

2025年 10月 06日  
此文件在  
收到 - 城市規劃委員會  
不會在收到所有必需的資訊及文件後才正式確認收到

This document is received on 2025-10-06.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上「✓」號

150204 11/9 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	NE-LK/165
	Date Received 收到日期	2025-10-6

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b> ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) 汽車露營(香港)有限公司
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<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)</b> ( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) Wong Cheuk Ki
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<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 2467 (part), 2452 S.B (part), 2473 (part), 2474 (part), 2475 (part) and 2476 in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 5019 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 512 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	95 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-LK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	<p>Holiday Camp (Private Tent Camping Ground) &amp; Vacant Land</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

is the sole "current land owner"## (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」## (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"## (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」## (請夾附業權證明文件)。

is not a "current land owner"##. 並不是「現行土地擁有人」##。

The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at .....31/08/2025..... (DD/MM/YYYY), this application involves a total of .....19..... "current land owner(s)"##. 根據土地註冊處截至 .....年 .....月 .....日的記錄，這宗申請共牽涉 .....名「現行土地擁有人」##。

(b) The applicant 申請人 –

has obtained consent(s) of ..... "current land owner(s)"##. 已取得 .....名「現行土地擁有人」##的同意。

Details of consent of "current land owner(s)"## obtained 取得「現行土地擁有人」##同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has notified ....19..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lot 2452 S.B & Lot 2467 in D.D. 39	9/9/2025
1	Lot 2475 in D.D. 39	10/9/2025
3	Lot 2473 & Lot 2474 in D.D. 39	9/9/2025
14	Lot 2476 in D.D. 39	9/9/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有的同意所採取的合理步驟

sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

posted notice in a prominent position on or near application site/premises on  
\_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

<b>6. Type(s) of Application 申請類別</b>																			
<p><b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b>          位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展          (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))          (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)</p>																			
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) ..... 3 years <input type="checkbox"/> month(s) 個月 ..... 																		
<p><b>(c) Development Schedule 發展細節表</b></p> <table> <tbody> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>..... 4507 sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>..... 512 sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物／構築物數目</td> <td>..... 11</td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>..... sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>..... 512 sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>..... 512 sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </tbody> </table>		Proposed uncovered land area 擬議露天土地面積	..... 4507 sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	..... 512 sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物／構築物數目	..... 11		Proposed domestic floor area 擬議住用樓面面積	..... sq.m	<input checked="" type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	..... 512 sq.m	<input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	..... 512 sq.m	<input checked="" type="checkbox"/> About 約
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<p>Proposed operating hours 擬議營運時間 Monday to Sunday 24 hours including Public Holiday .....</p>			
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>			
<p>Yes 是</p>		<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Sha Tau Kok Road - Shek Chung Au Section Via Local Road .....</p>	
<p>No 否</p>		<p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/></p>	
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>			
<p>Yes 是</p>		<p><input type="checkbox"/> Please provide details 請提供詳情 ..... .....</p>	
<p>No 否</p>		<p><input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>			
<p>Yes 是</p>		<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>	
<p>No 否</p>		<p><input checked="" type="checkbox"/></p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>			
<p>On environment 對環境</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>On traffic 對交通</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>On water supply 對供水</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>On drainage 對排水</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>On slopes 對斜坡</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Affected by slopes 受斜坡影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Landscape Impact 構成景觀影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Tree Felling 砍伐樹木</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Visual Impact 構成視覺影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Others (Please Specify) 其他 (請列明)</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>.....</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>.....</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas  
位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <hr/> <hr/>
(e) Approval conditions 附帶條件	<hr/> <hr/> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <hr/> <hr/> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 .....
	<input type="checkbox"/> month(s) 個月 .....

## 7. Justifications 理由

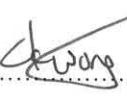
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明)。

- The proposed development involves little change of Site.
- The proposed development provide the public with healthy outdoor activity.
- The proposed development is compatible with surrounding area.
- The proposed development does not require filling or excavation of land.
- The proposed development intents to give city people a place to enjoy nature and experience rural life. Therefore an farming area will be proposed and tools be provided for the visitors to try out planting and growing of vegetables.
- Similar applications have been approved in the site area: A\_NE-LK\_133 (Hobby Farm, by other previous tenant) and A\_NE-LK\_162 (Holiday Camp). Almost no new changes will be made to the site.
- This application, if approved, will supersede A\_NE-LK\_162.
- Everyone who has been to the site loves the big grassland and natural environment, it is pure enjoyment to be able to chill out in the nature. The applicant hopes to maintain this hidden gem for city people.

## 8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署


Applicant 申請人 /  Authorised Agent 獲授權代理人

Wong Cheuk Ki

Project Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of

代表

Company 公司 /  Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

9-9-2025

(DD/MM/YYYY 日/月/年)

### Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址	Lots 2467 (part), 2452 S.B (part), 2473 (part), 2474 (part), 2475 (part) and 2476 in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok	
Site area 地盤面積	5,019 (includes Government land of 包括政府土地 95	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input checked="" type="checkbox"/> About 約
Plan 圖則	S/NE-LK/11	
Zoning 地帶	V	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期  <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期  <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 years	

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		
		Non-domestic 非住用	11	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
				Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		Non-domestic 非住用	4.5	m 米 <input type="checkbox"/> (Not more than 不多於)
			1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv)	Site coverage 上蓋面積		10.2	% <input checked="" type="checkbox"/> About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)  _____ _____ _____ _____	12	12 nos Private Car
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Light bus  _____ _____	1	1 no light bus

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Drainage Proposal , Swept Path		
- Location Plan, Road Signage Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Dear Sirs,

Please be advised that the area covered by the application site has previously been approved for temporary recreational use, i.e. Hobby Farm and Holiday Camp, under A/NE-LK/133 (by other previous applicant) and A/NE-LK/162 respectively. No significant new development is proposed in this application. Upon approval, the application shall supersede A/NE-LK/162.

In submitting this application, the applicant has proactively and thoroughly considered and addressed concerns raised by different departments in a preceding approved application A/NE-LK/162 in order to facilitate a smooth review of the application. The responses and proposed measures by the applicant are attached in this appendix for your kind consideration.

Given the current business environment, it is very hard for SMEs like the applicant to run a new rural project in Hong Kong. The applicant hopes to maintain a rural place that is suitable for Hong Kong people to enjoy nature. This proposed project would make minimum changes to the site and have almost no impact to the environment as the site will mainly be a beautiful grassland, and it would sure be beneficial to the community. In light of the above, the applicant would deeply appreciate if the committee could review and approve the application as quickly as possible.

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

Yours faithfully,

Wong Cheuk Ki

**To: Agriculture, Fisheries and Conservation Department**

- (i) There would not be any impact to the watercourse located to the south and southeast of the site.
- (ii) From nature conservation perspective, it is stated in the Appendix that toilets and parking spaces are proposed within the subject site. However, no shower and car washing activity shall be allowed on site. The sewage generated from the visitor shall be collected and disposal by fecal suction truck by weekly basis. In addition, no holiday camping activities will be allowed within 3m to the watercourses. This will be ensured by erecting signages between the watercourses and the camping area to alert campers to stay away, and that staff will arrange campers to set tents in areas that are at least 3m away from the watercourses.

## **Antiquities and Monuments Office**

### Built Heritage

It is noted that the subject application site is located in the vicinity of two Grade 3 historic buildings, namely Law Uk and its Ancillary Block, Shek Chung Au.

### Archaeology

The application site falls entirely within Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest (“SAI”).

Considering the above, only the construction works of proposed drainage system involves very minor excavation works which can be carried out by hand tools instead of excavator, from which, it would not affect the Grade 3 historic building. Single-storey toilets and other facilities are above-ground container type which do not require excavation and site formation.

Please note that the site concerned has been considered and approved by the department previously. The application does not propose any significant new development.

Furthermore,

- (i) The drainage works, container-type single-storey toilets and other facilities will not require site formation.
- (ii) No other facilities will require excavation works as they are mainly container-type.
- (iii) Proposed drainage channel has a minimal 450mm depth and will be excavated and built by hand tools. No heavy machineries will be involved.
- (iv) Given the minimal excavation by hand tools and no site formation works, there will be no impact on the SAI arising from the proposed drainage works and other facilities.
- (v) Supervisor will be on site at all times to monitor the work and would stop and notify the AMO immediately if there is any findings.

**To: Planning Department**

A strip of land zoned “Agriculture” to the immediate north of the application site was grassed, but not included in the captioned application. The proposed temporary holiday camp site is only confined to the “V” zone.

This application, upon approval, will supersede A/NE-LK/162.

Further information related to the applicant’s operation:

- Booking for campsite and carparking space via WhatsApp will be required in advance (usually at least one week ahead). Booking will be accepted on a first come first serve basis and be confirmed by payment. Booking for the date will stop once the maximum capacity of 20 camp and 12 carparking space is reached. No walk-in customers or visitors will be allowed, and booked customers must register at reception for entry. Only cars or light bus pre-registered with their plate numbers will be allowed entry. Gate will be usually closed to prevent unauthorised access.
- The maximum capacity of the campsite is 80 visitors. - Three full time staff will be positioned in the campsite, handling check-in, cleaning and daily maintenance work etc.
- Light bus means 16 seater that may be hired by big group of customers, e.g. three families of friends etc. Customers will hire the light bus from third-party coach operators and the campsite does not provide any light bus services itself. The light bus shall leave the site once customers arrive to check-in and only come back for pick-up when they check-out. We appreciate your consideration on the above matters.

**TO: Environmental Protection Department:**

Public announcement system or portable loudspeakers, in practice, may be used during occasional events. However, it will be used only during a limited number of sessions and not of high frequency, minimizing the impact to the community.

The applicant will control and monitor the sound levels in compliance with the Noise Control Ordinance Cap. 400.

**To: Drainage Services Department**

(i) The applicant has attached a drainage proposal to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

In particular, the uphill catchment to the immediate north of the site has been taken into calculation.

Connection details between the proposed underground pipe and the existing stream is included.

(ii) All works shall be 3m away from the top bank of the streamcourse and all the proposed works in the vicinity of the streamcourse would not create any adverse drainage impacts, both during and after construction.

(iii) The applicant would minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction.

(iv) The site is in an area where no public sewerage connection is available.

(v) It is noted that the limited desk-top checking by DSD on the drainage works covers only the fundamental aspects of the drainage design. The project proponent is obligated to ensure that

- (i) The proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and
- (ii) The proposed drainage works and the downstream drainage systems have adequate capacity and are in good conditions to receive the flows collected from the subject locations and all upstream catchments.

(vi) It is noted that the cover levels of the proposed channels should be flush with the existing adjoining ground level.

(vii) It is noted that the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. The applicant should also ensure that the flow from this site will not overload the existing drainage system.

(viii) The applicant noted that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provide on both sides of the walls or kerbs with details to be agreed by DSD. However, no solid fence wall is to be erected.

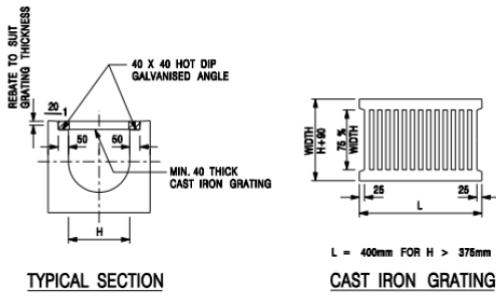
(ix) It is noted that the existing discharge location to which the applicant proposed to discharge the storm water from the subject site is not maintained by DSD. The

applicant would identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works.

- (x) The applicant noted that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant would also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- (xi) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense.
- (xii) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (xiii) The applicant would make good all the adjacent affected areas upon the completion of the drainage works.
- (xiv) The applicant would construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.
- (xv) Catch pit with sand trap would be provided at the outlet of the proposed drainage system. Details of the catch pit with sand trap can be referred to CP2 attached.
- (xvi) The applicant would place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Please refer to Drainage Layout Plan.

