service Holiday Camp, Hobby Farm and Public Vehicle Parking, and a guided Field Study, Training & Activities on the north and southbound of Sha Tau Kok Road, Shek Chung Au Section (Please refer to the Location and General Layout Plans). Currently, the subject lands of about 5630 square meters are vacant and unused private lands, and the adjoining government land is about 745 square meters. The total area of the application site is approximately 6375 square meters.

Number of Public Parking Spaces and the Development Site Facilities:

Motorcycle

- 6

Bicycle

- 12

Private Car/Van Parking Spaces

- 26
- 2 *Disabled*
- 4 *Van (Light Goods Vehicle)*

Taxi Drop Off/Loading & Unloading Point

- 2

Site facilities:

Portable Toilets and Accessible Toilets

Hobby Farm and Training Tools Storage

First Aid & Portable Drinking Water Points

Rooms for Training, Study and Resting

PV Solar Power, Mini Turbine Power and Rainwater Recovery for cleaning and washing

Free Bicycle Parking Stands

Private Car/Van Parking and EV Charging Points

Motorcycle Parking

Taxi Drop Off/Loading & Unloading Points

Area for the self-service holiday camping site (no tent will be provided)

3. Holiday Camping Site Area:

It will be a self-service, natural holiday camping site with no tents provided. Campers must bring their tent, camping equipment, appliances, furniture, and other necessary items.

The designated camping site area is designed to be purely natural. Still, it will be finished with timber-like uPVC composite decking board, which will keep the area dry & hygienic and free from contamination.

Public lighting is available in all areas, including the camping site. The power for the lighting will be supplied by PV solar panels and backed up by a power grid.



4. Location and Access:

The site is off both sides of Sha Tau Kok Road - Shek Chung Au section, approximately 120m from Sha Tau Kok Farm and 220m from Sha Tau Kok Clinic.

The site is only accessible via the single carriageway, Sha Tau Kok Road.

The public transports are as follows: -

KMB Bus - 78K and Minibus - 55K

The site is generally flat with level access from the single carriageway (Sha Tau Kok Road); it has an adequate turning radius at the entry, exit and within the site. Drop-in, pick-up, and loading/unloading can be managed on-site.

There will be a clear sign at both site entry points accessed from Sha Tau Kok Road.

The site will provide secure parking and basic facilities for visitors using the site and those exploring the nearby Robin's Nest Country Park.

The site's parking facilities will help reduce parking issues along the Sha Tau Kok Road – Shek Chung Au section, especially on weekends and holidays. However, visitors will be advised and encouraged to use public transport when visiting the site.

5. Proposed Operating Hours:

Holiday Camp and Public Vehicle Park:

24 hours, from Monday to Sunday, including public holidays.

Hobby Farm (Allotments)

Available from 7 am to 7 pm, Monday to Sunday, including public holidays.

Field Study, Education & Visitor Centre

8 am to 6 pm, Monday to Sunday, including public holidays.

6. Proposed number of member staff:

Two (2) general staff members will look after the Hobby Farm, Camp Site, and Visitor & Public Car Park from 9 am to 6 pm.

Two (2) Training Inspectors, Two (2) Training Instructors, and Two (2) General Training Staff will work from 8 am to 6 pm for the Field Study, Training and Activities sections.

7. Measures to minimise the impact on the environment:

To some extent, the development will impact the environment and other aspects, even though the Application Form stated 'No'. However, we believe that we are creating a better environment through development, and sustainability and carbon emissions have been considered in this development.

The objective of the development is to create a green, clean, and sustainable environment, avoiding unnecessary buildings, particularly concrete structures. There will be no tree felling during site setup or use. Furthermore, the green belt along the carriageway and its ecological system will be considered and protected.

Safety measures will be in place during the site construction period and in use. The highway department will be informed to establish the site entrances and the display of traffic signs.

Although the development is not expected to affect the water supply or existing drainage, the nearby watercourse and coastline will be carefully considered and protected. Prevention measures will be taken, where practicable, to address pollution and littering, and to facilitate rainwater recovery and reuse from the nearby watercourse.

During site setup, construction works, and site traffic, nearby villagers and drivers travelling to and from Sha Tau Kok will be affected. Notices and Reminders about the development, including the contact details of the designated person, will be given to the local Rural Committee and the village representatives. In addition, during site construction and in use, staff will manage pedestrians, direct local traffic when necessary, and protect the green belt, etc., to create acceptable and smooth working conditions and minimise impact on the overall environment, the people, and the nearby traffic.

Business Settings and Operation Details for the Proposed Development

A. Application Site Safety and Security:

- ❖ Cloud-based CCTVs with mobile phone alert functions powered by solar systems with 240V backup will be installed at the entrances and multiple locations to monitor the outside surroundings and the inside areas of the Application Site. This measure aims to enhance security and surveillance, allowing for better monitoring and deterring potential threats or incidents that could compromise the safety of visitors and pedestrians. It also helps prevent illegal parking and vandalism to the subject site.
- ❖ Visibility is the first stage to protecting the development site during construction and in use, which we take very seriously. In addition, the CCTV system is integrated with floodlights that negatively impact nearby traffic, providing 24/7 monitoring and deterrence.
- ❖ CCTV cameras will be installed at a high level with an unmovable weight to ensure that prospective intruders cannot tamper with or move due to the weather. A CCTV surveillance warning notice will be displayed at multiple locations on the Application Site.
- ❖ All visitors are required to make an appointment in advance and pay the entry fee to access the site. No walk-in visitors are allowed at the site.



