

23 DEC 2025

This document is received on 23 DEC 2025.
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.htmlGeneral 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

2502261

1/12 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	A / NE-SC / 1
	Date Received 收到日期	23 DEC 2025

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。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Li Sai Ho

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Llewelyn-Davies Hong Kong Ltd.

3. Application Site 申請地點

(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 No. 77, 78 (Part), 79 (Part), 81 (Part), 82 (Part), 83 (Part), 84 (Part), 85 (Part), 379 (Part), 380 S.B (Part), 381 (Part), 383 S.A (Part), 384 (Part), 385 (Part), 387 (Part), 388 (Part), 391 (Part), 392, 393 (Part), 394 (Part), 395, 397 (Part), 398, 399, 400 (Part), 401 (Part), 404 (Part), 405 (Part), 406 S.A (Part), 407 (Part), 408 (Part), 409, 411 (Part), 412 (Part), 413, 414 (Part), 415 (Part), 416 (Part), 417 (Part), 429 (Part), 430 (Part) and 431 in D.D. 203, Sham Chung, Tai Po, New Territories
(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 6,795 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 121 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	Approved Sham Chung Outline Zoning Plan No. S/NE-SC/3
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Village Type Development" zones
(f) Current use(s) 現時用途	Vacant (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)

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 18, 26 & 27/11/2025 (DD/MM/YYYY), this application involves a total of 2 "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 2 "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)
Land Bright Development Limited	Lots No. 77, 78, 79, 81, 82, 83, 84, 85, 379, 380 S.B, 381, 384, 385, 388, 391, 392, 393, 394, 395, 397, 398, 399, 400, 401, 404, 406 S.A, 407, 408, 411, 413, 414, 415, 416, 417, 429, 430 and 431 in D.D.203	28/11/2025
Land Honest Development Limited	Lots No. 83, 380 S.B, 383 S.A, 387, 393, 401, 405, 409, 412 and 415 in D.D.203	28/11/2025

(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 notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 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)

(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人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人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)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書&

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)^{#&}
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)^{#&}

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&

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)^{#&}
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&

Others 其他

others (please specify)
其他 (請指明)

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

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture (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) 年 3 <input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 6,674 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積 121 (Pavilion) sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目 1 Pavilion
Proposed domestic floor area 擬議住用樓面面積 sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積 121 (Pavilion) sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積 121 (Pavilion) sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

About 6m (Pavilion)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

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)

Proposed number of loading/unloading spaces 上落貨車位的擬議數目

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 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

<p>Proposed operating hours 擬議營運時間 8:00 am to 10:00 pm daily</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>No 否</p>	<p><input 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))</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)</p> <p><input checked="" 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>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</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>No 否</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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土地厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土地深度 m 米 <input type="checkbox"/> About 約</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>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> 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) 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>
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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： _____ _____
(e) Approval conditions 附帶條件	Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(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）。

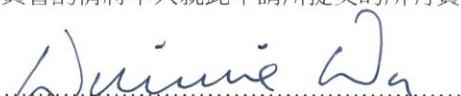
Please refer to Section 4 of the attached Planning Statement

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



Winnie W.Y. Wu

Applicant 申請人 / Authorised Agent 獲授權代理人

Planning Director

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

MRTPI

Llewelyn-Davies

Hong Kong Limited

Authorized Signature

on behalf of
代表

Llewelyn-Davies Hong Kong Limited

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

Date 日期

01/12/2025

(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

1. 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：

(a) 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

(b) 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。

2. 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。

3. 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 No. 77, 78 (Part), 79 (Part), 81 (Part), 82 (Part), 83 (Part), 84 (Part), 85 (Part), 379 (Part), 380 S.B (Part), 381 (Part), 383 S.A (Part), 384 (Part), 385 (Part), 387 (Part), 388 (Part), 391 (Part), 392, 393 (Part), 394 (Part), 395, 397 (Part), 398, 399, 400 (Part), 401 (Part), 404 (Part), 405 (Part), 406 S.A (Part), 407 (Part), 408 (Part), 409, 411 (Part), 412 (Part), 413, 414 (Part), 415 (Part), 416 (Part), 417 (Part), 429 (Part), 430 (Part) and 431 in D.D. 203, Sham Chung, Tai Po, New Territories 新界大埔深涌丈量約份第203約地段第77號、第78號(部分)、第79號(部分)、第81號(部分)、第82號(部分)、第83號(部分)、第84號(部分)、第85號(部分)、第379號(部分)、第380號B分段(部分)、第391號(部分)、第383號A分段(部分)、第384號(部分)、第385號(部分)、第387號(部分)、第388號(部分)、第391號(部分)、第392號、第393號(部分)、第394號(部分)、第395號、第397號(部分)、第398號、第399號、第400號(部分)、第401號(部分)、第404號(部分)、第405號(部分)、第406號A分段(部分)、第407號(部分)、第408號(部分)、第409號、第411號(部分)、第412號(部分)、第413號、第414號(部分)、第415號(部分)、第416號(部分)、第417號(部分)、第429號(部分)、第430號(部分)及第431號
Site area 地盤面積	6,795 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Sham Chung Outline Zoning Plan No. S/NE-SC/3 深涌分區計劃大綱核准圖編號 S/NE-SC/3
Zoning 地帶	"Agriculture" and "Village Type Development" 「農業」及「鄉村式發展」
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) and Place of Recreation, Sports or Culture

(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
		<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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 121sqm (Pavilion) <input type="checkbox"/> Not more than 不多於	0.018 (Pavilion) <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	About 6m (Pavilion) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 storey (Pavilion) <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	1.78	%	<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) 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)		

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>
Location Plan		
Reports 報告書		
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"/>
<hr/>		
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。

1 December 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand

Dear Sir

Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "Agriculture" and "Village Type Development" Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories

We act on behalf of Mr. Li Sai Ho (the Applicant) to submit this planning application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "Agriculture" and "Village Type Development" Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories under Section 16 of the Town Planning Ordinance (CAP. 131).

Please find enclosed the following for your consideration:

- 1 signed original copies of the Application Form; and
- 4 copies of the supplementary Planning Statement

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

Llewelyn-Davies
Hong Kong Limited
Authorized Signature

WW/AK/el
Encl

S:\85201 Sham Chung Temporary Uses (2025)\Submission\Cover Letter\20251201_letter to TPB_S16 submission_Sham Chung

Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in “Agriculture” and “Village Type Development” Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

in association with

AECOM ASIA COMPANY LTD.
RAMBOLL HONG KONG LTD.