Furthermore, please find:

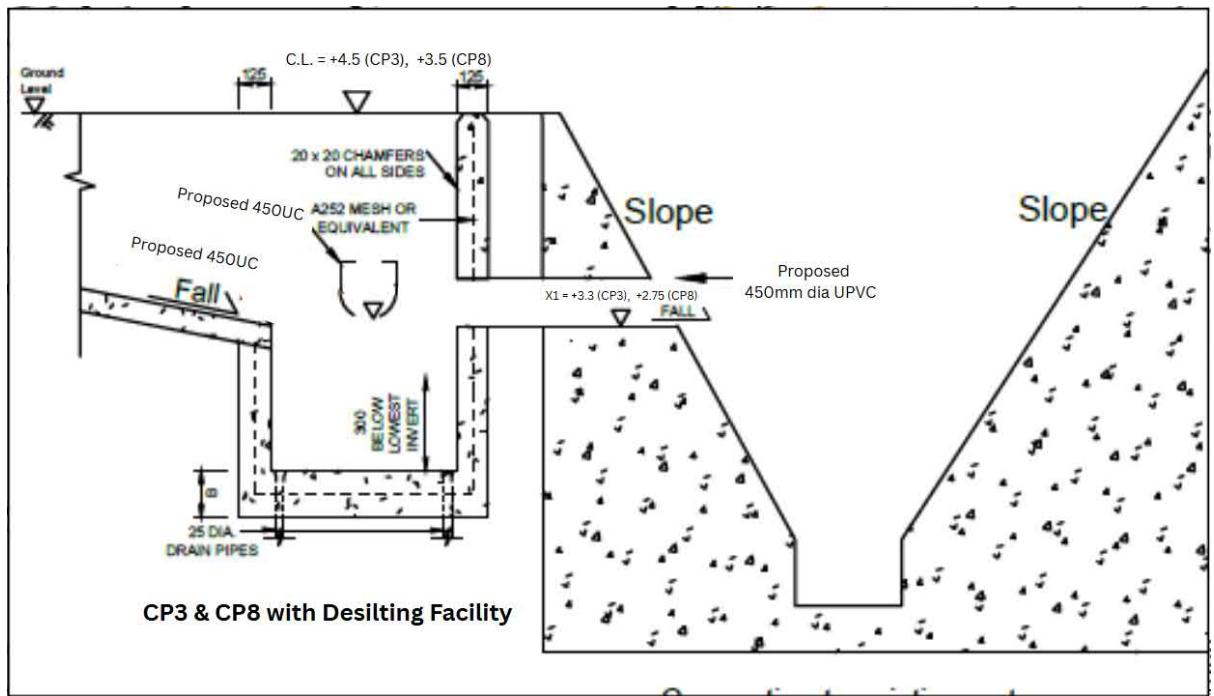
1. The typical details of the cast iron grating:



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1681.

2. The connection details to the existing water course:



3. Uphill catchment to the immediate north of the site has been taken into drainage calculation attached.

**To: Lands Department**

- (i) The applicant site comprises Old Schedule Agricultural Lots 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. It is noted that NO right of access via Government Land is granted to the application site.
- (ii) STW and STT will be applied for temporary structures and government land covered by the planning application.
- (iii) Should planning approval be given to the subject planning application, the lot owners will apply to the LandsD for a STW to permit the structure(s) erected/to be erected on site. Besides, it is noted that given the proposed use is temporary in nature, only application for regularization or erection of temporary structures(s) will be considered. It is noted that the application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it is noted that its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD.

**To: Transport Department**

From a traffic engineering point of view:

- (i) Please be advised about the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions:

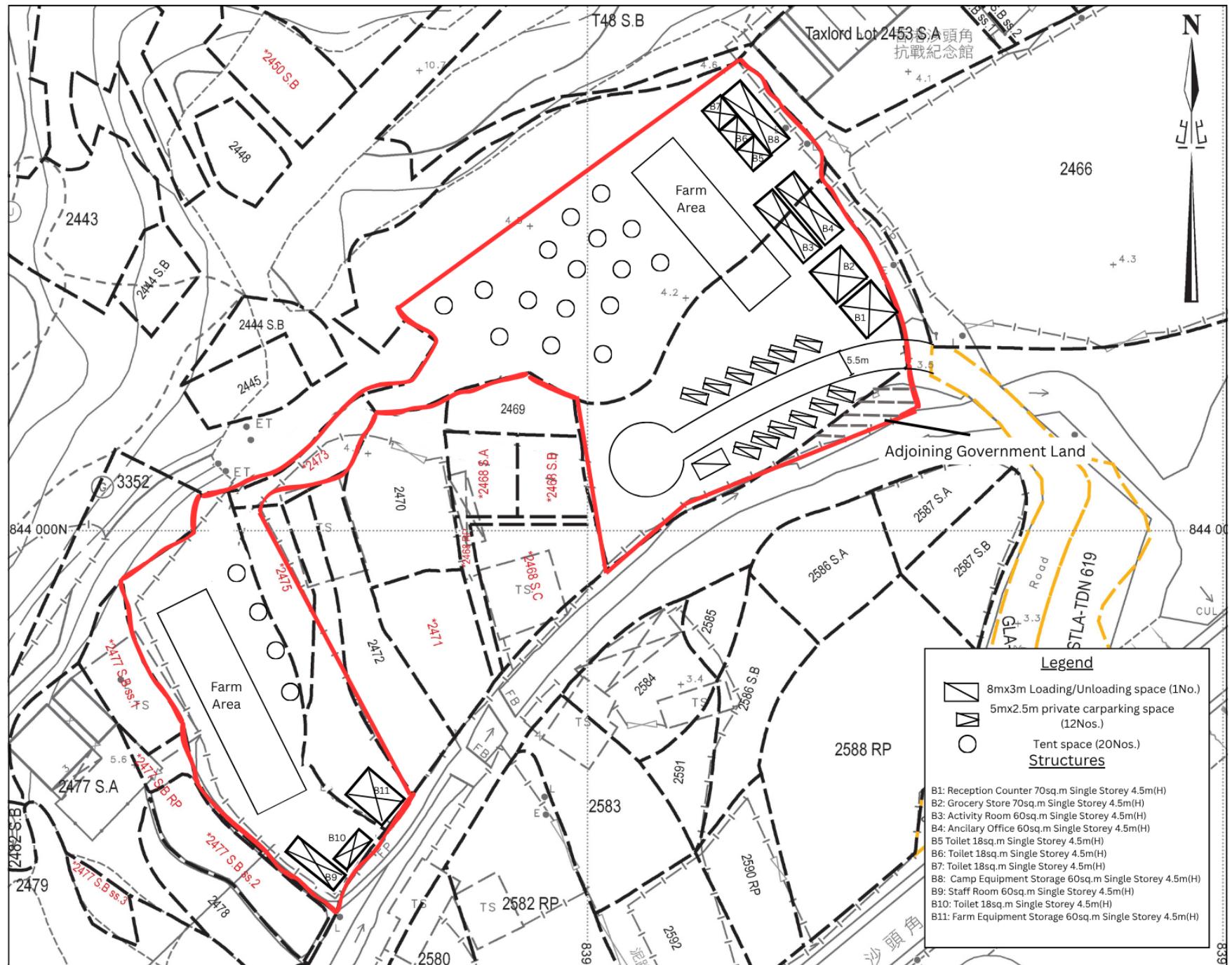
Total 20 camp tents are proposed. 4 persons per tent.

Assume:

1. 5 persons per private car
2. 50% occupation from Sunday to Thursday
3. 75% from Friday to Saturday

Therefore, there are maximum 48 persons per day which generated 24 private car trips per day and 12 carparking spaces needed. It is not significant to the Sha Tau Kok Road and considered no adverse impact.

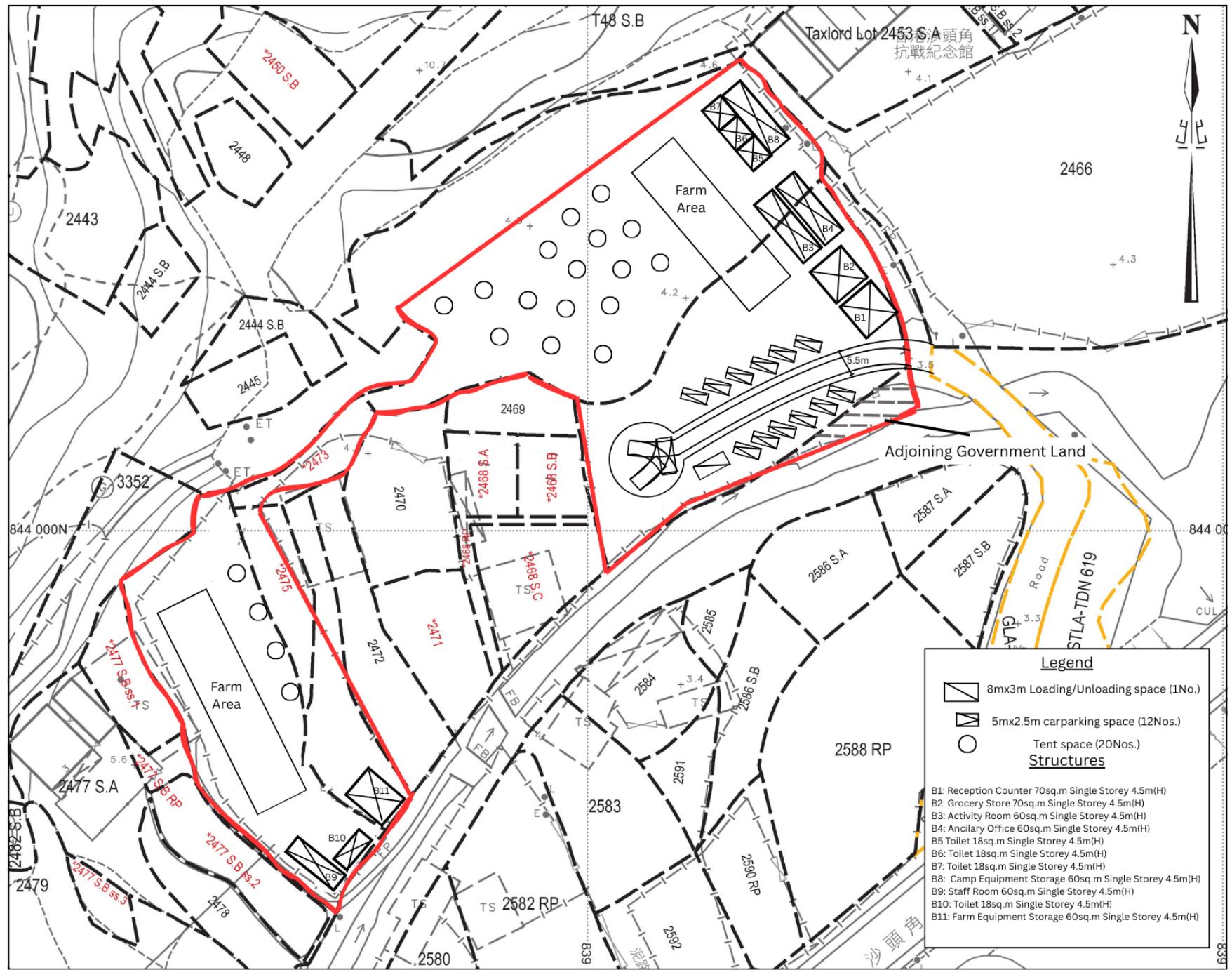
- (ii) Based on above number of vehicles visiting the subject site, 12 carparking spaces and 1 no. of loading/unloading is enough.
- (iii) The width of the vehicular access leading to the site can be referred to the Location Plan as enclosed.
- (iv) Please be advised about the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site: A staff shall be responsible for reservation service in order to well manage the leaving and arrival time of the visitor. And he is also responsible for controlling the car leaving and arrival.
- (v) Please be advised about the provision and management of pedestrian facilities to ensure pedestrian safety: A sign “注意車輛” shall be provided in the entrance of the site as indicated on the Location Plan.
- (vi) It is noted that the vehicular access between Sha Tau Kok Road (Shek Chung Au) and the application site is not managed by TD. The applicant would seek comments from the responsible party.

