

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-LK/165**

**Applicant** : 汽車露營(香港)有限公司 represented by Mr. WONG Cheuk Ki

**Site** : Lots 2452 S.B (Part), 2467 (Part), 2473 (Part), 2474 (Part), 2475 (Part) and 2476 in D.D. 39 and Adjoining Government Land (GL), Shek Chung Au, Sha Tau Kok, New Territories

**Site Area** : About 5,019m<sup>2</sup> (including GL of about 95m<sup>2</sup> or about 1.9% of the Site)

**Lease** : Block Government Lease (demised for agricultural use)

**Plan** : Approved Luk Keng and Wo Hang Outline Zoning Plan (OZP) No. S/NE-LK/11

**Zoning** : “Village Type Development” (“V”)

**Application** : Temporary Holiday Camp (Private Tent Camping Ground) for a Period of Three Years

**1. The Proposal**

1.1 The applicant seeks planning permission for temporary holiday camp (private tent camping ground) for a period of three years at the application site (the Site) falling within an area zoned “V” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the “V” zone requires planning permission from the Town Planning Board (the Board). The Site is largely grassed, partly paved and occupied by some structures, and is being used as the applied use without valid planning permission.

1.2 The Site is accessible via a local track leading to Sha Tau Kok Road – Shek Chung Au (**Plan A-2**). According to the applicant, the applied use comprises 20 tent spaces, two farming areas and 11 single-storey structures (4.5m in height) with a total floor area of about 512m<sup>2</sup> for reception, office, grocery store<sup>1</sup>, activity room, camp and farm equipment storage, staff room and toilets. A total of 12 parking spaces for private cars and one loading/unloading (L/UL) bay for light bus will be provided at the Site. The applied use will only serve campers with prior reservation and the maximum capacity is 80 visitors<sup>2</sup>. The operation hours are 24 hours daily, including public holidays. The layout plan submitted by the applicant is shown in **Drawing A-1**.

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<sup>1</sup> The applicant advises that the grocery store will provide camping items and refreshments, serving campers only.

<sup>2</sup> The maximum capacity of 80 visitors is based on the provision of 20 tent spaces, with four people per tent.

1.3 According to the applicant, apart from providing tent spaces and camping service, ancillary social activities including corporate gatherings, school orientation camps, educational camps and wedding ceremonies will also take place at the Site. In view of the operational need, the applicant proposes to use public announcement system, portable loudspeaker and audio amplification system at the Site. Nevertheless, with a view to minimising potential impacts on the surrounding area, the applicant also proposes that no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system will be used between 11:00 p.m. to 7:00 a.m.<sup>3</sup>

1.4 A first-come-first-serve reservation system will be set up for the tent spaces and car parking spaces. No walk-in customers or visitors will be allowed. Only private cars or light bus with pre-registration will be allowed to enter the Site. To ensure there will be no queuing of vehicles outside the Site, a staff member will be deployed to monitor vehicles arriving and leaving the Site. A warning sign will be installed at the entrance of the Site to ensure pedestrian safety. No shower facilities and car washing activity will be allowed on the Site, and no works or holiday camp activities will be allowed within 3m from the watercourses. The sewage generated from the visitors will be collected and disposal by fecal suction truck on a weekly-basis. The applicant also submits a drainage proposal in support of the application (**Drawing A-2**).

1.5 The Site is the subject of three previous applications. Application No. A/NE-LK/162 covering the eastern portion of the Site for the same use submitted by the same applicant as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 20.9.2024. The planning approval was subsequently revoked on 29.12.2025 due to non-compliance with approval condition in relation to the use of audio amplification system at the Site<sup>4</sup>. Details of the previous applications are set out in paragraph 5 below. Compared with Application No. A/NE-LK/162, the subject application involves increase in site area, total floor area, number of structures, tent spaces and private car parking spaces, as well as the use of audio amplification system. A comparison of the approved previous application No. A/NE-LK/162 with the current application are as follows:

	Previously Approved Application No. A/NE-LK/162 (a)	Current Application No. A/NE-LK/165 (b)	Difference (b) – (a)
<b>Site Area</b>	about 3,359m <sup>2</sup>	about 5,019m <sup>2</sup>	+1,660m <sup>2</sup> (+49%)
<b>Total Floor Area</b>	about 284m <sup>2</sup>	about 512m <sup>2</sup>	+228m <sup>2</sup> (+80%)
<b>No. of Structures</b>	7	11	+4 structures (+57%)
<b>Building Height</b>	about 4.5m	about 4.5m	Same
<b>Tent Spaces</b>	16	20	+4 (+25%)

<sup>3</sup> The applicant advises that such time period has make reference to the “night time” as defined under ‘Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites’ (the Technical Memorandum), which was issued pursuant to the Noise Control Ordinance (NCO).