December 2025

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EXECUTIVE SUMMARY

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

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

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

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

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

行政摘要

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

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

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

以下為支持是次規劃申請的主要理據：

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

基於以上理據，現懇請城規會接納是次規劃申請。

1 INTRODUCTION

1.1 Purpose of Submission

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



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

2 SITE AND PLANNING CONTEXTS

2.1 Site Context

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



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

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

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



Photos Plate 2.2 – Sham Chung Pier

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



Photos Plate 2.3 – Previous Camping Activities in Sham Chung

2.2 Existing Planning and Policy Context

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

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

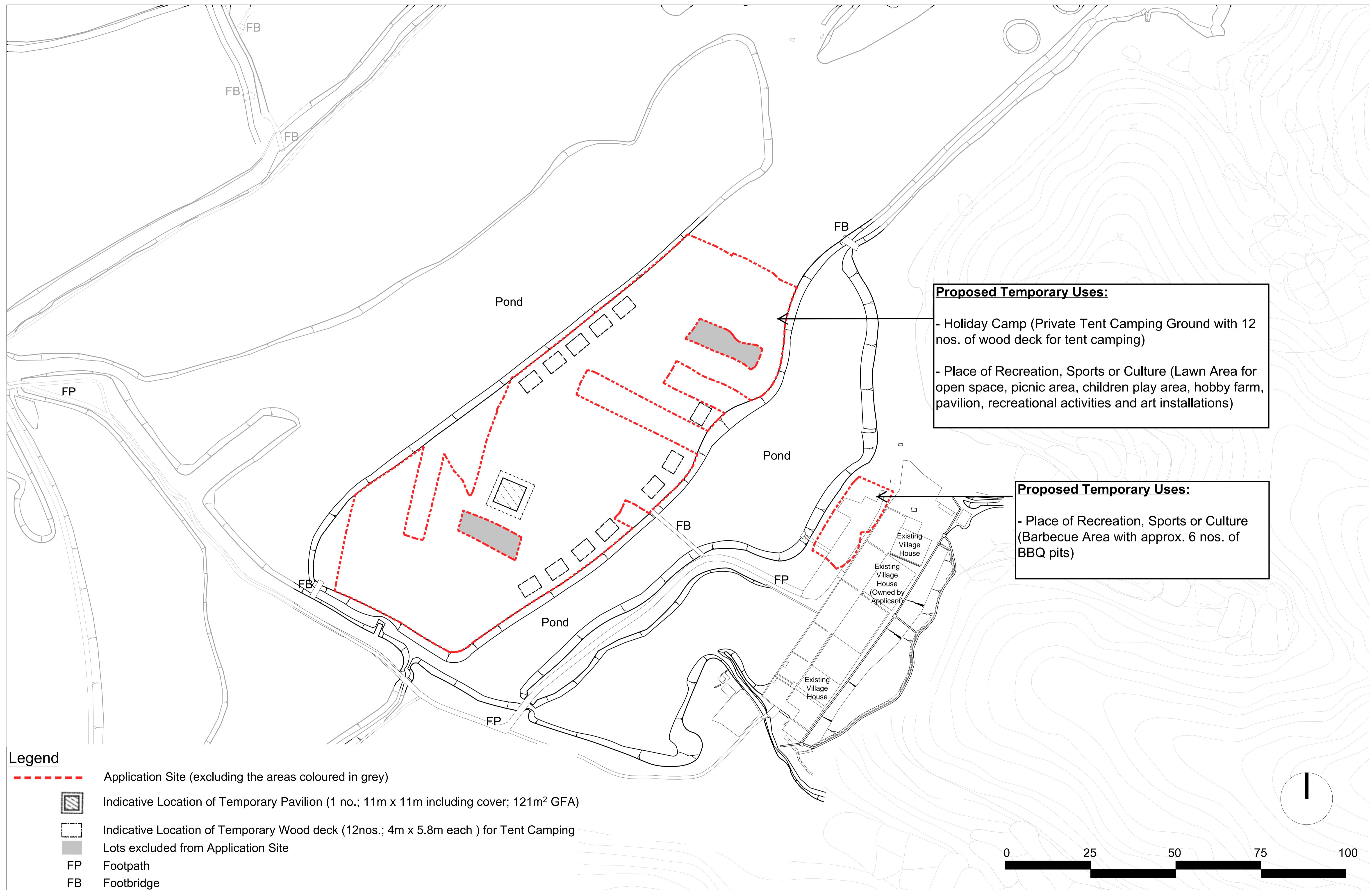
2.3 Land Ownership

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

3 PROPOSED TEMPORARY USES

The Proposal

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



Title

Indicative Plan for Proposed Temporary Uses

Drawn by	KL	Checked by	GY
Rev.	5	Date	5 Dec 2025
Scale			Figure
3.1			

Table 3.1 Parameters of the Proposed Temporary uses

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

The Operation

3.1.5 The Applicant is the Indigenous Inhabitant Representative of Sham Chung and lives in one of the existing village houses close to the Application Site. The Applicant himself will be the operator and will have support workers to assist his workload of daily operation. As the Applicant lives close by, he could ensure close monitoring and good management of the daily operation of the proposed temporary uses. The Applicant will allow the visitors to use the existing toilets (3 nos. available) in the existing village houses and fresh water supply is also available from the existing well in the village.

3.1.6 In order to prevent excessive number of visitors, prior appointment through booking system is required for the general public to enjoy the proposed temporary uses. The maximum no. of visitors will be not more than 50 people per night.

3.1.7 Except for the tent camping (which will be for overnight use), the other proposed temporary uses will be operated from 8:00 am to 10:00 pm daily.

Landscape

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

Traffic

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

Environment

3.1.10 The Application Site does not encroach upon any area zoned "Conservation Area" under the subject OZP. There are also no polluting uses such as industrial activities, roads and railway found in the vicinity. The recommended buffer distances as stipulated in HKPSG are fulfilled.

3.1.11 The proposed BBQ pits are located at well-ventilated area and serve limited visitors only to avoid overcrowding. Potential odour impact due to the proposed barbecue area is therefore limited.

3.1.12 The visitors of the Application Site will only conduct passive recreational activities such as stargazing, picnic, photo-shooting, etc. Potential noise impact during the operation phase is therefore minimal.

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

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

Sewerage

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

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

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

Water Supply

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

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

Geotechnical

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

4 JUSTIFICATIONS FOR THE PROPOSED TEMPORARY USES

4.1 In Line with the Government’s Vision to Promote the Concept of “Tourism is Everywhere”

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

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

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

4.3 Compatible with Surroundings in terms of Uses and Scale

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

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

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

5 CONCLUSION

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

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

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

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

29 December 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand

Dear Sir

Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "Agriculture" and "Village Type Development" Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories (Application No. A/NE-SC/1)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 1 December 2025.

In response to the comments received from the District Planning Office/Sha Tin, Tai Po and North (DPO/STN), we would like to provide the following clarifications for the Board's consideration:

1. The Applicant only intends to include a small-scale farming area at the site to demonstrate organic farming practices. It will be under management by the Applicant and his staff.
2. The Applicant only intends to include some simple art installations, e.g. inflatable installations / movable installations / seasonal installations during festive seasons etc. at the site for appreciation and photo-taking only.
3. The Applicant only intends to erect a simple structure of proposed pavilion with no filling and excavation of land.
4. The Applicant only intends to arrange some simple BBQ pits which can be easily set up near the village houses for the use by the campers / visitors.
5. The site could broadly be divided into four functional zones, including camping areas with 12 wood decks for tent camping purpose, a general activity area for leisure and recreation (with a pavilion), a farming area (to demonstrate organic farming practices) and a BBQ area (with 6 BBQ pits). Please refer to **Figure A** for the indicative broad functional zones for illustrative purpose.

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Town Planning Board
Page 2 of 2
29 December 2025

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Mr Edison Law at [REDACTED].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



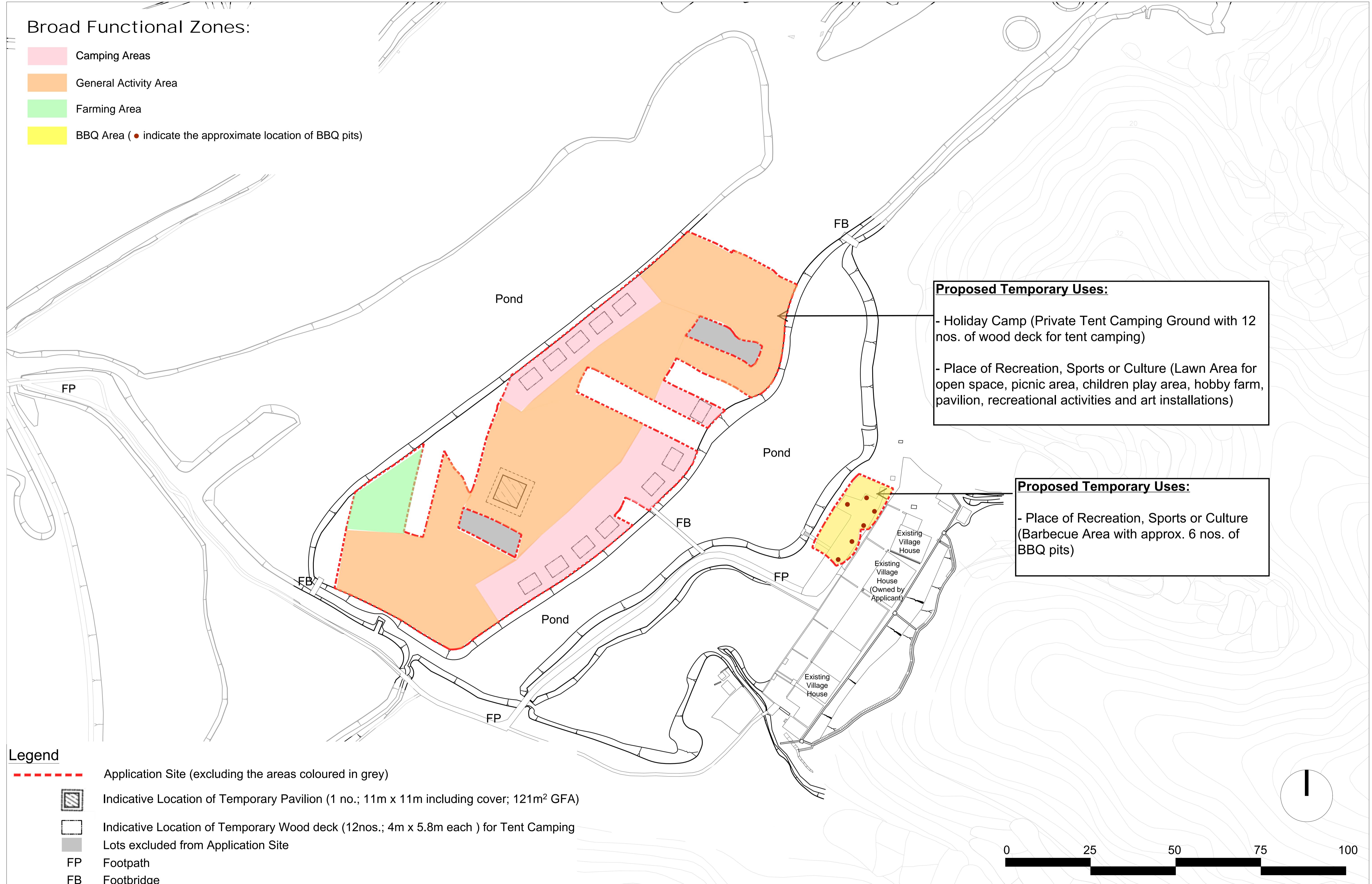
Winnie Wu
Planning Director

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Broad Functional Zones:

- Camping Areas
- General Activity Area
- Farming Area
- BBQ Area (● indicate the approximate location of BBQ pits)



**Indicative Broad Functional Zones
(for illustrative purpose only)**

Remarks: the proposed functional zones are indicative only and are subject to change.

Drawn by	Checked by
Scale	
	Figure A

A



ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

15 January 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Email and Fax

Dear Sir

Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "Agriculture" and "Village Type Development" Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories (Application No. A/NE-SC/1)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 1 December 2025 and the further information submitted on 29 December 2025.