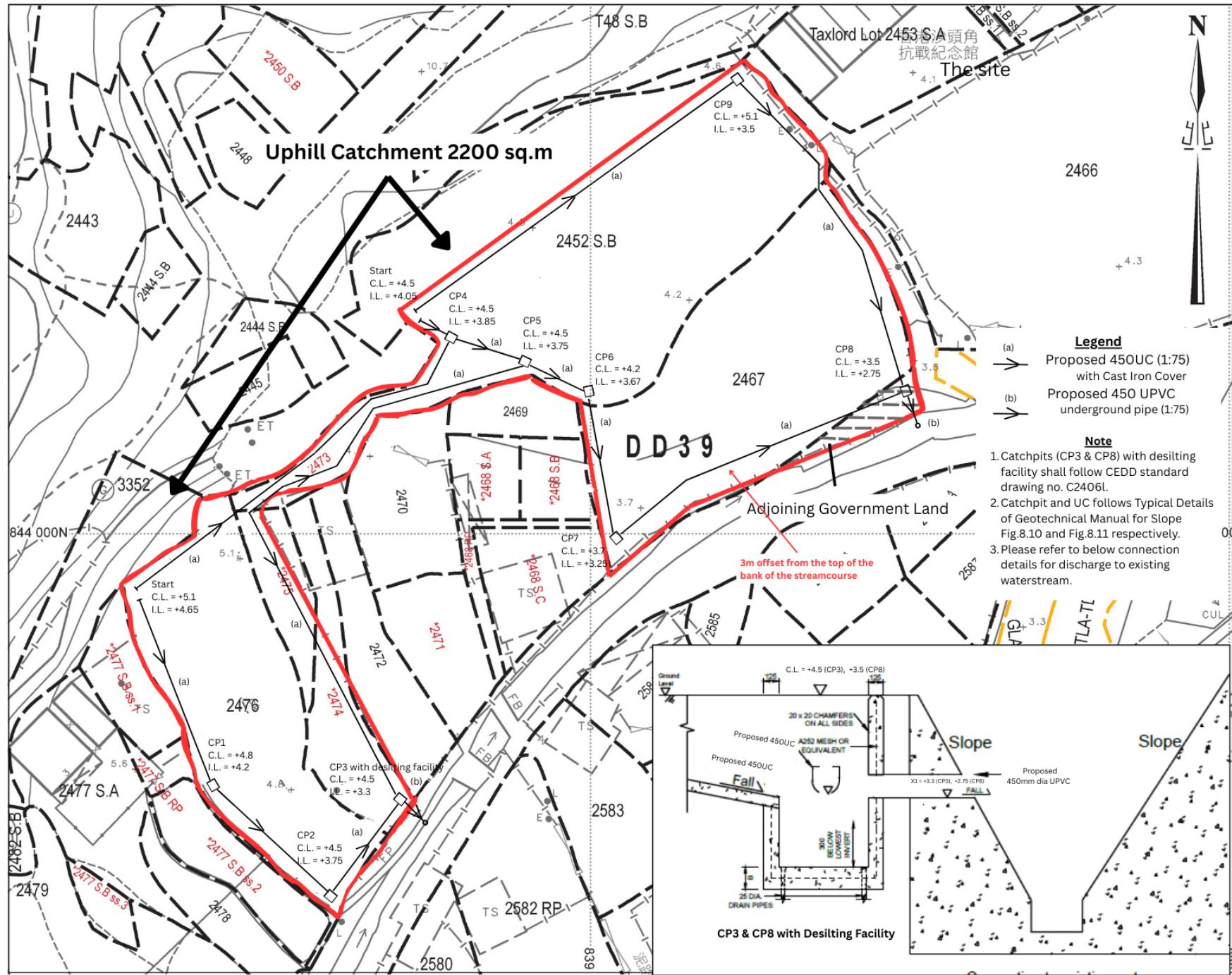


**Project:**

Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years at Lots 2467 (part), 2452 S.B (part), 2473 (part), 2474 (part), 2475 (part) and 2476 in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok

**Master Layout Plan**





## Project:

Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years at Lots 2467 (part), 2452 S.B (part), 2473 (part), 2474 (part), 2475 (part) and 2476 in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok

## Drainage Layout Plan

## Drainage Calculation

Site Area A1 = 5019 m<sup>2</sup> = 0.005019 km<sup>2</sup>

Uphill Catchment Area to the immediate north of the site A2 = 2200 m<sup>2</sup> = 0.0022 km<sup>2</sup>

Calculation of Runoff,

$$Q = 0.278 C i A$$

$$C1 = 0.35 \quad (\text{p.37 of Stormwater Drainage Manual})$$

$$C2 = 0.9$$

$$\text{Take } i = 250 \text{ mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 250 * (0.005019 * 0.35 + 0.0022 * 0.9)$$

$$= 0.2597 \text{ m}^3/\text{sec}$$

$$= 15582 \text{ lit/min}$$

Calculation Maximum Capacity of Proposed 450 mm dia. Underground pipe

Manning Equation  $V = R^{2/3} * S_f^{0.5} / n$

Dia 450 mm

$$\text{Where } R = \pi r^2 / 2 \pi r \quad r = 0.225 \text{ m}$$

$$= r/2$$

$$= 0.1125 \text{ m}$$

$$n = 0.012 \text{ s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/75 \quad S_f = 0.0133$$

$$\text{Therefore, } V = 0.1125^{2/3} * 0.0133^{0.5} / 0.012$$

$$= 2.2396 \text{ m/sec}$$

$$\text{Maximum Capacity (Qmax)} = V * A$$

$$= 2.2396 * \pi r^2$$

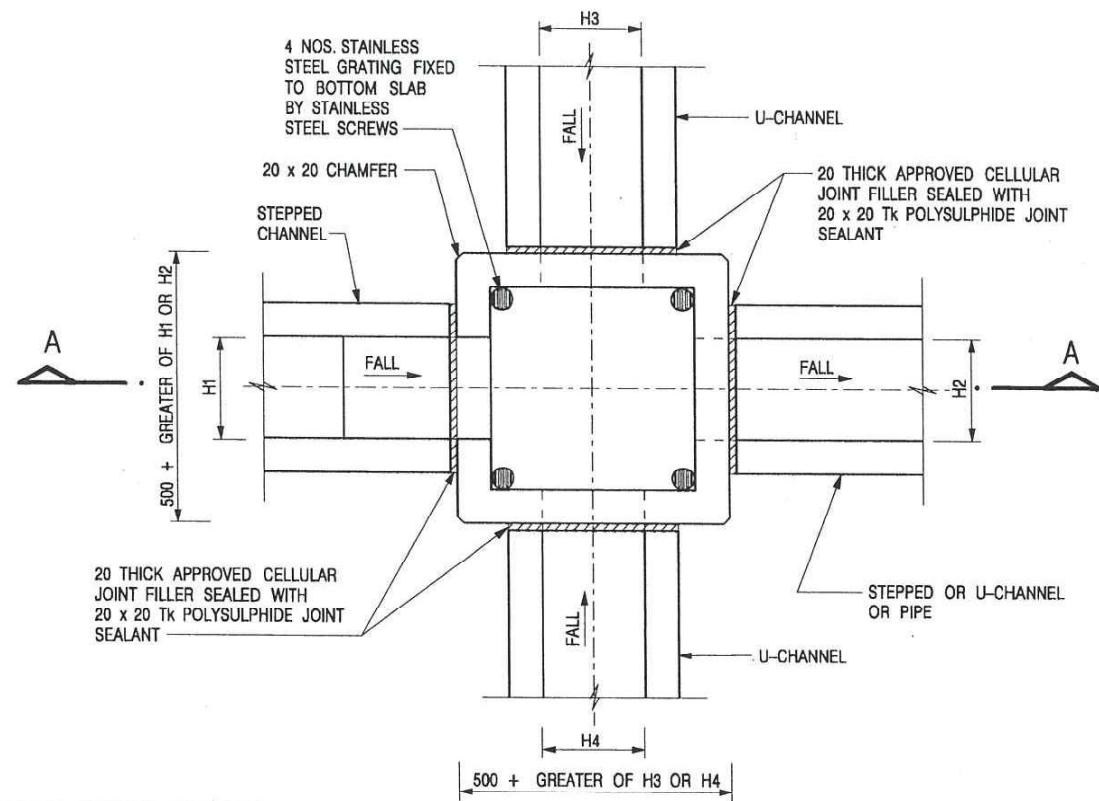
$$= 0.356 \text{ m}^3/\text{sec}$$

$$1 \text{ nos of pipe} \quad = 0.356 \text{ m}^3/\text{sec}$$

$$= 21360 \text{ lit/min}$$

$$> 15582 \text{ lit/min}$$

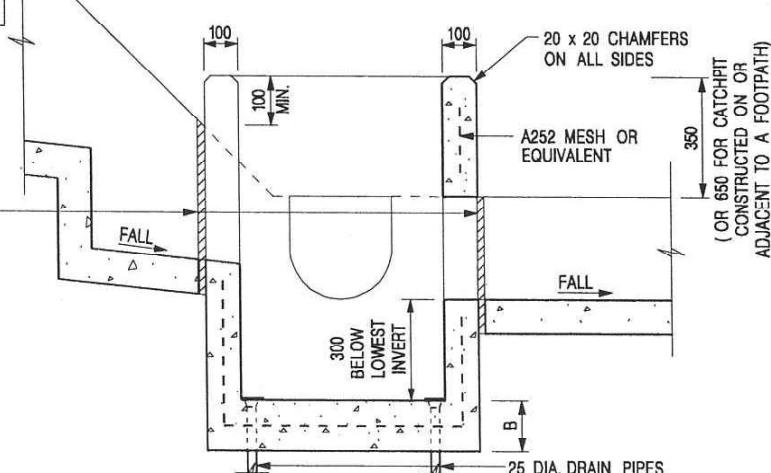
Provide 450 mm dia underground pipe (1:75) is OK



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR  
JOINT FILLER SEALED WITH  
20 x 20 Tk POLYSULPHIDE JOINT  
SEALANT

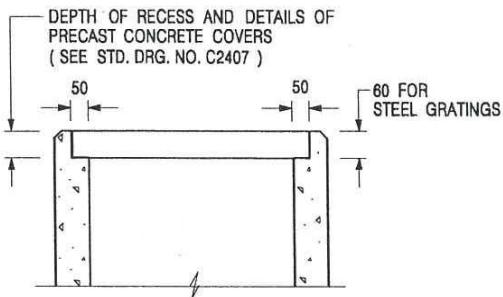


SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
CATCHPIT WITH TRAP (SHEET 1 OF 2)		 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
SCALE 1:20		DRAWING NO.	
DATE JAN 1991		C2406 /1	



ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS

## NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

		-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
		REF.	REVISION	SIGNATURE	DATE
<b>CATCHPIT WITH TRAP</b> <b>(SHEET 2 OF 2)</b>		 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>			
		SCALE 1:20		DRAWING NO. <b>C2406 /2</b>	
		DATE JAN 1991			