B. Visitor and Public Car Park:

- ❖ It will be a self-service public car park. The scope of the development (Allotments and Campsite) has been designed to a reasonable level. The car parking space has been limited to 32 spaces to reduce traffic density per hour and provide more room for pedestrians, bicycles, and motorcycles. The vehicular entrances are controlled by a coded Drop Bar.
- ❖ The 24/7, open all year long, public car park must be pre-booked and paid in advance by all visitors, including the Allotment and Campsite users. Once the driver makes a booking in the system, a payment link will be sent to the driver's mobile. Once paid, an access code of the day will be sent to the driver's mobile.
- ❖ All booked parking hours are monitored, and CCTV will record vehicle number plates at the entrances.
- ❖ The applicant will require guests to utilise public transportation to encourage sustainable transportation practices and minimise the impact on the nearby road links and junctions.

Images are from Google Search



Entry and Exit Arm Barrier Automatic Car Park
Entrance System with Digital Access Control.

4 Meter Model: FAAC B614. 240V/Solar Power

C. Hobby Farm (Allotments) (Area B)

- ❖ Farm (Allotment) is open from 7 am to 7 pm, seven days a week, including public holidays. Two staff members work onsite every day, from 9 am to 5 pm. No staff is on-site between 7 am and 9 am, and 5 pm and 7 pm. However, telephone support will be provided during the entire opening hours.
- ❖ There are 25 small Allotments (4m x 2m) available for rent for personal use only on a short-term basis. Interested people could rent one or more plots of land to grow their fruit, vegetables, etc., as a hobby. Essential cultivation tools and water from rainwater reclaim will be provided on-site.
- ❖ The allotment plot (Area E) in the North of the Application Site is for staff use only, mainly for the Field Study plantation and preparation. Its area is approximately 350 square meters. Please refer to the General Layout Plan for details.
- ❖ No subletting of the plot without the written consent of the management. Overnight sleeping on the allotment is strictly prohibited.
- ❖ Hiring fees will vary depending on the number of plots and the duration of the tenancy. Visitors are required to book every time they visit the site and reserve a car park space in advance if they wish to come in with their own transport.

Images are from Google Search



D. Camp Site (Area D):

- ❖ A self-service, natural holiday camping site area with no tents provided. Campers must bring their own tent, camping tools & equipment, appliances, furniture, etc. 24/7 online support will be delivered via telephone call/WhatsApp.
- ❖ Open 24/7, 365 days per year, except Boxing Day, Christmas Day, New Year's Day, and Lunar New Year's Day and the day after. Campers are required to book and pay for the facilities in advance via the app. And they must secure the car parking spaces in advance if they wish to come in with a car.
- ❖ All visitors are required to make an appointment in advance and pay the entry fee, where applicable, to access the site. No walk-in visitors are allowed at the site. The applicant will require guests to utilise public transportation to encourage sustainable transport practices and minimise impact on nearby road links and junctions.

E. Field Study, Education & Visitor Centre (Area A)

- ❖ The proposed Field Study, Education & Visitor Centre at Area A, located on the northbound side of Sha Tau Kok Road, Shek Chung Au Section (please refer to the General Layout Plans), offers a one- or two-day basic field study and training programme mainly for children and teenagers, depending on their age group.
- ❖ The aims are to enable children to connect with nature and learn about it, starting with farming knowledge, flowers & trees, and extending to exploring the entire ecological conservation system of the countryside.
- ❖ Environmental awareness and natural resources saving will be included, and students will also learn about field health & safety and renewable energy, such as PV Solar power, Mini Wind Turbine power, and Rainwater Recovery and Reuse systems.

- ❖ Children and teenagers will also increase their confidence and health through learning, training, and group activities such as games, competitions, research reports, and creative writing.

F. Field Study, Education & Visitor Centre (Area F):

- ❖ The proposed Field Study, Education & Visitor Centre at Area F, located on the southbound side of Sha Tau Kok Road, Shek Chung Au Section (please refer to the General Layout Plans), offers an ongoing basic field study on cultivation and machinery training programme mainly for adults and young people. The aims are to provide for those interested in cultivation, and field machinery technology and operation in Rural Development, such as Excavators, Crane Trucks, Tractors, Tills, etc.
- ❖ Environmental protection, natural resource conservation, and sustainability in development will be taught, along with lessons on field health & safety and renewable energy, including PV Solar power, Mini Wind Turbine power, and Rainwater Recovery and Reuse systems.
- ❖ Machinery plays a crucial role in various developments and landscaping in Rural areas. The ability to operate these machines safely and efficiently requires competent training.
- ❖ The training programme is designed to equip operators with the basic knowledge and practical skills needed for future employment or starting a cultivation career.
- ❖ All visitors are required to book their training programme in advance and pay the training fee, where applicable, to access the site. No walk-in visitors are allowed at the site. The applicant will require guests to utilise public transportation to encourage sustainable transport practices and minimise impact on nearby road links and junctions.

The Applicant
Wan Kwok Man