In response to the comments received from the District Planning Office/Sha Tin, Tai Po and North (DPO/STN) in January 2026, we would like to provide the following clarifications for the Board's consideration:

1. The Applicant does not intend to install any public address system for the proposed temporary uses. Potential noise impact due to the proposed temporary uses is therefore anticipated to be minimal.
2. The visitors will be encouraged to bring their own food and beverage for barbecuing at the proposed temporary barbecue area. If necessary, the Applicant would help to purchase pre-packaged food and canned drink from supermarket for the visitors in advance.
3. There will be signages (e.g. warning boards) to confine the areas for camping and recreational activities at the boundaries of the Application Site. The visitors and the public could freely walk around the Sham Chung area to enjoy the nature as usual.
4. There will be an online platform to provide the contact information for advance booking for visitors to register for the date(s) of visit and the number of visitors. Once the visitors arrived at the site, the staff will distribute a wristband or badge to each visitor for identification purposes.

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Town Planning Board
Page 2 of 2
15 January 2026

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/AK/el

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ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

19 January 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Email and Fax
(Fax No: 2877 0245)

Dear Sir

Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "Agriculture" and "Village Type Development" Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories (Application No. A/NE-SC/1)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 1 December 2025 and the further information submitted on 29 December 2025 and 15 January 2026.

In response to the comments received from the District Planning Office/Sha Tin, Tai Po and North (DPO/STN) on 19 January 2026, we would like to provide clarifications for the Board's consideration on the following measures to ensure no illegal trespassing by visitors to the areas not under the Applicant's ownership:

Once the visitors arrived at the Application Site, the staff will brief the visitors regarding the appropriate locations for camping and recreational activities. There will be signages (e.g. warning boards) to confine the areas for camping and recreational activities at the boundaries of the Application Site. Temporary barriers (e.g. ropes) will be erected along site boundary where appropriate. The staff will also patrol around from time to time to monitor no illegal trespassing. Other than the aforementioned measures, the visitors and the public could freely walk around the Sham Chung area to enjoy the nature as usual.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

WW/AK/el

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ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

26 January 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Fax and Email
(2877 0245)

Dear Sir

Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "Agriculture" and "Village Type Development" Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories (Application No. A/NE-SC/1)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 1 December 2025 and the further information submitted on 29 December 2025, 15 January 2026 and 19 January 2026.

In response to the comments received from the Agriculture, Fisheries and Conservation Department, Lands Department and the District Planning Office/Sha Tin, Tai Po and North of Planning Department in January 2026, we would like to provide herewith a Responses-to-Comments (RtoC) table for the Board's consideration.

Please note that the enclosed RtoC serves only for the purpose of clarification with no change to the major development parameters of the Proposed Scheme as indicated in the submission on 1 December 2025.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

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3. District Planning Office/Sha Tin, Tai Po and North of Planning Department	2

	Departmental Comments	Responses to Comments
1.	Comments of Agriculture, Fisheries and Conservation Department	
1.1	<p>Although the proposed development will not have direct interface with nearby country park, ecologically important stream and other ecologically sensitive area, the applicant shall clarify the transportation arrangement, in particular, the details of delivery of materials, machineries, equipment and workers to the Application Site during construction stage; and transportation for staff and visitors during the operation stage for our further consideration on the impact to these areas. If any vehicles are needed to be brought into country parks and special areas, the applicant must apply for vehicle permits from AFCD.</p>	<p>During construction stage, as the proposed temporary uses are only small-scale in nature and consist of mainly simple structures for easy erection, no machineries will be involved. The construction materials will be delivered to Sham Chung by ferry, the Applicant and his staff will then transport the materials to the Application Site by trolleys.</p> <p>During operation stage, similar to the existing arrangement under which the public can access Sham Chung by ferry. The staff and visitors of the proposed temporary holiday camp will come by ferry and then walk to the Application Site, where there are already existing footpaths in between. Since there will not be any visitor traffic by vehicles, no potential traffic impact is anticipated.</p>
1.2	<p>In addition, it is uncertain at this stage if road widening within SKWCP is required. The expected visitor traffic as well as the carrying capacity of Sham Chung should also be assessed to avoid any potential indirect disturbance impact to the surrounding SKWCP. The applicant may also wish to clarify if any infrastructures e.g. utilities, toilets, sewerage etc. would be built that may result in water / waste pollution to the surrounding environment.</p>	<p>The proposed temporary uses are very close to the existing village houses of Sham Chung, while the Applicant himself is the Indigenous Inhabitant Representative of Sham Chung and lives in one of the existing village houses. The Applicant will allow the visitors to use the existing toilets in the existing village houses, fresh water supply is also available from the existing well in the village. The existing village houses also have existing septic tank and soak-away system for sewage disposal, with capacity sufficient to cater for the maximum anticipated sewage generation from the visitors. Hence, no new infrastructures would be built and therefore no water / waste pollution to the surrounding environment is anticipated.</p>
1.3	<p>Besides, please also supplements the details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site zoned "AGR", and justify the need for providing other non-agricultural developments on the subject site.</p>	<p>The proposed temporary organic hobby farm will be a small-scale leisure farming area only to demonstrate organic farming practices to visitors. The types of crops to be grown will therefore mainly be typical ones found in other organic hobby farm (e.g. edible seasonal fruits / vegetables). The use of pesticides will be strictly prohibited. The crops grown will be for local / visitors' self-consumption. There is no intention to put the crops produce for sale in the market. As the Applicant is not a farmer, and has no intention to make use of the Application Site as farmland, he therefore seeks permission from the TPB to allow the proposed temporary uses which could make better use of the idle land.</p>

	Departmental Comments	Responses to Comments
2.	Comments of Lands Department	
2.1	The Application Site ("the Site") comprises 42 Old Schedule Agricultural Lots all in D.D. 203 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. In this regard, would the applicant clarify the nature of the proposed wood deck and pavilion, i.e. whether they are makeshift/ moveable or involving the erection of structures?	All proposed wood decks within the Application Site would be makeshift and moveable in nature while the proposed pavilion within the Application Site will be temporary in nature. Also, the Applicant will obtain necessary approvals from the Lands Department if there is any erection of structures involved.
3.	Comments of District Planning Office/Sha Tin, Tai Po and North of Planning Department	
3.1	Please clarify if there would be any flooding risk at the Application Site and advise if there are any measures to ensure the safety of the visitors.	Sham Chung is not on the List of Flooding Blackspots as monitored by the Drainage Services Department. There are existing ponds and grasslands in Sham Chung. These ponds and grasslands could collect rainfall and absorb excess water. During extreme weather and rainstorms, the Applicant could cancel / re-schedule the booking of visitors. In any case, the visitors can also enter the 3-storey village house owned by the applicant as a temporary shelter.
3.2	Please advise if there are any measures to prevent the visitors from falling into the ponds near the Application Site	Once the visitors arrived at the Application Site, the staff will brief the visitors regarding the appropriate locations for camping and recreational activities, and will also point out the locations of existing ponds to alert the visitors. There will be signages (e.g. warning boards) to confine the areas for camping and recreational activities at the boundaries of the Application Site and at the edges of existing ponds. Temporary barriers (e.g. ropes) will also be erected along site boundary and edges of existing ponds where appropriate. The staff will also patrol around from time to time to monitor no visitors falling into the ponds. During the briefing session, the staff will also remind the visitors that minors should be properly supervised by their parents or guardians.

	Departmental Comments	Responses to Comments
3.3	Please advise if there are any measures to ensure that the visitors will bring their litter away.	Once the visitors arrived at the Application Site, the staff will brief the visitors regarding the rules to be observed during their stay at the Application Site. The staff will remind the visitors to bring their litter home. After the end of each stay, the staff will also patrol around the site and clear any items being left-over.

30 January 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Fax and Email**(2877 0245)**

Dear Sir

Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "Agriculture" and "Village Type Development" Zones for a Period of Three Years at Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories (Application No. A/NE-SC/1)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 1 December 2025 and the further information submitted on 29 December 2025, 15 January 2026, 19 January 2026 and 26 January 2026.

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

Please note that the enclosed RtoC serves only for the purpose of clarification with no change to the major development parameters of the Proposed Scheme as indicated in the submission on 1 December 2025. Please also note that the current submission supersedes the Further Information submitted earlier on 30 January 2026.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/AK/el
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Attachment 1 –

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

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Responses to Departmental Comments

1. District Planning Office/Sha Tin, Tai Po and North of Planning Department

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1

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

Attachment 2 –

Responses to Public Comments

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

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

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

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application;
- the application site (“the Site”) comprises 42 Old Schedule Agricultural Lots all in D.D. 203 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;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- no Small House application has been received at the Site so far; and
- his advisory comments are at **Appendix III**.

2. Traffic

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

- no in-principle objection to the application from traffic engineering point of view; and
- no adverse comment on the application from public transport operation perspective.

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

- the Site is located far away from public roads maintained by his office. The application falls outside the public road maintenance jurisdiction of his office.

3. Agriculture

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

- the Site falls within the “Agriculture” (“AGR”) and “Village Type Development” (“V”) zones and is generally vacant. Agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed uses are not supported from agricultural perspective.