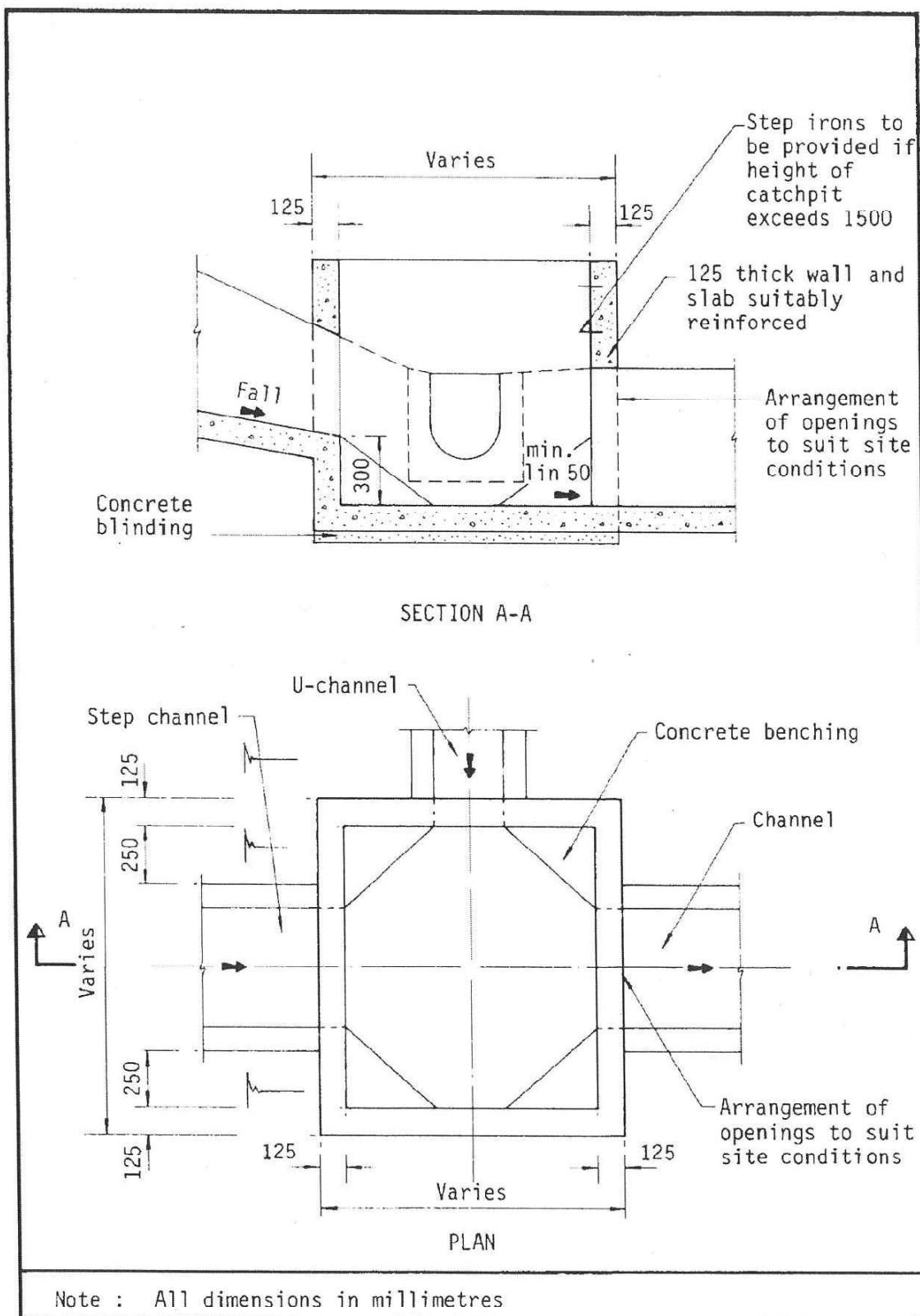


Figure 8.10 - Typical Details of Catchpits

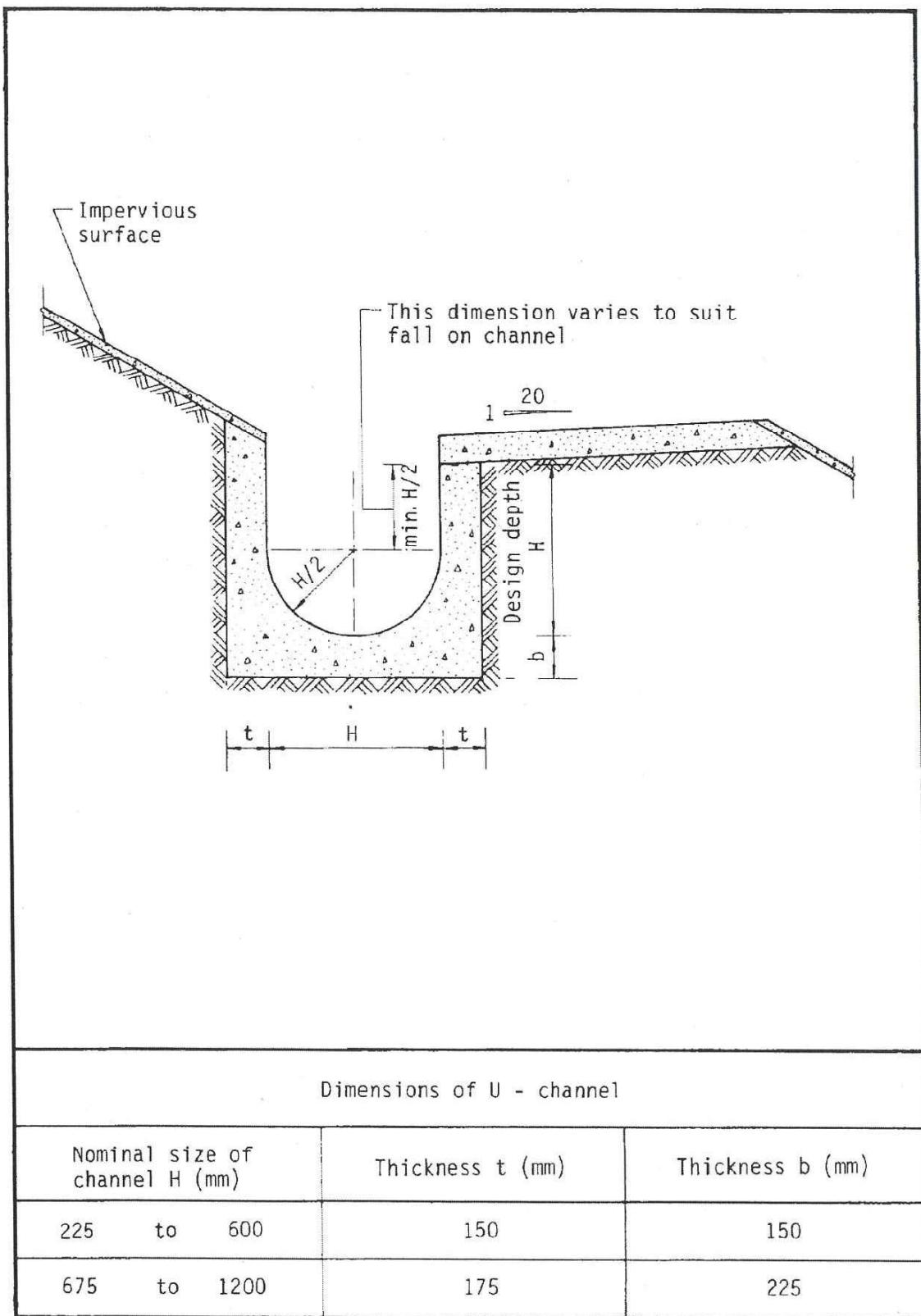
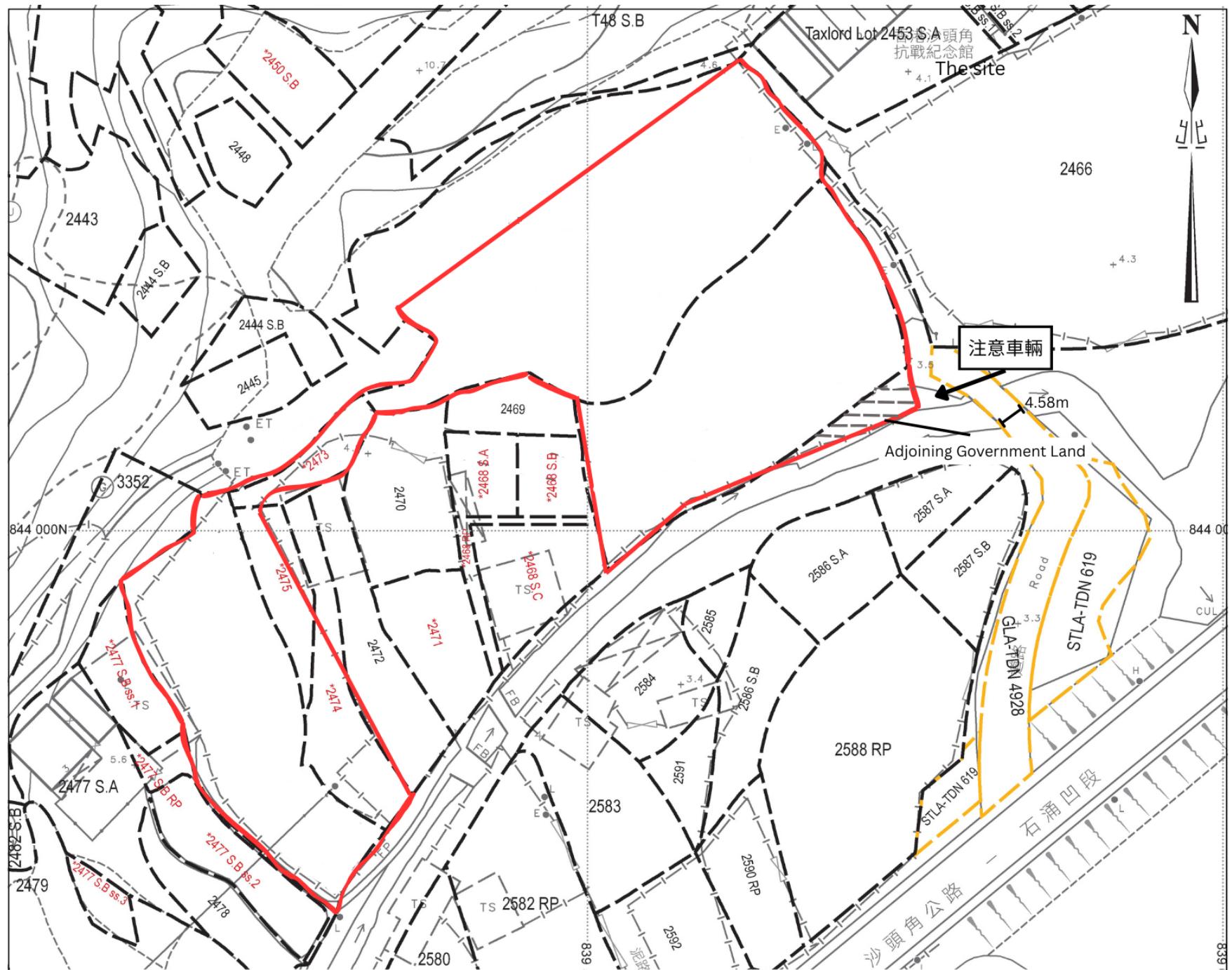


Figure 8.11 - Typical U-channel Details



## Project:

Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years at Lots 2467 (part), 2452 S.B (part), 2473 (part), 2474 (part), 2475 (part) and 2476 in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok

## Signage Plan

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### **Brian Ching Hong CHAN/PLAND**

寄件者: Enrico Wong < >  
寄件日期: 2025年11月17日星期一 3:37  
收件者: Brian Ching Hong CHAN/PLAND  
副本: William Shu Tai WONG/PLAND; Timothy Wai Pui WU/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: Access Path.png; Distance to residential building.png  
類別: Internet Email

Dear Brian,

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

### **Comment from STN/DPO**

1. The grocery store is for serving the camping customers, in case they forget to bring camping items or need refreshments, e.g. tent ropes, cup noodles, soft drinks, bottle water etc. The activity room will not be open unless being booked by groups, e.g. 3 families of camping customers intending to join workshops such as making handcrafted items with grass or natural ingredients etc. Farm area will mainly be vegetables and herbs maintained by staff and provided freshly to camping customers.
2. 80 visitors included the proposed users of the farm area which will only be open to the camping customers.
3. Please find attached the layout plan showing the access path in purple.