<sup>4</sup> An approval condition in relation to no use of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system on the application site at any time during the planning approval period, as proposed by the applicant, was imposed under the planning permission of Application No. A/NE-LK/162.

	<b>Previously Approved Application No. A/NE-LK/162 (a)</b>	<b>Current Application No. A/NE-LK/165 (b)</b>	<b>Difference (b) – (a)</b>
<b>No. of Private Car Parking Spaces</b>	10	12	+2 (+20%)
<b>No. of L/UL Bay for Light Bus</b>	1	1	Same
<b>Use of Audio Amplification System</b>	No	Yes (7:00a.m to 11:00p.m. only)	/

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with Attachments received on 6.10.2025 **(Appendix I)**
- (b) Further Information (FI) received on 17.11.2025\* **(Appendix Ia)**
- (c) FI received on 19.11.2025 and 20.11.2025\* **(Appendix Ib)**
- (d) FI received on 12.12.2025\* **(Appendix Ic)**

*\*accepted and exempted from publication and recounting requirements*

1.7 On 5.12.2025, the Committee agreed to the applicant's request to defer making a decision on the application for two months.

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ic**, as summarised below:

- (a) the applied use is intended to offer the public a place to enjoy the nature and experience rural life with healthy outdoor activity. It involves minimal changes to the Site and there will be almost no impact on the surroundings. Farming areas maintained by the staff are serve to provide fresh vegetable/ herbs to the campers;
- (b) only minor excavation for drainage works with hand tools will be involved. Also, the toilets and other facilities are to be provided in container structures which do not require excavation and site formation. Considering that the Site was disturbed in the past years, the Site is considered to have a very low archaeological potential. The applicant will take appropriate measures to ensure that the Graded Buildings nearby will not be affected and will liaise with the Antiquities and Monuments Office (AMO) if necessary;
- (c) regarding the use of audio amplification system, the applicant will strictly observe relevant environmental regulations and guidelines, including the NCO, the Technical Memorandum and 'Code of Practice on Good Management Practice to Prevent Violation of the NCO (Chapter 400) (for Industrial/Commercial Operations)'. The applicant will control the noise at the Site to be within the acceptable noise level stated in the Technical Memorandum. A contact point for receiving noise complaints will also be established and maintained;

- (d) the Site is the subject of previously approved applications (No. A/NE-LK/133 and 162) for recreational uses. Should the application be approved, the applicant would pursue the applied use at the Site in accordance with the layout submitted under the current application, including the internal access road; and
- (e) the applicant will apply to the Lands Department (LandsD) for a Short Term Waiver (STW) and Short Term Tenancy (STT) for erection of temporary structures and occupation of GL respectively.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No.31B) by notifying 19 “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, TPB PG-No.31B is not applicable.

### **4. Background**

Part of the Site is subject to a planning enforcement case (No. E/NE-LK/154) against unauthorized developments (UD) involving use for place of recreation, sport or culture (including camping ground) and storage use. An Enforcement Notice (EN) was issued on 6.9.2025 requiring discontinuation of the UD by 6.12.2025. Recent site inspection revealed that the EN issued has not been complied with. The UD is being monitored according to the current planning enforcement procedures.

### **5. Previous Applications**

- 5.1 The Site is the subject of three previous applications (No. A/NE-LK/119, 133 and 162) for different uses. Application No. A/NE-LK/119 for proposed temporary open storage of building materials with ancillary office was rejected on review by the Board on 13.9.2019, while application No. A/NE-LK/133 for proposed temporary place of recreation, sports or culture (hobby farm) was approved with conditions by the Committee on 26.3.2021. The planning considerations of these previous applications are not relevant to the current application which is for a different use.
- 5.2 The remaining application No. A/NE-LK/162 covered the eastern portion of the Site for the same use submitted by the same applicant as the current application. According to the submission under the previous application, no audio amplification system would be used at the application site at all times, and there was no mentioning of ancillary social activities (such as corporate gatherings, school orientation camps, educational camps or wedding ceremonies as proposed under the current application). Application No. A/NE-LK/162 was approved with conditions by the Committee on 20.9.2024 mainly on the considerations that the proposed use was not entirely incompatible with the surrounding areas; and there was no major adverse departmental comment or the concerns of the departments could be addressed by relevant approval conditions. The planning approval was subsequently revoked on 29.12.2025 due to non-compliance with approval condition in relation to no use of audio amplification system at the application site.