4. Nature Conservation

Comments of DAFC:

- in view that the proposed uses are located in vacant or developed areas falling within “AGR” and “V” zones, he has no particular comment on the application from nature conservation perspective;
- the relevant scheme under New Nature Conservation Policy (NNCP) mainly focuses on development on private land and at the same time aiming at incentivising conservation of ecologically important sites under private ownership, fundamentally requiring long-term commitment from the project proponent. The current application, which is temporary in nature, falls outside the scope of NNCP; and
- his advisory comments are at **Appendix III**.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application, on the understanding that no insurmountable environmental impact is anticipated in view that the following measures will be adopted:
 - (i) no drone kiosk nor public address system will be involved;
 - (ii) no site formation works will be involved, as the proposed 12 camping tents will be atop the raised wood decks within “AGR” zone; and
 - (iii) three flushing toilets connecting to septic tank and soakaway systems in the existing village houses will be opened for use by the visitors, and the applicant has reviewed that they are sufficient to cater for the sewage generated by a maximum of 50 visitors per day;
- the proposed uses do not constitute a designated project under the Environmental Impact Assessment Ordinance; and
- his advisory comments are at **Appendix III**.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;

- base on the aerial photo taken in 2024, the Site is located in an area of settled valley landscape character comprising temporary structures, village houses, ponds, vegetated areas and tree clusters. The proposed uses are not entirely incompatible with the surrounding environment;
- with reference to the recent site photos, the Site is generally covered with self-seeded vegetation with some common tree species and dead/wilting trees. According to the Application Form and para 3.1.8 of Supplementary Planning Statement, no tree felling is anticipated. Significant adverse landscape impact arising from the application is not anticipated; and
- his advisory comments are at **Appendix III**.

7. Drainage

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

- no objection to the application from public drainage point of view, on the condition that the proposed uses will not lead to adverse impact to the drainage in the vicinity; and
- his advisory comments are at **Appendix III**.

8. Water Supply

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

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

9. Fire Safety

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

- no in-principle to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix III**.

10. 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 III**.

11. Hotel and Guesthouse Licensing

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

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

12. Building Matters

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

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

13. Other Departments

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

- Head of Countryside Conservation Office, Environment and Ecology Bureau;
- Director of Electrical and Mechanical Services;
- Project Manager (North), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD; and
- District Officer (Tai Po), Home Affairs Department.

Recommended Advisory Clauses

- (a) failure to reinstate the “Agriculture” portion of the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issue relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structures to be erected on the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structures will be considered; and
 - (ii) it is the responsibility of the applicant to obtain prior approval from relevant departments in operating the holiday camp and the barbecue area;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that although the proposed uses will not have direct interface with nearby Sai Kung West Country Park, ecologically important stream and other ecologically sensitive area, the applicant shall minimise the environmental impacts on these areas during construction and operation stages. If any vehicles are needed to be brought into country parks and special areas, the applicant must apply for vehicle permits from his department;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is reminded to follow the relevant mitigation measures and requirements in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’; and
 - (ii) in view of the proposed barbecue area to be located in the “Village Type Development” zone, the applicant is advised to conduct inspections and ensure good management of the daily operation to avoid causing any potential nuisance to nearby residents;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that DSD's maintained public sewers are not available in the vicinity of the Site. The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site(s). The cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant(s);
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) the Site is not located in fresh and flushing water supply zones. For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant and his/her successor(s) 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 to WSD's standards; and
 - (ii) due to the relatively remoteness of the Site, the applicant may need to make use of his/her private sump and pump system to effect adequate water supply to the development. The applicant shall be responsible for the construction, operation and maintenance to WSD's standards of any private water supply system for water supply to the development;
- (i) 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant is advised the following:
 - (1) the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and
 - (2) the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (ii) as the nearest street fire hydrant is not available within 400m boundary of the Site and there is no vehicular access road available within 100m boundary of the Site, additional fire safety measures shall be imposed;
 - (iii) licensing requirements, if any, would be formulated upon receipt of the formal application via the relevant licensing authority; and
 - (iv) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- (i) no Food and Environmental Hygiene Department's (FEHD) 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:
 - (a) 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 the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. A Fresh Provision Shop Licence will be required 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 product sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance. For instance, sufficient sanitary fitments must be provided and the installation of sanitary fitment requires approval of the Building Authority. Also, all sanitary fitments and scullery facilities must be connected to public mains water supply and fitted with a waste pipe connected to a proper drainage system. Alternatively, all sewage, soil water and waste water from the premises shall be drained into a sewage and waste water treatment system constructed to the satisfaction of his department. The licence will be issued upon compliance of all the requirements;
 - (b) 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 the Department, other government departments and the relevant authorities. 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. Applicants should satisfy the FEHD that their premises applying for a restaurant licence be (i) free of unauthorised building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise the FEHD will not process the application for a licence further;
 - (c) depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (the Regulation):
 - (1) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;

- (2) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
- (3) 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;
- (d) 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. 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;
- (e) 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 does not require a food business licence from his department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; and
- (f) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;

(iii) proper licence issued by his department is required if related place of entertainment is involved:

- (a) 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 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
- (b) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a

nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

- (iv) for the drinks sold on the premises, if they are prepackaged and involve no reparation/manufacture for sale for human consumption off the premises, a food factory licence is not required;
- (v) for details of procedures for application of relevant licence and points to note before application for the respective Licence, the applicant is invited to browse - <https://www.fehd.gov.hk/english/licensing/guide.html>;
- (vi) for information on food safety advice for consumers regarding takeaways and meal delivery, the applicant is invited to browse - https://www.cfs.gov.hk/tc_chi/multimedia/multimedia_pub/files/5-takeaways.pdf; and
- (vii) the operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated at the Site, the operator should arrange its proper disposal at their own expenses;

(k) to note the comments of the Chief Officer (Licensing Authority), Home Affairs Department (CO(LA), 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 (i) provides services for its members (whether or not for the purpose of gain); and (ii) 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 in 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 as this stage;
- (vi) if any structure which constitutes as “building works” or “building” under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the 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; and

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

- (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority 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;
- (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) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vi) the applicant’s attention is also drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- (vii) if the proposed uses under application are subject to issue of a license, the applicant is reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and

(viii) detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號

Reference Number:

260106-102138-04829

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

06/01/2026 10:21:38

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chang

意見詳情

Details of the Comment :

致

城市規劃委員會 主席及各委員：

本人謹就位於新界大埔深涌的臨時度假營（私人帳幕營地）規劃申請，提交以下意見，供城市規劃委員會考慮。

近年，隨着戶外及自然旅遊在國際間日益普及，香港逐漸成為不少外地旅客參與露營及郊野活動的目的地。相關需求的增加，為香港的郊野環境及現有露營基建帶來新的承載壓力。現時不少郊野地點並未設有完善的管理制度、配套設施或人數控制機制，在使用需求持續上升的情況下，容易對垃圾處理、環境管理及場地承載構成挑戰。

是次申請所建議的臨時度假營（私人帳幕營地），透過清晰的營運安排，包括預約制度、人數上限控制及集中管理，並配合基本而合適的配套設施，為露營活動提供一個有規範、有管理、有設施支援的平台。此類安排有助引導相關活動於合適地點進行，從而減輕對其他缺乏管理及配套的郊野地區所可能造成的壓力，並促進更有秩序及可持續的戶外休閒及旅遊發展。

基於上述考慮，本人認為該項目在回應實際旅遊趨勢及郊野承載需要方面具備正面規劃意義，並懇請城市規劃委員會在審議是次規劃申請時，予以審慎及正面考慮。

此致

城市規劃委員會

2

致城市規劃委員會秘書：

專人遞遞或郵遞：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

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

這項目屬臨時用途，設施輕量、环境影響可控，既能推動鄉郊旅遊和活化社區，又與政府「多處分旅遊」及生態旅遊政策高度一致，透過三年試驗期可鑒證檢視成效，兼顾保育與经济效益，因此我絕對支持這建議。若由原居民代表直接營運，更具有地管理優勢，能兼顾旅遊及社區利益。

嚴格屬臨時用途批核只在指定期限內有效，到期後必須撤回或重新申請，土地用途仍以原有規劃為準。乃涉及永久改劃或修訂分区計劃，長遠規劃方向保持不變。对農業及鄉村式發展地帶的長遠規劃意向不構成影響。

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

簽署 Signature

Winnie Wong

日期 Date

07/Jan/26



3

致城市規劃委員會秘書：

專人遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分喜愛露營，項目讓香港人多一個選擇。
項目全點是露營，不涉及挖土，填土，已沒有
砍樹，對自然風景沒有影響，而且營地長 50
米，有小溪和空地，對交通影影響不大。附近有村屋
的附近化糞池，現有外掛便水，雖然需使用
住空基廁建，所以我十分支持以上項目。

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

許午午

簽署 Signature

Hui

日期 Date

2026/11/17



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

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人是支持以下的申請，因為不涉及任何填土，砍樹，挖地等工程，所以不會對自然環境有太大的影響，帳幕及本地生物不會造成滋擾，另外當地是應用現約制，應該絕對能管理人流，也不設車道，所以不會對交通有太大的影響，同時規劃中使用現有斜屋坪側绿化，現成，也由現有水井供水，因此不須再建任何公共基座，在這規劃良好的管理，十分同意此項規劃。

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

簽署 Signature

Mr. Shek

日期 Date

7-1-2026



5

致城市規劃委員會秘書：

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A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分贊同以上申請