### **Further Information to PlanD:**

1. The Applicant will develop and maintain a new access path bounded within Lot 2473 to connect Lot 2452 S.B with Lot 2475 and Lot 2476 as indicated on the submitted plan upon approval of the Application, if granted.
2. The Applicant will develop a Farm Area in Lot 2467 as indicated on the submitted plan upon approval of the Application, if granted.
3. There would not be any impact to the watercourses located near the site. No holiday camping activities will be allowed within 3m to the watercourses. This will be ensured by erecting signages between the watercourses and the camping area to alert campers to stay away, and that staff will arrange campers to set tents in areas that are at least 3m away from the watercourses.

### **Comment from EPD and Police**

Regarding the use of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system,

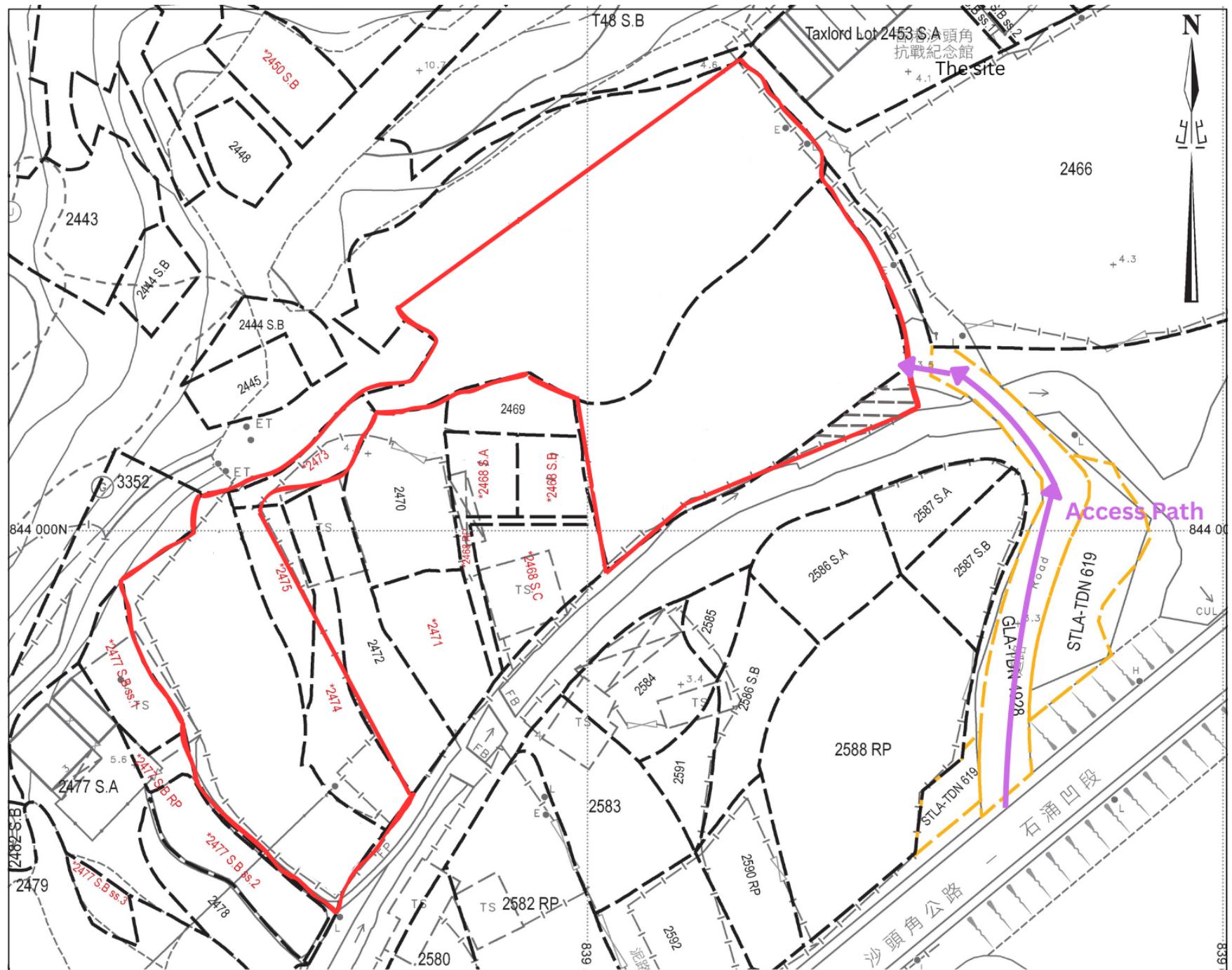
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1. While the Applicant identifies the needs of reasonable use of public announcement system, portable loudspeaker or audio amplification system in the course of normal recreational activities in the future, i.e. school group camping, the Applicant also shares the EPD and Police's concern and is committed to minimizing potential impact to surrounding environment and maintaining a harmonic neighbourhood.
2. As such, the Applicant commits that it will:
  - a. Strictly observe Cap. 400 Noise Control Ordinance and the related regulations and Technical Memoranda at all times, in particular, Section 10 - Technical Memoranda relating to noise emanating from places other than domestic premise, public places or construction sites and Section 13 - Noise abatement notices of the Ordinance.
  - b. Strictly observe the TECHNICAL MEMORANDUM FOR THE ASSESSMENT OF NOISE FROM PLACES OTHER THAN DOMESTIC PREMISES, PUBLIC PLACES OR CONSTRUCTION SITES (the "Technical Memorandum").
  - c. Set up policy and procedures with reference to Code of Practice on Good Management Practice to Prevent Violation of the Noise Control Ordinance (Chapter 400) (for Industrial/Commercial Operations).
3. Based on the above, the Applicant proposes the following restriction:
  - a. Strictly no usage of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system during the Night time period as defined in the Technical Memorandum, i.e. 2300 to 0700 hours.
4. Furthermore, during any other time period, the Applicant will measure and control the noise to be within the Acceptable Noise Level stated in Table 2 of the Technical Memorandum. While the limit designated for Rural area is 60 dB(A), the Applicant will voluntarily lower any noise level to under 55 dB(A).
5. In addition, a primary contact point of noise compliant will be established and maintained (Proposed: Mr. Enrico Wong, Phone: \_\_\_\_\_).
6. Based on the above, the Applicant believes that a balance could be achieved between providing recreational activities which are healthy and beneficial to the community and the noise sensitivity of the nearby residents.
7. P.S. As indicated on google map, the site border is around 38m away from the nearest residential building. However, there are building structures along the border of the site, meaning that in reality the closest point that a loudspeaker/PA will be used will be at least 50m away and blocked in the path by the building structure. (Attached google map measurement as reference). As the application site span across a length of over 125m from border to border, the Applicant will also, whenever possible, place any loudspeaker/PA away from the border of the direction of the aforementioned residential building to minimize any impact.

The Applicant very much appreciates the departments' consideration.

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

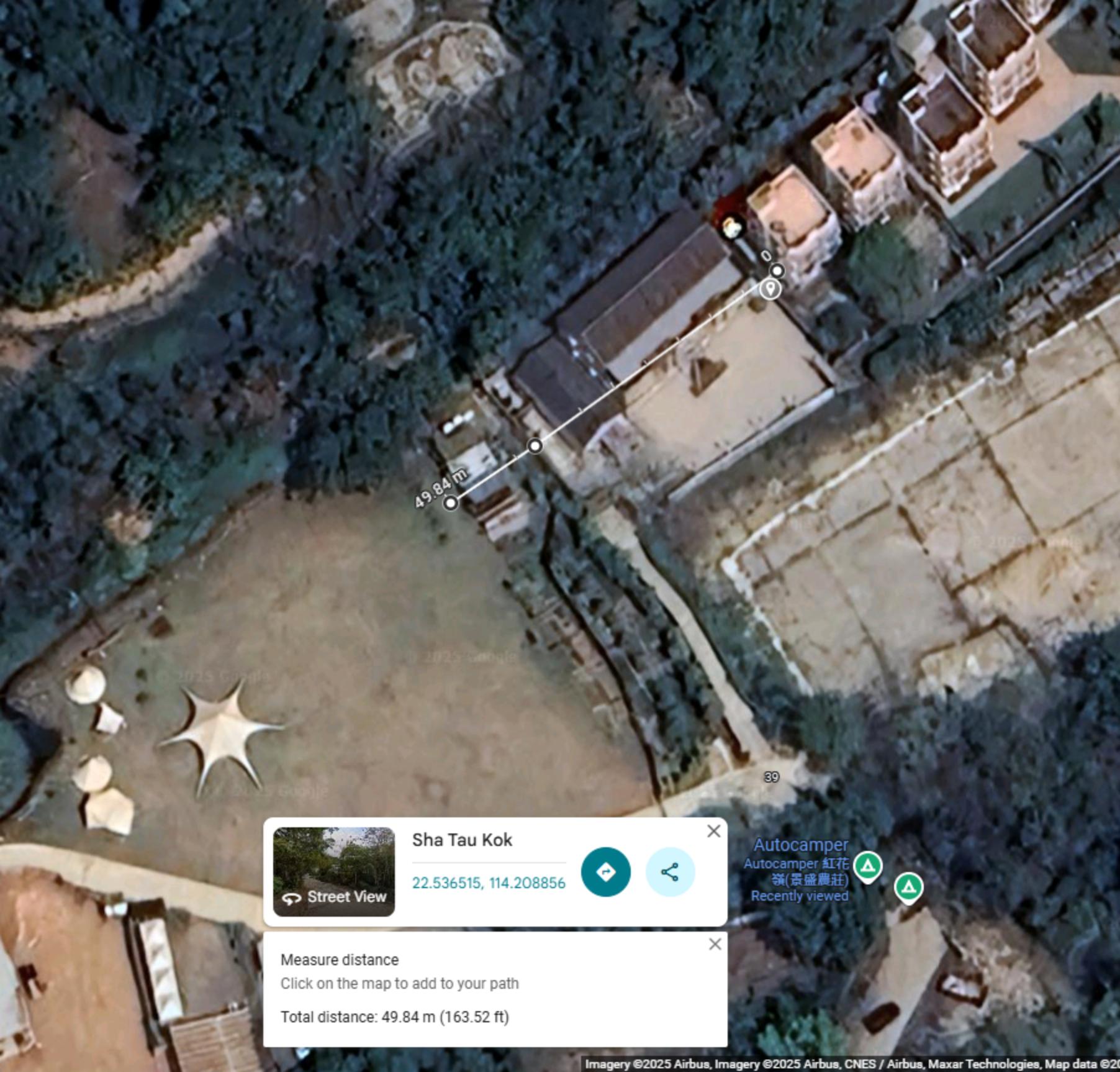
Best regards,  
Enrico



### Project:

Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years at Lots 2467 (part), 2452 S.B (part), 2473 (part), 2474 (part), 2475 (part) and 2476 in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok

## Access Path



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## 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.