5.3 Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

## **6. Similar Application**

There is no similar application within the same “V” zone in the vicinity of the Site in the past five years.

## **7. The Site and Its Surrounding Areas (Plans A-1 to A-4e)**

7.1 The Site is:

- (a) largely grassed, partly paved and occupied by some structures, and is being used as the applied use without valid planning permission; and
- (b) accessible via a local track leading to Sha Tau Kok Road – Shek Chung Au.

7.2 The surrounding areas are of rural character mainly comprising domestic structures, warehouses, fallow agricultural land and vacant land. To the immediate northeast of the Site is the village cluster of Shek Chung Au, and there is a domestic structure adjoining the southwestern boundary of the Site. There are watercourses located to the south and north of the Site.

7.3 The Site falls within Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest (SAI). Two Grade 3 historic buildings, namely (i) Law Uk, Shek Chung Au and (ii) Law Uk, Ancillary Block, Shek Chung Au are located to the immediate northeast of the Site.

## **8. Planning Intention**

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

## **9. Comments from Relevant Government Departments**

9.1 Apart from the government departments as set out in paragraph 9.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided at **Appendices III and IV** respectively.

9.2 The following departments object to/ have adverse comments on/ provide views on the application:

## **Land Administration**

9.2.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) he objects to the application;
- (b) 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 GL but no right of access via GL is granted to the Site;
- (c) 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;

- (d) 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;

- (e) 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 9.2.1(d), include 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 Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for STW and 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;

- (f) unless and until the unlawful occupation of GL is duly rectified by the lot owners/applicant or subject to paragraph 9.2.1(d) included in the subject planning application, his office objects to the application which must be brought to the attention of the Board when they consider the application; and
- (g) no Small House application in respect of the Site has been received or under processing.

## **Police**

### **9.2.2 Comments of the Commissioner of Police (C of P):**

- (a) he has adverse comment on the application;
- (b) since 27.4.2025, part of the Site covered by the previously approved application No. A/NE-LK/162 has been subject to complaints relating to noise nuisances for nine occasions as of 25.11.2025. It is learnt that the Person-In-Charge (PIC) runs camping business at the Site. Some organisations/groups rented the camp site to hold camping activities including orientation camps for university students. Some of the activities used loudhailers, public announcement system, and amplifier to play music during daytime and nighttime;
- (c) of the nine complaints, verbal warnings and verbal advices were given to respective individuals including the PIC of the Site. Taking their verbal compliance into consideration, no further prosecution was taken against any individual or party with these cases;
- (d) there are several village houses and temporary structures scattering around the camp site in a distance of around 50m. That said, some nearby residents would be more or less affected especially whenever loudhailers or amplifiers are being used;

- (e) should the application be approved, an approval condition on restricting the use of audio amplification system during night time, as proposed by the applicant, should be imposed; and
- (f) his advisory comments are at **Appendix IV**.

## **Environment**

### 9.2.3 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application from environmental perspective noting that heavy vehicles and dusty operation will not be involved in the applied use;
- (b) in view of the vicinity of the Site to nearby residential development, the noise complaints and objecting public comments received, the applicant is reminded 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;
- (c) no substantiated environmental complaints against the Site have been received over the past three years; and
- (d) his advisory comments are at **Appendix IV**.

## **10. Public Comments Received During Statutory Publication Period**

On 14.10.2025, the application was published for public inspection. During the statutory public inspection period, five comments were received (**Appendix V**). Three comments from a resident of Shek Chung Au and two individuals object to the application mainly on the grounds that audio amplification system has been used in the activities at the Site causing noise nuisance; the applied use induces adverse environmental, waste, water quality, fire safety, hygiene and security impacts as well as affecting the living quality of nearby residents; the applied use may cause potential adverse archaeological impact; the applicant has no intention to fulfil approval conditions; and half of the Site has been filled and the Site would be used for brownfield. A comment from an individual provides view that the applied use can better utilize land resource. The remaining comment from the Chairman of Lung Shan Area Committee indicates no comment on the application.