首先，把營地由深浦的原居民營運，他們對當地人脈、環境及資源都非常熟識，可以有效運用各種資源及協調村落之間的關係。

其次，此計劃非常配合政府2025年施政報告提出的旅遊政策，有鄉村文化、生態旅遊。

再者，此建議的活動都是較輕鬆的活動，例如觀星、耕作等，不會對周圍環境帶來噪音污染。值得支持。

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

簽署 Signature

S y wong

日期 Date

6.1.26



6

致城市規劃委員會秘書：

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持深涌計劃，配合政府方向「無處不旅遊」，
和「生態 + 旅遊」。由原居民代表直接營運，他們熟悉當地環境
和文化，直接提高營運效率。
監時申請為三年，所有設施可拆卸，符合
環保再利用，完全不會影響政府長遠計劃。

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

簽署 Signature

Keary
7-1-2026



致城市規劃委員會秘書：

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分支持上申請，近年香港人開始喜愛戶外露營，加上用地遊客已非常喜歡到香港露營，項目回應實際需要，提供高質量露營設施；而且由原居民直接營運，語言或地點，有效管理，能協調村落和當地管理。

因申請是三年的時限，所有都可拆除，完全不影響長遠規劃，值得支持！

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

簽署 Signature

Marcus

日期 Date 2026/1/15



致城市規劃委員會秘書：

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A/NE-Sc/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我十分支持 A/NE-Sc/1。首先，自從疫情之後，香港市民的生活模式有所改變，香港人開始喜歡郊遊，特別是郊區的露營露營，而此申請正好符合香港人需求。此地可使用現有的廁所和廈廁所及化糞池，並申請有地下水供應，不用增加任何公廁基建。其次，此申請以露營、野餐、親子活動為主，不會為周圍環境帶來噪音。另外，此申請能回應政府和市民推出的施政報告提出的為旅遊及集會方向，支持香港旅遊及郊遊文化。請誠實考慮申請理由！

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

Miss Tam

簽署 Signature

日期 Date

6/1/26



致城市規劃委員會秘書：

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人會支持這個發展項目
可以沿用現有渣打銀行管理營地
以規約制來控制人流不造成交通環境
的重大影響，亦不會構成附近居民不便
營地使用現存的污水系統處理，不須再
舖設喉管新造工程，減低土地影響
營地設施多以護欄為主，減少高噪音活動

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

簽署 Signature



日期 Date

LEE CHI LUNG

6/1/2026

RECEIVED
- 7 JAN 2026
Town Planning
Board

參考編號

Reference Number:

260123-100229-59297

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 10:02:29

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Carly

意見詳情

Details of the Comment :

I am writing to share my views on the proposed temporary holiday camp (private tent camping site) at Sham Chung.

In recent years, outdoor and nature-based travel has become increasingly popular internationally, and Hong Kong has seen a growing number of mainland visitors coming specifically to experience camping and countryside activities. While this trend is positive, it has also placed additional pressure on Hong Kong's existing camping infrastructure, particularly in areas where facilities, management measures and waste-handling arrangements are limited.

Without proper structure and support, increased use of countryside areas can create challenges for environmental management, including litter control and site capacity. This is not a matter of fault, but rather a reflection of changing travel patterns and demand.

The proposed project at Sham Chung offers a practical and well-managed response to this situation. With clear operational arrangements such as advance booking, visitor number limits, on-site management and basic supporting facilities, the project provides a regulated and organised platform for camping activities. By guiding visitors to an appropriate and managed location, it can help reduce pressure on other countryside areas that are less equipped to handle growing demand.

From this perspective, the proposal aligns well with the need for more structured and sustainable ways to support outdoor recreation and tourism in Hong Kong. I hope the Board will give positive consideration to the application.

致城市規劃委員會秘書：

31

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持深涌臨時度假營地，現在附近的村屋已有沖水廁所及化糞池系統，還有井水供水，毋須新增任何基建，所以該地點十分合適，而營地活動多是以觀星、野營及有機耕作，都不會做成太大噪音，希望政府批准做度假營，響應政策報告，提出的旅遊政策「無處不旅遊」，包括生態 - 鄉郊文化旅遊發展。

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

Joyce

簽署 Signature

Joyce

日期 Date

12/1/2026



致城市規劃委員會秘書：

32

專人遞遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持 A/NE-SC/1 項目申請。擬議申請臨時度假營，融入大自然生態活動，例如觀星、野餐、親子活動、自耕耕作和小型藝術等。此類活動不涉及高噪音及過多人參與的大型聚集活動，這類活動對身心靈有極大益處，能減輕香港人的壓力、改善情緒，增加更多親子活動的空間。項目營運安排每晚最多 50 人，並且需要預約才可參加，申請地點沒有車輛可直接駛入，所以並不設有車位提供，交通主要是步行及渡輪，能有效控制人流及現時交通的影響不會有額外的壓力。申請項目計劃沿用現有村屋沖水廁所及化糞池系統，並不需要額外興建，由現有的水井供水，所以不會破壞現時任何的生態環境。此類申請項目在本港實在不多，所以期望城規會能給予批准。

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

溫先生

簽署 Signature

Wen

日期 Date

13/1/2026



致城市規劃委員會秘書：

專人遞遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/NT-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持深浦發展度假營，望 A/NT-SC/1 獲批！
政府近年致力發展推進香港旅遊業發展，港能將自然
景色優美、生態資源豐富的深浦推廣給更多的旅客，定能
令香港旅遊更具競爭力。度假營的構局以農業、有機耕作
、小型藝術營為主，相信能吸引到更多亲子家庭，令
小朋友有更多機會接觸本地生態，有助其全面的成長發展。
由於度假營以生態活動為主，亦需與當地居民直接溝通，
相信既不會令附近居民產生負面影響，更可以創造就業平
衡的工作機會，以及推進更在地、更貼地的管理
經營與營銷，令游客有更好的娛樂體驗。

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

簽署 Signature

Kate Tony

日期 Date

6/1/2025



致城市規劃委員會秘書：

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持 A/NE-SC/1 的規劃申請。首先，此項目不用進行任何填土、砍伐樹木或挖掘地盤的工程。對大細地貌及環境不會構成負面影響。使用的設施例如木平台、帳幕等屬於可移動的臨時小生意，能大大保護當地的環境及生態，故值得支持。

同時，此項目在營運安排、人數人流限制及營運制度等方面亦充份體現出十分良好的管理模式，亦充份考慮到在環境方面的承載能力。

再加上在營運此類生意的大都市作為有子女的家庭，我亦十分支持能在這段地甚為合適的地區為我們市民提供這樣有質素和良好管理的郊野中長幕度假營地，讓我們有機會享受這些有益身心的休憩設施！

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

簽署 Signature

日期 Date

Miss. Chow
6/1/2026



致城市規劃委員會秘書：

36

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

A/NE - S C/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持深涌原時度假營地，近年香港人或旅客都喜歡在外休閒活動，對營地需求上升，這營地點正好提供給市民及旅客多一個選擇，同時這營地的營運方式有規約制度，人數控制，有管理，對整個活動環境都有好處。

而這營地所有設施都是臨時，及可移動，不涉及任何拆卸或植木砍伐工程，對自然環境沒有做成傷害，所以本人十分支持。

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

簽署 Signature

日期 Date

19/1/2026



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持深浦臣路時段限速規劃申請

一、①應了市民對高架素交里休閒空間的迫切需求，近年流行低于頭蓋塔場地。

二、其預約制，人數上限及無車位之設，能控制人流及交通幹線，避免對社會造成負擔。

三、三段回僅為三年臣路時段，設施可拆和復原，不會影響未來規劃。

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

簽署 Signature

Lung

日期 Date

2026/01/15



致城市規劃委員會秘書：

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A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持 A/NE-SC/1 的規劃申請，原因是此申請能配合政府於 2025 年底前力發展主題旅遊的政策方針；而申請雖達着為當地原居民代表並審當地環境，相信對協調附近村落居民和管理相关營運能更有效率及更能平衡各方所需。

而項目亦屬較健康正面的親子活動，已合我們大家市民對郊遊中長者營營体验所需！

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

黃先生

簽署 Signature

日期 Date

14/1/2026



致城市規劃委員會秘書：

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A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持上列指證言義申請，發展為營地。

政府近年大力推動本港旅遊業發展，此規劃與政府政策一致，度假營地能為豐富旅遊體驗，增加香港的吸引力。指證言義申請為營地，如观星，亲身体验冲浪，野餐等，不会對周圍环境造成滋扰。另外，此處有迷人的水流风景，使水及樹林水景佈局各向，無需新增公共基建，得以加快發展，免卻了複雜的建造工程。

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

簽署 Signature

S

日期 Date

Dairy Leung
21/1/2026



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

41

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

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人很反對此申請，因為近年香港市民或海外遊客也興起郊外露營的活動，令本港現有營地供不應求，此申請可以增加供應露營需求。而且，它所採用的設施屬臨時及可移動性質，可以減少對生態的影響；再加上，允許安排預約制度，控制人流，可以確保活動在環境可承載的前提下進行。

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

簽署 Signature

D. Wan

日期 Date

21.1.26



42

致城市規劃委員會秘書：

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A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

A/NE-SC/1 這規劃申請，本人十分支持。

此項目將久會接待每日最多 50 人，並透過預約的制度，同時不設車位提供，鼓勵參加者乘搭公共交通工具，渡輪到達當地，相信在人流及交通，控制上會有良好的管理。而該項申請主要以有機耕種、有見星、野餐等為主，加上接待的壓力。人數不多，深信不會出現噪音破壞區內宁静環境。而項目在不同季節增設公廁，並建前地下，能運用現有村屋沖水洗手間/化糞池系統，人數處足夠，故予以支持。

徐水

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

簽署 Signature

徐水

日期 Date

15-1-26



致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

近年市民對戶外露營大增，加上内地遊客
已熟悉香港享受露營之樂，但場地不足。
所以我們支持以上項目，除了為香港人
多個選擇地點，更提升場地設施。因
此由原居民營運，長居深漏，熟識村莊關係，
有次管理，申請不需挖掘，填土，砍樹，不影響環
境，所以，我十分支持以上項目

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

Jacob

簽署 Signature

日期 Date

2026/1/20



致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持香港建有良好管理的露營地點，採用這個位置可沿用現時的水井和村屋的化糞池系統，不需增加任何公帑，希望便可回應香港市民的戶外活動，營辦體的訴求。有熟悉現時環境的原居民代表營運，又有預約制度限制每晚逗留人數，會更有效地提供有系統有地的野外露營地點。希望盡快實行，謹此提出。

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

簽署 Signature

Diek

日期 Date

15.1.26.