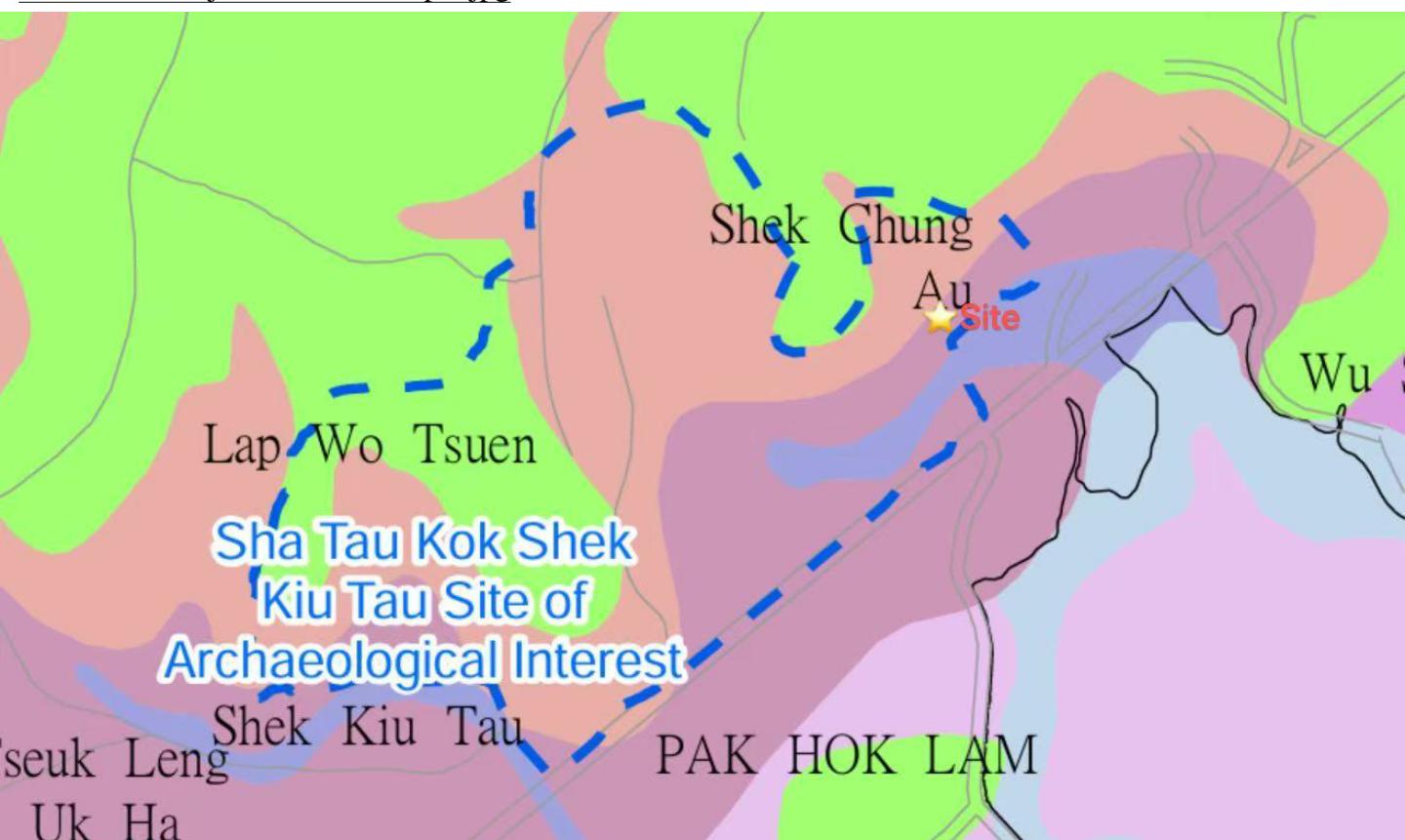
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4. The Applicant will take appropriate precautionary, protection and monitoring measures to ensure that the Graded Buildings will not be adversely affected by the proposed works.
5. The Applicant will keep AMO posted of any further development/updates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

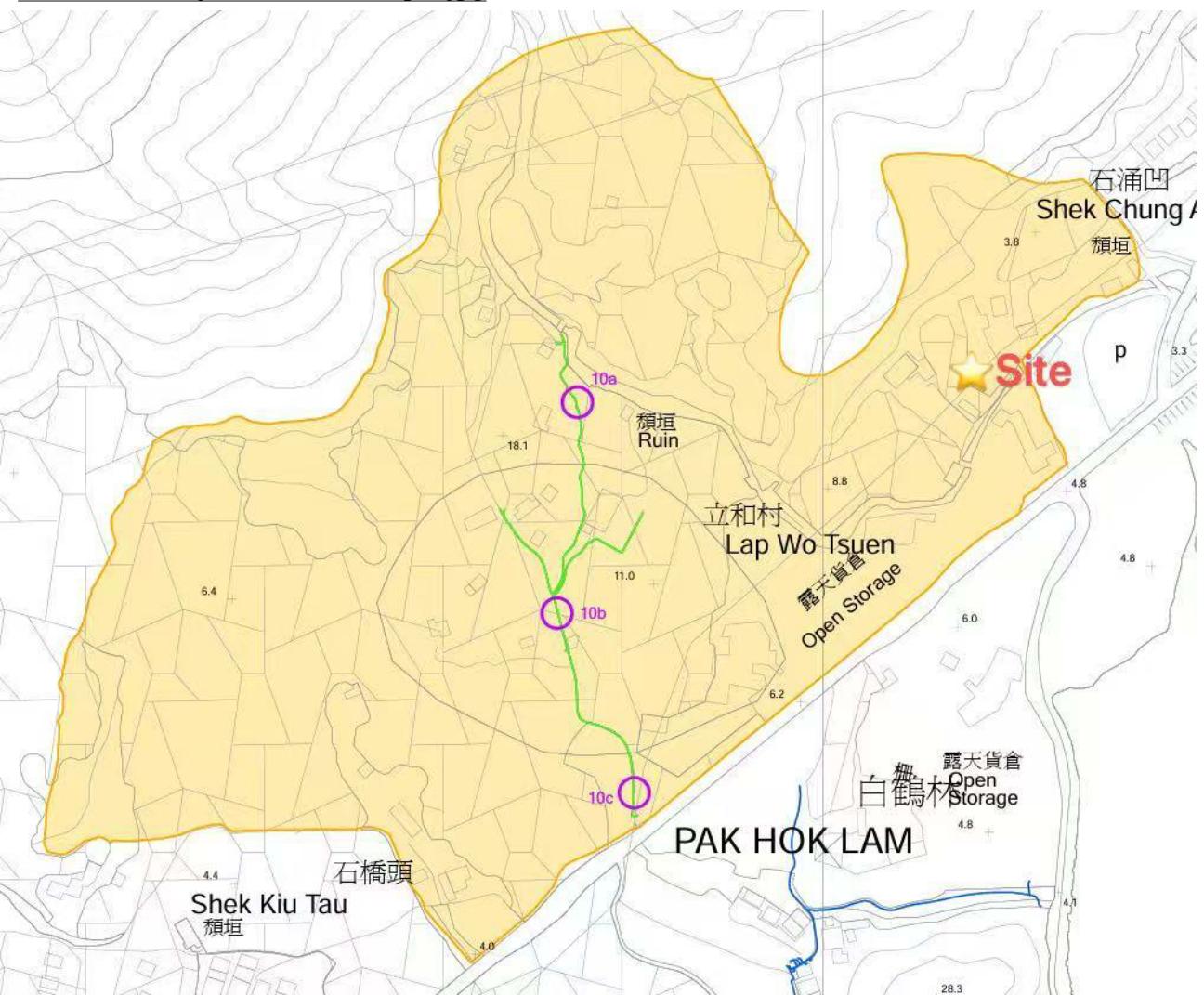
We look forward to hearing back from you soon. Thank you.

Best regards,  
Enrico

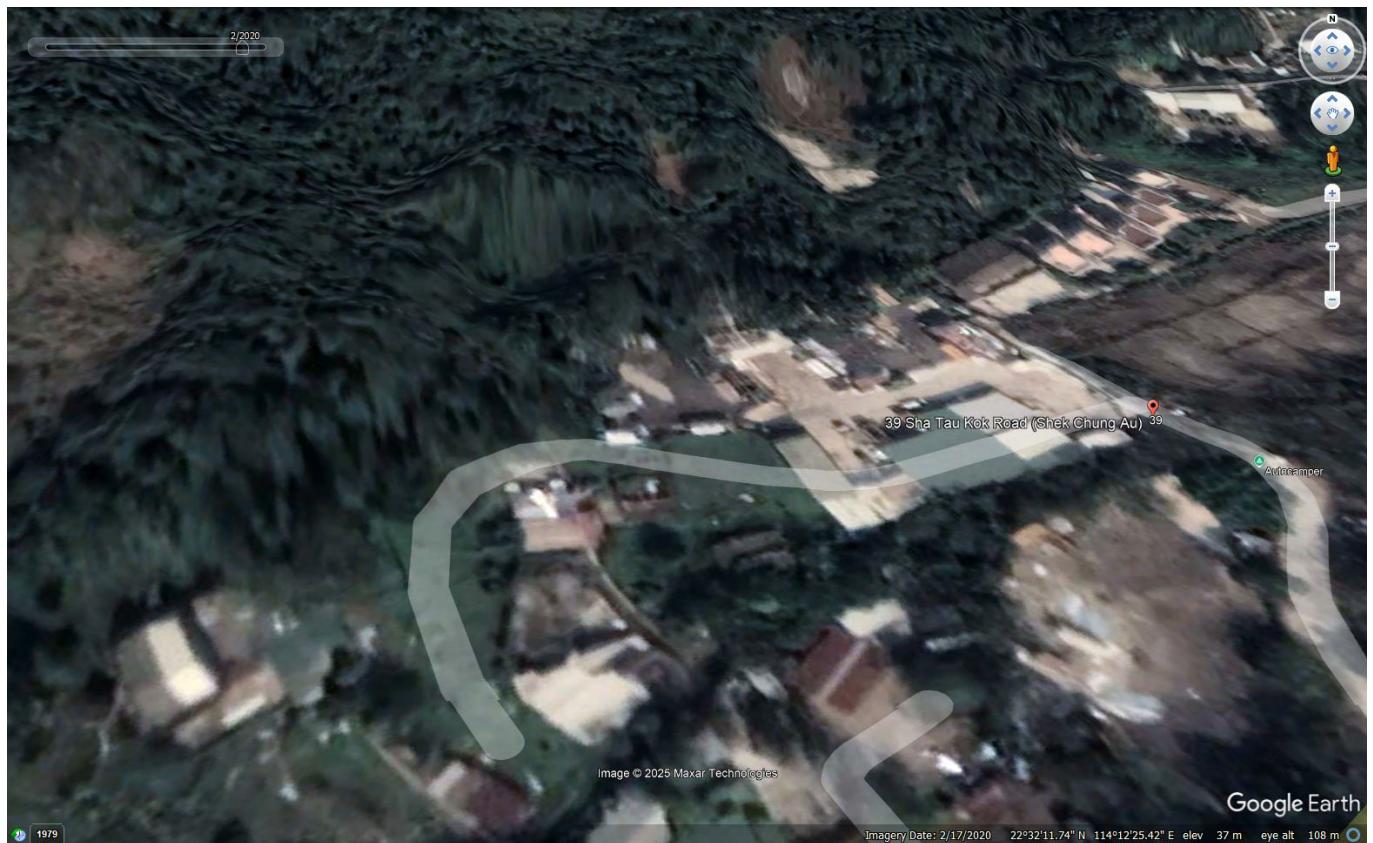
File Name: Project Location Map 1.jpg



File Name: Project Location Map 2.jpg



File Name: 2-2020.png



File Name: 11-2020.png



File Name: 2-2021.png



File Name: 3-2022.png



## **Timothy Wai Pui WU/PLAND**

---

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

---

寄件者: Enrico Wong <[REDACTED]>  
寄件日期: 2025年11月19日星期三 16:16  
收件者: Brian Ching Hong CHAN/PLAND  
副本: William Shu Tai WONG/PLAND; Timothy Wai Pui WU/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,

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 <wstwong@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 95m<sup>2</sup> 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



## **Timothy Wai Pui WU/PLAND**

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寄件者: Enrico Wong <[REDACTED]>  
寄件日期: 2025年11月20日星期四 17:14  
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: 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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**From:** Enrico Wong <[REDACTED]>  
**Sent:** Wednesday, 19 November 2025 12:58 PM  
**To:** Brian Ching Hong CHAN/PLAND <bchchan@pland.gov.hk>  
**Cc:** Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>; William Shu Tai WONG/PLAND <wstwong@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 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. 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.