## **11. Planning Considerations and Assessments**

- 11.1 The application is for temporary holiday camp (private tent camping ground) for a period of three years at the Site falling within an area zoned “V” on the OZP. While the applied use is not in line with the planning intention of the “V” zone, DLO/N, LandsD advises that there is no Small House application received or under processing at the Site. Taking into account the planning assessments below, there is no objection to the applied use on a temporary basis of three years.
- 11.2 The Site is largely grassed, partly paved and occupied by some structures, and is being used as the applied use without valid planning permission. The surrounding areas are of rural character mainly comprising domestic structures, warehouses, fallow agricultural land and vacant land. To the immediate northeast of the Site is the village cluster of Shek Chung Au, and there is a domestic structure adjoining the southwestern boundary of the Site. While private tent camping ground at the Site, which is a relatively more passive recreational use, is considered not entirely incompatible with the surrounding area, the proposed ancillary social activities as mentioned in paragraph 1.3 above and the use of audio amplification system may cause potential nuisance to the surroundings. C of P has adverse comment on the application since part of the Site covered by the previously approved application No. A/NE-LK/162 has been subject to complaints relating to noise nuisances. While DEP has no objection to the application, the applicant is reminded to take all necessary measures to avoid noise nuisance at any time. In view of the above and to minimise the potential nuisance to the nearby village cluster, though the applicant proposes no audio amplification system will be used between 11:00 p.m. to 7:00 a.m., it is recommended to impose an approval condition restricting the use of audio amplification system at all times during the planning approval period should the Committee approved the application. In addition, the applicant will be advised to ensure that all activities are conducted in full compliance with relevant environmental legislation requirements.
- 11.3 The Site falls within Sha Tau Kok Shek Kiu Tau SAI and there are two Grade 3 historic buildings located to the immediate northeast of the Site. Having reviewed the applicant’s submission, the Chief Heritage Executive (Antiquities and Monuments) of AMO has no adverse comment on the application from archaeological and building heritage perspectives. Commissioner for Transport has no comment on the application. To mitigate the traffic impact and enhance the traffic safety, approval conditions on the submission, implementation and maintenance of traffic management measures are recommended. Other relevant government departments consulted, including the Director of Agriculture, Fisheries and Conservation, Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services and Chief Engineer/Construction of Water Supplies Department have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 12.2 below. Regarding DLO/N, LandsD’s concern on the unauthorised structures within the Site and illegal occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.4 The Site is the subject of three previous applications. Among them, application No. A/NE-LK/162 covering the eastern portion of the Site for the same use submitted by the same applicant as the current application was approved with conditions by the Committee for a period of three years in 2024 as detailed in paragraph 5.2 above. The planning approval

was subsequently revoked due to non-compliance with approval condition in relation to the use of audio amplification system at the Site. Should the Committee approve the application, the applicant will be advised that should there be failure to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application.

11.5 Regarding the public comments on the application as detailed in paragraph 10, the government departments' comments and planning assessments above are relevant.

## **12. Planning Department's Views**

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10 above, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 23.1.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

### Approval Conditions

- (a) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 23.7.2026;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 23.10.2026;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 23.7.2026;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 23.10.2026;
- (g) the submission of traffic management measures within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 23.7.2026;

- (h) in relation to (g) above, the implementation of the traffic management measures within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 23.10.2026;
- (i) in relation to (h) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (j) if any of the above planning condition (a), (d) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning condition (b), (c), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

The Recommended Advisory Clauses are at **Appendix IV**.

12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intention of the "V" zone which is to provide land primarily for development of Small House by indigenous villagers. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

### **14. Attachments**

<b>Appendix I</b>	Application Form with Attachments received on 6.10.2025
<b>Appendix Ia</b>	FI received on 17.11.2025
<b>Appendix Ib</b>	FI received on 19.11.2025 and 20.11.2025
<b>Appendix Ic</b>	FI received on 12.12.2025
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comments

<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Drainage Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4e</b>	Site Photos

**PLANNING DEPARTMENT**  
**JANUARY 2026**