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約。



45

致城市規劃委員會秘書：

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A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

作為香港市民，絕對贊成以上的申請項目，亦支

持有良好管理的露營地點。

香港近年對戶外休閒活動的實質需求，本申請正好為相關活動提供一個合適場地及

清晰的使用標準。亦以制度化方式規範中長營營地

使用，確保活動在環境承載力可控的前提下進行。並且不涉及挖掘、填土、砍伐或地形活動的。

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

Wu Sau Mei

簽署 Signature

Wu

日期 Date

21/1/2026



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A/NE-SC/1

意見詳情（如有需要，請另頁說明）

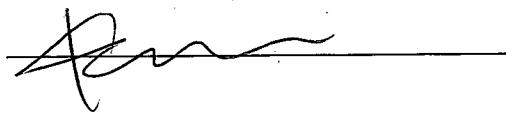
Details of the Comment (use separate sheet if necessary)

支持！請盡快通過此 A/NE-SC/1 的申請。

首先，申請人為深浦原居民，他與其住屋附近，村落地環境十分了解和熟悉。這樣便能有效地管理營運及協調村落關係，提升營造成為有利而無一害。其次，此申請只屬三年的臨時性質，而且所有營地設施均可拆卸，可復原性強，其期滿後可回復原來面貌，村落地依地和鄉村式發展地帶的最近規劃不會造成影響。最後，此申請會透過預約制度、安排人數上限、年齡、為中長輩，營營活動建立一個可管理、可監察、可持續的使用模式，並確保活動在環境承載力可控制的前提下進行。

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

簽署 Signature



日期 Date

Kenny
16 January 26

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21 JAN 2020

Town Planning
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47

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A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我贊成此申請。第一、自從 2019 年的新冠疫情後，市民對郊外、大自然和帳幕露營的體適度需求有增無減，並漸漸發展成香港人長假期的首選節目。此申請正好回應市民的需求。第二、由於此申請不會涉及任何挖掘、填土、核工破壞、等工程，而帳幕亦屬於一些可移動的設施，所以對大自然的景觀影響極低。第三、此提案只會安排每晚最多 50 人，而且採取預約制的模式管理，亦不設車位，主要以步行及渡輪到達，這樣便能有效地控制人流，並不會對交通造成影響。

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

簽署 Signature

Pui

日期 Date

15/1/2026

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21 JAN 2026
Town Planning
Board

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我支持深浦發展區時度假營，主要因為有良好的管理作為依據。

項目目標營運每晚不多於 50 人，而且需要通過預約，故可控制人數使用。同時，限制使用人仕只能步行或乘坐渡輪前往，有控制交通流量，不會影響民居出入。此等有系統的營運，是可管理及監察，亦能持續，友善地善用土地，不令環境超載。最後，經營私人帳幕營地並沒破壞及改變自然地貌及景觀也是項目可取之處。

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

簽署 Signature

Lui

日期 Date

13/1/26



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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

好期待可以在深涌露營。

有設施，有管理就最好。

有設定人數就更 perfect，可以安寧享受戶外環境。

如果可以有簡單的餐飲就最好！

支持這申請。

RECEIVED

23 JAN 2023

Town Planning
Board

「提意見人」姓名／名稱

Name of person/company making this comment

簽署

Signature

麥

麥小妹

日期

Date 2023-1-23

50

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SC/11

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

發展私人帳幕營地能夠提供一個近郊的地方，給
一些又想露營又不懂在郊外露營的地方，這活動
需求將會上升，能夠給市民對高質素的效野
休憩設施是需要的，而且適應了現制度，清晰營
地安排及人數上限控制，可確保活動在合適的環境
及可控制的前提下進行，而這營地活動營地，不
涉及任何拆卸，填土或砍伐工程，不會對環境
造成影響，所以支持這個有意義的發展。

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

簽署 Signature

luy km

日期 Date

21/11/2016



致城市規劃委員會秘書：

52

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

A/NE - SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

香港郊野營地有限公司為愛好露營的朋友，提供
營地作戶外活動是所需要的，近郊，自然的
帳幕營地為數持續上升，這申請正好提供相關
活動一個合法場地，而這活動場地不涉及
大型建築，挖土，填土等改動工程，而且甲板幕
及木平台屬瓦盆日子及可移動設施，設施可靈
活運用，而對自然地景兒及景觀見影響極低，
所以支持發展深洞新人營幕營地

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

簽署 Signature

Tiny

日期 Date

21 Jan 2026



致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我支持以上項目發展。

該申請項目回應政府於 2025 年施政報告提出的旅遊政策方向，包括生態、旅遊、鄉郊文化及主題旅遊發展。擬議活動以觀星、野餐、親子活動、有機耕作及小型藝術裝置為主，不涉及高噪音或大型聚集活動。申請人為深涌原居民代表，長期居住於附近，原居民代表直接營運，具高度地理管理優勢，能有效管理營運及協調村落關係，提升整體管治成效。

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

葉玲玲

簽署 Signature

Y

日期 Date

21/1/2020



致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

其後本申請是因應政府於 2025 年施政報告中提出過該政策方向，其中包括推動文化、鄉郊文化及牛頭角發展政策。另外此項目是由原居民代表直接參與，具高度在地認同感優勢。而該申請僅為三年期時限，因此完全不影響長遠規劃走向。

所以下列是同意並發成以上的申請

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

簽署 Signature

Alber

日期 Date

19-1-2026



致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人贊成在深涌建露營地點：

1) 有深涌原居民代表營運，更有效協調各方面

2) 有預約制度

3) 管制人流每晚不多於 50 人，減少負荷

4) 不需砍伐樹木、挖土、填土，不會對
環境生態有大影響

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

簽署 Signature Violet 日期 Date 22.1.26



致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持 A/NE-SC/1 城規項目申請，香港相對國外甚至內地的郊野帳幕及戶外休閒活動場地都非常不足，近幾年市民對於這類的活動及場地需求持續上升，這個申請項目是一個為期三年的臨時性質及高質素郊野休閒設施，所有設施均為可拆卸、可復原性質，項目不涉及挖掘、填土或樹木砍伐工程，對農業及現時鄉村的長遠規劃不會構成破壞，加上申請人為深涌原居民代表，居住於深涌多年，對深涌有深厚的感情，所以能更有效管理營運及協調村溝之間的關係。項目申請營運安排是透過預約制度，每晚最多 50 人，有清晰的營運安排及人數上限管制，實屬是一個可管理及可監控，可持續的使用管理模式，所以本人十分支持。

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

阿安

簽署 Signature

李

日期 Date

20-1-2026



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

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

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

有關的規劃申請編號

The application no. to which the comment relates

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我支持此申請，因為此申請與政府「無處不旅遊」政策第一致，非常適合建設亞當時度假營，而且近年香港人對戶外休閒活動有很多需求，可以提供多一個選擇。此申請用途不涉及任何挖據或填土，對自然地名兒及景觀極低。

除此之外，有管理的營地設施完善，環境整潔，安全措施做得足，令露營體驗會更好。

「提意見人」姓名／名稱

Name of person/company making this comment

簽署

Signature

End Chen

日期

Date

23/1/2026

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
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有關的規劃申請編號 The application no. to which the comment relates A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

近年香港市民對 Glamping 及鄉郊露營的興趣增加，尤其在疫情後，戶外活動成為熱門選擇。新界東北鄉郊地區缺乏大型康樂文娛場所，露營度假營能填補空白。加上本地市民追求自然體驗、親子活動、健康生活方式，而深涌屬生態旅遊熱點，臨時營地可吸引短途遊客。

深涌地區交通而已有限，主要依靠鄉郊道路及少量公眾交通。若人流在假期集中，可能會對交通造成壓力，並帶來噪音及垃圾管理的挑戰。不過，由於項目屬臨時性質，且規模不大，這些影響相對可接受。

整體而言，項目的人流屬中小規模，集中於特定時段。所以本人是支持這項目。據知營運安排包括每晚最多 50 人，必須預約、不設車位及主要以步行及慢車到達，有效控制人流量及交通影響。

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

簽署 Signature

楊健婷

日期 Date

楊健婷

17/01/26



59

致城市規劃委員會秘書：

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

B/NE-BC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我嚟後，很多人都更喜歡露營遊及露營活動，這個建議正好回應這方面的需求。
但很多時候，沒有預約的營地可能會爆滿，嘗試過帶齊露營用品，背好帳幕去到申請原定的營地，不止找人，亦有國內朋友已使用，迫得背着行裝再狼狽安排！現這有預約制度，就可確保有露營位置。