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- 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.

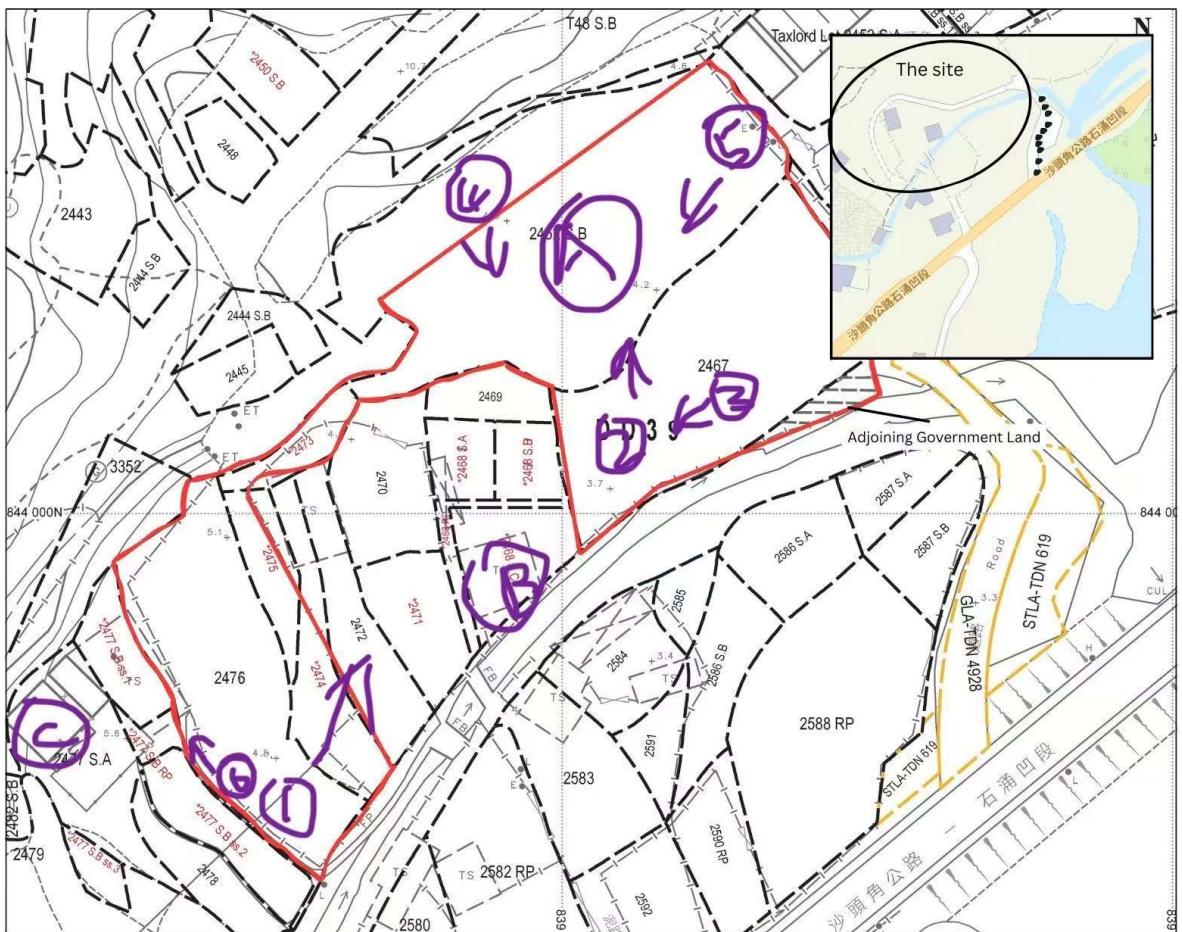
#### Built Heritage

- 3. The Applicant thanks the AMO for the reminder.
- 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: Approximate location and direction of view.jpg



File Name: 1.jpg



File Name: 2.jpg



File Name: 3.jpg



File Name: 4.jpg



File Name: 5.jpg





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## William Shu Tai WONG/PLAND

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寄件者: Enrico Wong [REDACTED]  
寄件日期: 2025年12月12日星期五 18:07  
收件者: William Shu Tai WONG/PLAND  
副本: Timothy Wai Pui WU/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: Supplementary Information to Planning Department.pdf  
類別: Internet Email

Dear William,

Please find the Applicant's further elaboration in relation to occasional camping-themed weddings ancillary to the holiday camp activities.

Thank you.

Best regards,  
Enrico  
[REDACTED]

### Supplementary Information to Planning Department

The Applicant is dedicated to developing and maintaining a privately owned and commercially operated Holiday Camp for the benefit of Hong Kong people who would like to stay locally for holidays and outings. Its commercial operation will primarily focus on providing camping space and camping services, with occasional social activities that are ancillary to the holiday camp commercial operation, e.g. corporate gatherings, school orientation camps, educational camps and weddings, etc., all of which happens in the beautiful holiday camp setting. Furthermore, for the above purposes, the Applicant will put up tents and temporary shelters for leisure for people on outings or on vacation, whether they are couples, friends, families, school groups, church groups or corporate groups.

Regarding occasional wedding ceremonies to be held within the holiday camp, as mentioned above, the Applicant will ensure that they are ancillary to the holiday camp activities.

Reference could be made to overseas holiday camp (and ranches) sites where many of them also offers camping-themed weddings as part of their add-on service, which are also quite common, just as wedding in hotels or resorts (similar in accommodation/leisure nature with holiday camp).

- <https://www.belltentglamping.net/#/search>
- <https://www.thebellsglamping.co.uk/weddings>
- <https://amandamatildaphotography.com/complete-guide-to-planning-a-camping-wedding/>



Further points from the Applicant:

- The Applicant does not actively promote nor develop the holiday camp as a regular place of wedding. However, it occasionally receives enquiries from campers / previous customers on whether they could hold a camping-themed wedding / proposal / after-wedding party in the holiday camp setting. Just as it sometimes hosts camping-themed birthday parties or educational camps etc.
- The operation does not differ from any group camping or specifically-themed group camping. Customer will rent out the camping sites and also camping tents / temporary shelters for their use. They may chill out in the holiday camp with their families like any camping customers and enjoy the day. There may (or may not) be a short session, usually not more than half an hour, where the engaged couple exchange their wedding rings, make their vow and kiss.
- The couple and/or the guests will stay overnight in camping tents.
- No additional development nor structure is required for the site. Everything will be based on the proposed holiday camp development (as drawn on layout plan) and customers will utilise the existing holiday camp setting, which is also their original intention of why they chose a camping-themed wedding.
- No catering service will be provided by the Applicant.
- Temporary decorations will mainly be Bring-Your-Own by campers.
- Numbers of camping-themed weddings normally will not exceed 10 per year. Most of them happen within the two months in autumn, i.e. Nov and Dec, which is the camping peak season.

### **Previous S.16 Applications**

#### **Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-LK/133	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years	26.3.2021 (Revoked on 26.2.2024)
A/NE-LK/162	Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of Three Years	20.9.2024

#### **Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LK/119	Proposed Temporary Open Storage of Building Materials with Ancillary Office for a Period of Three Years	13.9.2019 (on review)	R1-R3

#### **Rejection Reasons**

R1 The development was not in line with the planning intention of “Village Type Development” (“V”) zone which was to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone was primarily intended for development of Small Houses by indigenous villagers. It was also not in line with the planning intention of the “Agriculture” (“AGR”) zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There were no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

R2 The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant government departments and local objections against the application; and the applicant had failed to demonstrate that the development would have no adverse traffic, environmental and drainage impacts on the surrounding areas.

R3 The approval of the application would set an undesirable precedent for other similar applications within the “AGR” and “V” zones. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport (C for T):

- noting that the scale, nature and use of the current application remain generally unchanged from the last approved application, she has no comment on the application from traffic engineering viewpoint;
- to mitigate the traffic impact and enhance the traffic safety, should the application be approved, approval conditions on submission and implementation of traffic management measures should be included. Also, the implemented traffic management measures should be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- the existing local access road next to the application site (the Site) is not under the maintenance of HyD; and
- his advisory comments are at **Appendix IV**.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- the submitted drainage proposal does not provide sufficient information as required in DSD's 'Technical Note to Prepare a Drainage Submission'. Should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix IV**.

**3. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- no specific comment on the public comments received; and
- his advisory comments are at **Appendix IV**.

#### **4. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from nature conservation perspective noting that the applicant has proposed measures to avoid polluting watercourses nearby.

#### **5. Heritage Conservation**

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO):

##### Archaeology

- the Site falls entirely within Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest (SAI). While the proposed works does not require site formation and land filling, it will involve construction of drainage system which will require ground excavation by hand tools. After reviewing the location, scope of works and findings of previous archaeological surveys in the surrounding area, she has no in-principle objection to the application;

##### Built Heritage

- Law Uk, Shek Chung Au and Law Uk, Ancillary Block, Shek Chung Au, which are Grade 3 historic buildings are located in the vicinity of the Site;
- according to the Application Form, the proposed works arising from the application will not require site formation and only involve very minor excavation works which will be carried out only by hand tools. In this regard, she has no adverse comment on the application from built heritage conservation perspective; and
- his advisory comments are at **Appendix IV**.

#### **6. Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- his advisory comments are at **Appendix IV**.

#### **7. Licensing**

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO (OLA), HAD):

- no adverse comment on the application; and
- his advisory comments are at **Appendix IV**.

## **8. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

## **9. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that 11 structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
- his advisory comments are at **Appendix IV**.

## **10. Other Departments**

The following government departments have no objection to/no comments on the application:

- (a) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Project Manager (North), CEDD (PM(N), CEDD);
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
  - (ii) the following irregularities covered by the subject planning application have been detected by his office:

unauthorised structures within the said private lots covered by the planning application

there are unauthorised structures on Lots 2452 S.B and 2476 in D.D. 39. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

unlawful occupation of GL adjoining Lot 2467 in D.D. 39 covered by the planning application

the GL within the Site (about 95m<sup>2</sup> as mentioned in the Application Form) has been fenced-off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iii) the following irregularity not covered by the subject planning application has been detected by his office:

unlawful occupation of GL not covered by the planning application

the GL adjoining Lots 2474 and 2467 in D.D. 39 has been fenced-off without permission. The GL being illegally occupied is not included in the application. For GL adjoining Lot 2474, regularisation would not be considered according to prevailing policy. Any occupation of GL without Government's prior approval is an offence under Cap.28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

- (iv) the lot owners/applicant shall either (i) cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) subject to paragraph (d)(iii), including the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be

erected and the occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorised structures were erected and occupation of GL was detected, as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;

- (e) to note the comments of the Commissioner of Police (C of P) that the applicant shall formulate sufficient precaution measures to limit the noise level as far as possible;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) in view of the vicinity of the Site to nearby residential development, the noise complaints and objecting public comments received, the applicant is advised to take all necessary measures to avoid any noise nuisance at any time and ensure that all activities are conducted in full compliance with relevant environmental legislation requirements. The applicant should ensure that the pollution abatement measures in relevant guidelines, including 'Noise Control Guidelines for Music, Singing and Instrument Performing Activities' are followed. This includes providing an advance notice to nearby noise sensitive receivers and emailing a copy of the notice to DEP, Regional Office (North) at least seven days in advance, as well as providing a manned complaint hotline;
  - (ii) the applicant should follow the relevant mitigation measures and requirements in 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances; and
  - (iii) the applicant should follow the requirements of Professional Persons Environmental Consultative Committee Practice Notes 1/23 to properly handle the sewage produced from the applied use;
- (g) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the access arrangement and swept path plan should be commented by TD;
  - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
  - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense;
  - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use; and
  - (iv) the submitted drainage proposal does not provide sufficient information as required in DSD's 'Technical Note to Prepare a Drainage Submission'. Hence, the applicant should submit a revised drainage proposal for her review;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should be advised as follows:
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - the location of the proposal FSI to be installed should be clearly marked on the layout plans; and
  - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or upon referral from the relevant licensing authority;
- (k) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO) that:
  - (i) the applicant is required to inform AMO immediately when antiquities or supposed antiquities are discovered in the course of works. AMO should be informed two weeks prior to the commencement of the drainage works for conducting site inspection in the course of work, as and when required;
  - (ii) appropriate precautionary, protection and monitoring measures should be devised and implemented to ensure that the Graded Buildings, i.e. Law Uk, Shek Chung Au and Law Uk, Ancillary Block, Shek Chung Au, will not be adversely affected by the proposed works; and
  - (iii) his comments on the works arising from the applied use will be offered upon receiving any referrals from respective departments;
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) no Food and Environmental Hygiene Department (FEHD)'s facilities should be affected;
  - (ii) proper licence/permit issued by his Department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;

- under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry) (including wholesale and retail) is involved. In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department (FSD) and Planning Department (PlanD) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease; (b) the Occupation Permit of the building; and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority (BA);
- depending on the mode of operation, generally there are three types of food business licence that the operator may apply for under the Food Business Regulation: (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; and (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;
- when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from DFEH before commencement. They are required to submit application to FEHD by filling in the application form together with eight copies of proposed layout cum OSA plan and five copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as BD, TD, FSD, PlanD, Home Affairs Department (HAD) and LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by departments concerned and the OSA application will be approved upon full compliance of all the requirements. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;
- in accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression “food business” means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed

in the work place. As such, a staff canteen that exclusively use by the staff members of that working place are exempted from obtaining food business licence from his department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;

- (iii) proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any one or more of the followings, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (iv) the works and operation of the applied use shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

(m) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, HAD (CO(OLA), HAD) that:

- (i) according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (HAGAO), premises are a “hotel” or “guesthouse” if the premises are held out as providing sleeping accommodation to any person presenting themselves who are willing to pay a fee for the sleeping accommodation, unless all accommodation in the premises are provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
- (ii) under the Clubs (Safety of Premises) Ordinance (Cap. 376) (CuSPO), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
  - provides services for its members (whether or not for the purpose of gain); and
  - has a club-house of which only its members and their accompanied guests have a right of use;
- (iii) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO and/ or CuSPO depends on the actual circumstances of each case;
- (iv) his office will assess each campsite on its individual merit to determine whether a licence under the HAGAO is required. The factors of consideration include degree of fixation, degree of permanency, size, nature and intended use, connection with associated utilities, ease of assembly and ease of removal in respect of the proposed tents and the essential supporting facilities including site office, storeroom and toilets etc. In general, a campsite solely consisting of movable and easily dismantled tents may not require a licence under the HAGAO. The applicant may consult a registered building professional for

advice on whether the proposed structures to be erected on the Site would be considered as a premises under the HAGAO;

(v) based on the information available, it is not sufficient for his office to assess whether licence application under HAGAO and/or CuSPO is required at this stage;

(vi) if any structure which constitutes as “building works” or “building” under the Buildings Ordinance (BO) to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority (BA) or a Certificate of Compliance issued by LandsD when making an application under the HAGAO and/ or CuSPO; and

(vii) detailed licensing requirements will be formulated upon receipt of application under the HAGAO and/ or CuSPO, if applicable;

(n) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the Site, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards; and

(o) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:

- (i) it is noted that 11 structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
- (iv) the applicant’s attention is drawn to the following points:
  - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-LK/165

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

也盡其利

沒有反對的理由

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「提意見人」姓名/名稱 Name of person/company making this comment

黃國慶

簽署 Signature

Englin L

日期 Date 2025/10/27



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-LK/165

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見！

「提意見人」姓名/名稱 Name of person/company making this comment 翁及昌有限公司

簽署 Signature

日期 Date 27-10-2025

## **tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年10月31日星期五 2:33  
收件者: tpbpd/PLAND  
主旨: A/NE-LK/165 DD 39, Shek Chung Au Tent City SAI  
類別: Internet Email

A/NE-LK/165 Car Camping (Hong Kong) Co., Ltd.

Lots 2452 S.B (Part), 2467 (Part), 2473 (Part), 2474 (Part), 2475 (Part) and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok

Site area: About 5,019sq.m

Zoning: "VTD"

Applied use: 20 Tent Camp Sites / 13 Vehicle Parking

Dear TPB Members,

162 approved 20 Sept 2024 but conditions not fulfilled. Back with a larger site.

*"Everyone who has been to the site loves the big grassland and natural environment, it is pure enjoyment to be able to chill out in the nature. The applicant hopes to maintain this hidden gem for city people."*

Really, it is clear from the MLP that 50% of the site is filled in, all the better to transform to brownfield going forward.

No mention in the justification of steps to fulfill conditions.

Members have a duty to see beyond the hyperbole. Previous objections relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 29 August 2024 3:07 AM HKT  
**Subject:** A/NE-LK/162 DD 39, Shek Chung Au Tent City SAI

Dear TPB Members,

154 withdrawn. Back with more details including Drainage and Transport assessments.

However it is now disclosed that:

Urgent Return receipt Expand Group Restricted Prevent Copy

**The application site falls entirely within Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest ("SAI").**

Considering the above, only the construction works of proposed drainage system involves very minor excavation works which can be carried out by hand tools instead of excavator, from which, it would not affect the Grade 3 historic building. Single-storey toilets and other facilities are above-ground container type which do not require excavation and site formation.

It is not appropriate that "SAI" be overrun with constant movement of vehicles and visitors.

The application should be rejected.

Mary Mulvihill

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**From:** [REDACTED]

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 27 September 2023 2:14 AM HKT

**Subject:** A/NE-LK/154 DD 39, Shek Chung Au Tent City

A/NE-LK/154

Lots 2452 S.B (Part) and 2467 in D.D. 39, Shek Chung Au, Sha Tau Kok

Site area : About 3,264sq.m (3,359sq.m including 95sq.m Government Land)

Zoning: "VTD"

Applied use: 16 Tent Camp Sites / 11 Vehicle Parking

Dear TPB Members,

148 withdrawn, back with a slightly smaller footprint. More parking, fewer tents but no data on the issues of toilets, drainage, water supply, garbage removal, etc.

Mary Mulvihill

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**From:** [REDACTED]

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 16 November 2022 2:36 AM CST

**Subject:** A/NE-LK/148 DD 39, Shek Chung Au Tent City

A/NE-LK/148

Lots 2452 S.B (Part) and 2467 in D.D. 39, Shek Chung Au, Sha Tau Kok

Site area : About 3,450sq.m

Zoning: "VTD"

Urgent Return receipt Expand Group Restricted Prevent Copy.

Applied use: 27 Camp Sites / 4 Vehicle Parking

Dear TPB Members,

Complete lack of supporting data. 27 Camp Sites??? Caravans or Tents???. Either could generate up to 100 guests. But no details on sewerage, drainage, cooking facilities, removal of garbage, etc. Parking facilities inadequate for a remote location.

Members should reject this application as an opportunistic, jump on the bandwagon enterprise.

Mary Mulvihill

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251104-182208-60876

提交限期

Deadline for submission:

04/11/2025

提交日期及時間

Date and time of submission:

04/11/2025 18:22:08

有關的規劃申請編號

The application no. to which the comment relates: A/NE-LK/165

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Law Hiu Yam

意見詳情

Details of the Comment :

我是沙頭角石涌凹村的原居民，我及附近居民對於有關紅花嶺(景盛農莊)，代表附近居民強烈反對發牌，對周圍居民造成了不少困擾。由於之前未能得知，該處申請牌照。

## (一) 噪音

首先，這些私人營地的活動產生了大量噪音，包括露營人士所發出嘅聲浪及播放音樂嘅音樂聲，由於是室外，露營人士搭建帳篷，沒有牆壁隔音能力，加上民居屬鄉村寧靜環境，所以聲浪影響特別大，噪音經常由朝早到深夜，影響了我們的日常生活及休息。再加上此營地除提供露營人士露營外，我還親眼目睹，他們會舉行很多大型活動，如音樂會、婚宴、大學迎新營、汽車聚會及各類聚會等等，人數眾多，眼見超過百人，再加上使用大型戶外擴音器及音響，經常由中午到夜晚。而聲浪令人不能接受，在2023年12月9日，曾經有舉辦婚宴後，一直未能散去，當其時，看見他們甚至租用大型音樂器材播放音樂，眼見需要用大型貨車運送器材，可想而知，當其時是live Bandshow，司儀所講的一字一句我聽得非常清楚，音樂是巨響，我就猶如置身紅磡體育館音樂會一樣。我一直忍到晚上11時，一直未能散去，於是報警求助，警察到場經過一番調查，最後要到半夜賓客才離開，這只是其中一個例子，多不勝數，實在令人困擾。問題一直纏繞至今，我曾經透過不同途徑尋求幫助，亦超過數十次報警求助，環保署亦跟進此個案，希望貴處可以與其他機構一起解決噪音問題。由於環保署條例，由於場地當事人不合作，難以事前事後採集證據，所以希望能透過貴處不要發牌，解決噪音問題。

## (二) 環境影響、廢物水源污染及火災

此外，這樣的使用方式也可能對環境造成負面影響，包括廢物管理及水源污染等問題。亦會製造危險，我亦親眼目睹他們曾經舉辦大型營火活動，眼見熊熊烈火，還有特技人士表演，投擲火球，非常危險，有機會造成火災，此營地與民居非常近，如果火災一定會蔓延過來。

## (三) 生命及財物威脅

再加上由於開辦呢個私人營地之後，出入多了很多閑雜人等進入本村，可能造成生命及財物嘅威脅，曾經有多次有外來人，進入本人居住範圍內私人地方，報稱要到該農莊，其實該農莊是從另一個入口進入，不用經過我家，而我家有鐵欄圍着，到農莊的人士，迷路卻硬闖我家，如果陌生人可以隨便進入屋企範圍，實在令人害怕。

因此，我希望貴處能夠重視這個問題，考慮取消及不要繼續發牌給附近有民居居住用作私人營地及活動場所，考慮立法監管這些私營營地，並限制其發牌，以確保不會影響居民的生活質素和環境的可持續性。

記得貴處接納我們的意見，萬分感激！

本人亦十分樂意，提供一系列嘅證據，如有需要了解，可以聯絡我，本人電話

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251104-184421-28237

提交限期

Deadline for submission:

04/11/2025

提交日期及時間

Date and time of submission:

04/11/2025 18:44:21

有關的規劃申請編號

The application no. to which the comment relates: A/NE-LK/165

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kam Ho Yeung

意見詳情

Details of the Comment :

營地長期及頻繁以高分貝播歌或進行活動，噪音於深夜時段持續，嚴重影響附近居民的日常生活與休息，造成公共滋擾。

營地活動後經常製造大量垃圾，並將廢物隨意棄置於路邊及村口位置，導致衛生問題、惡臭及蟲鼠滋生，對社區環境造成嚴重負面影響。

營地在未獲適當牌照或許可的情況下使用大型擴音器材，違反相關法例及規管要求，破壞環境安寧與公共秩序。

未有申請或通報的情況下擅自生火／使用營火，存在火種外逸及山火風險，對周邊居民、設施與自然環境構成重大安全威脅。