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

簽署 Signature William 日期 Date 21.1.2026 支持開設。



致城市規劃委員會秘書：

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人謹此致函予港府，十分支持深涌私人
 休憩營地申請。一. 能讓家庭享受大自然，觀星
 望遠創造親子家庭歡樂時光，二. 由原居民
 直接營運，熟悉社區和貝占的管理。三. 項目
 不挖空山石砍樹，對環境生態沒有太大的
 影響，所以本人支持以上項目，如快上馬。

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

簽署 Signature



日期 Date

14/1/2026



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我非常支持深涌臣田度假假營（私人帳幕營地）的規劃申請。近年香港愈來愈多市民喜愛戶外活動，政府亦留意這趨勢，故在2025年施政報告提出加強生態旅遊、鄉郊文化及主題旅遊發展。此申請與政府「無處不旅遊」及「生態+旅遊」的政策高度一致。此外，申請人為深涌原居民代表，長期居於附近，由他直接營運能有效管理營運，亦更容易協調有关事宜，包括村落关系，提升整体旅游成效。此申請僅要求三年臣田專用，所有設施如木平台、帳幕等均可拆卸，期滿後可輕易回復原狀，對農業及鄉村式發展地帶的長遠規劃意向不構成影響。有見及此，請政府回應市民需求，批准此申請。

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

簽署 Signature

日期 Date 14/1/2026



致城市規劃委員會秘書：

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

AIN E - 5C/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我支持政府的長時間假設營建計劃，首先，近年興起的戶外露營非常受歡迎，甚至吸引外地之游客來港，但香港現時的地點甚少，此場地可同時提供高質素的個人、家庭及團體露營需求。第二，私人經營木屋公司有效控制人流及發牌安排不會構成影響。三，此後將是長時間的計劃，可及時回應社會需求，而營運時，亦不影響長遠規劃，未來的發展。

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

簽署 Signature

Lee Man Wai

日期 Date

15/1/2026



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致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

申請明確屬《城市規劃條例》第 16 條下的「臨時用途」，為期三年，性質上與永久政策不同，可在期滿後透過諮詢拆設後回復原狀。

申請建議不填挖、不填土、不改變自然地形，只用可拆卸帳幕及輕型構築物，土地的原屬地點會在拆後恢復農業／其他用途的計算性基本上得以保留，可說不損及該規劃方向，只屬過渡性使用。申請地點位處深水埗新界郊區地圖，分區計劃大綱圖上主要為農業及鄉村相關用途地帶，鄰近為密度低落的鄉郊，非工業或公用用途，鄰近郊野公園及鄰近戶存在的支路、行山、觀風景活動性質相當，衝突較小。艾暉山場部分地段已處於荒蕪閒置狀態，支持意見指出，在不更化土地方式及建築的前提下，以臨時建築用逕善用閒置土地，如農地荒廢更合符合公共利益，在拆降時後恢復農業的可能性。在臨時度假營地集中，而許多為流動廁所、化學廁所接駁或密封或化糞罐工場，由承建商抽走運往合規之設施運至，而非在盤內滲灌或直接排入河道。

「提意見人」姓名／名稱 Name of person/company making this comment Leung Son Wai
 簽署 Signature Leung Son Wai

日期 Date 18 Jan 2026

此外，營地定位為家庭及親子導向，不提供或鼓勵過宵徹夜、露宿狂歡等高風險或高噪音活動，並設立合適營規、守則、人員監守，以確保營地氣氛安全、寧靜及適合兒童和長者使用。由於活動以家庭和家庭客為主，人流及噪音較易管理，減少對附近居民、行山人士及自然生態的滋擾，亦有利減低觀光「低影響」用途考慮。

政府正進行露營地點數量有限，部分露營地點戶數少於 10 戶，露營地經常出現「通風」，意味以承租約的性況，令市民導向非正式或灰色地帶露營點。

經多種條件，本人絕對支持深水埗度假營的規劃申請。

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
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有關的規劃申請編號 The application no. to which the comment relates A/NET-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Camping site 追求與大自然融為一體，此申請不涉及任何挖掘或填土，亦不會砍伐樹木，並不會對當地的自然環境產生大影響。

此申請的營運單位訂明往後經營以預約制形式，每晚顯示有人數上限，能有效控制人流亦貼合萬物交流、环境、以其配套的承載能力。同時營地的所有設施均
可拆卸，可復原，對未來土地的遠期規劃可作最大程度的配合。

優秀的 Camp site 值得支持！

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

簽署 Signature

日期 Date

Perthes Ng

17/1/2026



65

致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我十分支持該規劃申請，本申請可屬政府 2025
年施政報告提出的新旅遊政策方向，包括生態、郊遊、鄉郊
文化及主題旅遊發展，活動以觀星、野餐、親子活動、有機
耕作及小型藝術装置為主，不涉及高噪音或大型聚集活動。
由居民代表直接管理，具高度在地管理與推動。

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

簽署 Signature

Ling

日期 Date

20. Jan. 2026



致城市規劃委員會秘書：

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66

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我 很 支 持 此 項 目 作 短 時 度 假 營。香港 土 地 珍 貴，缺 乏 這 種 集 觀 星、野 養、有 機 耕 作 等 一 身 的 活 動 用 地 可 作 亲 子 或 朋 友 聚 會。此 申 請 规 模 虽 小，但 正 正 是 不 會 構 成 高 跳 舊 及 大 型 活 动 的 閣 鍵；還 將 合 政 府 2025 年 施 政 報 告 的 旅 遊 政 策 方 向 —「無 壓 不 旅 遊」、集 生 態、游、鄉 村 文 化 及 主 题 旅 遊 等 向 的 方 向。營 地 由 深 港 原 居 民 代 表 直 接 營 運，在 操 作 上 具 有 優 勢，能 藉 其 身 份 處 理 協 調 村 落 關 係，令 整 體 管 理 更 有 效 率，更 人 性 化！

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

簽署 Signature Bernice 日期 Date 20/11/2026



67

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SC/1

意見詳情（如有需要，請另頁說明）

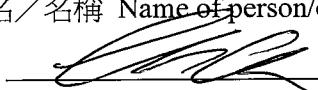
Details of the Comment (use separate sheet if necessary)

我支持這項目申請，因為這項目附合最近香港市民的生活需求。最近香港需求不斷上升，如果有一個公道場地，對家庭更加管理，而這項目不用挖掘，對環境是最好，對附近影響最小。最後，這地方由原居民營運，使該區人士有收入，大家會開心些。而也可以幫助到該區人士的收入增加，但地的清潔度也會得到改善，從而令到營營人士和居民大家開心。

因為這個地方是很多的，所以能夠有夠管理營運，而這是由原居民管理關係，可以提升營運成績。

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

簽署 Signature



日期 Date

23/1/26



致城市規劃委員會秘書：

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

A/NE-SE/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分支持有關的申請，主要是香港市民近年來對近郊，大有興趣的帳幕露營活動需求不斷上升，而該申請正好為期風活動提供一個合適場地，同時，市民對露營營幕，的郊野休憩設施的需求另外，該申請是透過預約制度，有清晰的管理及設人數上限，可確保該活動在環境可承載的能力下進行，如該活動以露營、野餐、親子活動等，不涉及露營物，或大型聚集運動。

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

簽署 Signature

Mr. Lam

日期 Date

18-Jan-2026



Urgent Return receipt Expand Group Restricted Prevent Copy

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寄件者:

[REDACTED]

寄件日期:

2026年01月20日星期二 11:00

收件者:

tpbpd/PLAND

主旨:

Comments on the Section 16 Application No. A/NE-SC/1

附件:

TPB20260120(SC1).pdf

類別:

Internet Email

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,

Ng Hei Man (Mr.)

Campaign Manager

The Conservancy Association

[REDACTED]

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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20th January 2026

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-SC/1

The Conservancy Association (CA) would like to express concerns on the captioned application.

1. Environmental issues

- Sewerage impact: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. Besides, insufficient details are available to identify other sources of wastewater arising from operation, particularly potential oily wastewater from barbecue site and how these pollution sources would be treated. It is necessary to elaborate how potential environmental and hygiene problems can be properly addressed.
- Use of agrochemicals: It is necessary to clarify whether the maintenance of the lawn would involve the use or storage of agrochemicals such as fertilizer/pesticide/herbicides. Potential water pollution due to the use of agrochemicals, if not properly treated, may be anticipated during operation.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to



長春社

Since 1968

The Conservancy Association

minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

2. Farming Area

The proposed farming area lies very close to the pond which is hydrologically linked to the Ecologically Important Stream (EIS). Some precautionary measures could be considered to prevent additional runoff from running from the farm area to the EIS or other water bodies during operation, such as setting buffer area between the pond and the farm area.

Yours faithfully,
The Conservancy Association

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

12

tpbpd/PLAND

寄件者:

2026年01月22日星期四 16:23

寄件日期:

tpbpd/PLAND

收件者:

副本:

主旨:

Green Power's Comments on the Section 16 Planning Application for Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture at Sham Chung (A/NE-SC/1)

附件: GP-A_NE-SC_1(20260122).pdf

類別: Internet Email

Dear Sir / Madam,

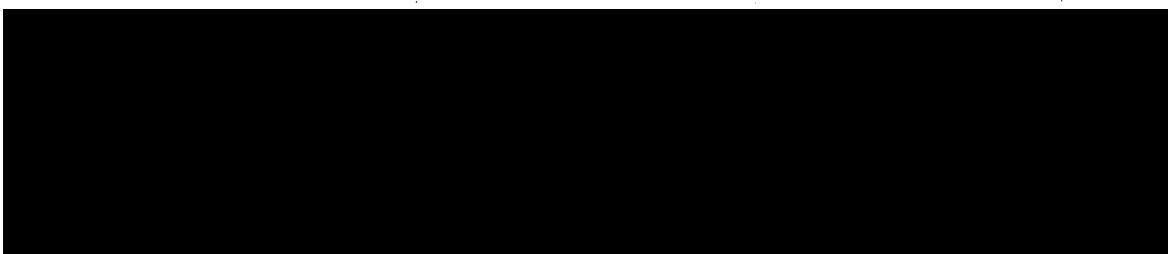
Green Power is writing to submit our comments on the Section 16 Planning Application for Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture in "AGR" and "V" Zones at Sham Chung, Tai Po (Application No. A/NE-SC/1). Please refer to the attached document for details. Thank you for your kind attention.

Regards,

LUI Tak Hang

Green Power

綠色力量 Green Power





BY EMAIL ONLY

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong
(Email: tpbpd@pland.gov.hk)

22 January, 2026

Dear Sir / Madam,

**Green Power's Comments on the Section 16 Planning Application for
Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation,
Sports or Culture in “AGR” and “V” Zones at Sham Chung, Tai Po (Application No. A/NE-SC/1)**

Green Power is writing to submit our views on the captioned planning application (the Application) for temporary uses at Sham Chung, Tai Po which has been identified as a Priority Site under the New Nature Conservation Policy¹. While recognizing the value of promoting tourism and recreational opportunities in rural areas, we have profound concerns regarding the sustainability and potential environmental impacts of the proposed development, particularly on the sensitive rural and natural environment of Sham Chung. We urge the Town Planning Board (TPB) members to look into the significant inadequacies in the Application.

Ecological and Hydrological Sensitivity of Sham Chung

1. Sham Chung (the Area) is located within a recognized rural and ecologically sensitive landscape in the New Territories which is a Priority Site under the New Nature Conservation Policy¹. The area is characterized by its natural streams, mangroves, freshwater wetlands, coastal features, woodlands and proximity to Country Park. Various rare wildlife have been recorded in Sham Chung, including Hong Kong Paradise Fish (*Macropodus hongkongensis*, 香港鬥魚) and Sapphire Flutterer (*Rhyothemis triangularis*, 三角麗翅膀). The shortest distance between the Application Site and the Ecologically Important Stream (EIS)² is only about 110 metre. Any development, even temporary,

¹ New Nature Conservation Policy, AFCD: https://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp.html

² Ecologically Important Streams, AFCD: https://www.afcd.gov.hk/english/conservation/con_wet/streams_rivers_hk/Con_NSR/files/19_Sham_Chung.pdf



should take “precautionary principle” for planning, construction, operation and management to avoid degradation of water quality, habitat disturbance, and pollution of the surrounding environment, which aligns with the general planning intention for the Area “*to conserve the areas of high ecological significance*” (Sec. 8.1, EXPLANATORY STATEMENT, OZP S/NE-SC/3).

Inadequate Assessment and Mitigation for Sewage and Wastewater

2. The Planning Statement (the Statement) asserts that the existing septic tank system, with a volume of approximately 9 cubic meters, is sufficient to cater for a maximum of 50 visitors per night. This assessment appears simplistic and fails to account for all sources of wastewater and environmental risk factors:
 - **Hydraulic Overloading:** Septic tanks for village houses, e.g. exemption houses (mostly three floors, about 64 sq. metre each floor) are of domestic scale usually serve for resident number under 20 persons. The capacity of the septic tank is in doubt for the purpose of the proposed development under peak loading conditions, especially during weekend or holiday periods. Moreover, there is no assessment of the soil’s percolation capacity or level of water table that significantly affect hydraulic retention time and treatment efficiency of the septic tank.
 - **Lack of Contingency and Maintenance Plan:** The Application Site relies on a soak-away system. No plan is provided regarding the frequency and method of desludging the septic tank to avoid overflow. Leaked sewage will pose high hygienic risk and pollute neighbouring stream water and wetland habitats. For a commercial operation, a formal and frequent maintenance schedule is essential to prevent system failure. The Statement lacks an enforceable plan to ensure this maintenance will be rigorously carried out for the duration of the temporary use.
 - **Unlisted Sources and Quantity of Wastewater:** The expected wastewater/sewage generated from the Application Site include human and pet excrement and sullage. However, the Statement omitted this important information, i.e. sources, amount and characteristics of wastewater, that may underestimate the environmental impacts of the proposed development. Ingredients of personal care products consumed by the visitors in the Application Site may pollute the stream water (e.g. detergents) and are harmful to aquatic life (e.g. sunscreen has been proved toxic to corals and coral species has been recorded in Sham Chung Wan).
 - **Impact on Surrounding Environment:** Owing to lack of assessment of septic tanks’ efficiency and maintenance plan, overloading is very likely to happen. Inadequate treatment for overloading will lead to the discharge of partially treated effluent into the ground, potentially contaminating nearby soil, groundwater and EIS and threaten the wildlife.



- **Hygienic Risk:** The existing village houses in the Area rely on water extraction from water well for drinking water because there is no public watermain serving the Application Site. However, the exact locations of toilet(s) and well(s) have not been indicated in the Statement. There may be risk that well water may be contaminated by the sewage seeping from septic tank, especially in soil of high underground water table, posing health risk to villagers and visitors.

Broader Environmental Management Concerns

3. While the Application proposes that visitors will be encouraged to “Take Your Litter Home”, this is an unenforceable goodwill measure. Without on-site, managed waste collection practice and disposal facilities for general refuse and food waste, there is a high risk of littering, which would not only degrade the visual amenity but also attract pests and wildlife (e.g. Wild Boars) and could lead to waste entering the natural environment and watercourses, and unnecessary conflict between wild animals and visitors.
4. The proposed barbecue area, while small, will generate grease, food residues, and cleaning wastewater. The Statement does not specify how this contaminated runoff will be collected and prevented from entering the ground or any drainage channels. Such non-point source pollution is a significant contributor to the degradation of rural water quality throughout the territory.
5. The increase in human activity, including night-time occupation, raises concerns about potential disturbance to local fauna, light pollution affecting the rural nightscape, and the general alteration of the area’s tranquil character.

Contradiction with the Precautionary Principle and Sustainable Tourism

6. The concept of “Ecology + Tourism” must be founded on robust ecological protection to be sustainable. The current Application leans heavily on unenforceable behavioural guidelines (e.g., taking litter home) and an under-examined sewage treatment assumption. Also, no operation/management plan, including visitor rules, staff training, etc., is devised to execute environmentally responsible tourism operation to protect tourist resources in ecologically sensitive area. This does not represent a precautionary or scientifically sound approach to developing tourism in a sensitive rural location.
7. Regulating existing sporadic camping through a managed site is a conceptually sound aim. However, management must be demonstrably effective and environmentally protective. The



proposed measures, as described, lack the necessary detail, monitoring framework, and enforcement mechanisms to guarantee such protection.

The protection of Hong Kong's fragile rural ecosystems requires diligence and enforceable safeguards. We believe the proposed temporary uses, without addressing our concerns outlined above, pose an unacceptable risk to the environment of Sham Chung. We urge the TPB to reject the current Application in its presented form.

Thank you for your attention to our concerns. For any inquiries, please contact the undersigned at Green Power ([REDACTED]).

Yours faithfully,

LUI Tak Hang, Henry
Senior Conservation Manager
Green Power

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

69

tpbpd/PLAND

寄件者:

寄件日期:

2026年01月23日星期五 13:29

收件者:

tpbpd/PLAND

副本:

Chuan Woo

主旨:

HKBWS's comments on the Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture for a Period of 3 Years at Sham Chung, Tai Po (application No. A/NE-SC/1)

附件:

20260123_ShamChung_HCamp_A_NE_SC_1_HKBWS.pdf

類別:

Internet Email

Dear Sir/Madam,

HKBWS's comments on the captioned are attached. Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Senior Conservation Officer | 高級保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會



Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

23 January 2026

Dear Sir/Madam,

Comments on the planning application of the proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of Recreation, Sports or Culture for a Period of 3 Years at Sham Chung, Tai Po (application No. A/NE-SC/1)

The Hong Kong Bird Watching Society (HKBWS) would like to raise concerns over the application based on the following reasons.

1 Not in line with the planning intention of the “Agriculture” (AGR) zoning

- 1.1 The application site is located within the AGR zone under the Approved Sham Chung Outline Zoning Plan (OZP), where the planning intention is “*to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes and to encourage ecological restoration*”. Unlike the AGR zoning under most of the other OZPs, it specifically highlights the consideration of preventing adverse impacts on ecological sensitive areas in the planning intention, by stating that “*selected developments with an element of wetland restoration not adversely affecting the general rural character and the adjacent ecologically sensitive areas may be permitted on application to the Town Planning Board*”.
- 1.2 From Google Earth aerial photograph in 2024, the application site is vegetated (Figure 1). We consider that the site has potential for ecological restoration or farmland rehabilitation. However, the proposed holiday camp

development will be associated with erection of 20 wood decks and construction of 6 barbecue pits to facilitate operation of commercial camping ground. We consider such development not to be in line with the intention to retain land for ecological restoration or agricultural purposes. We therefore urge the Town Planning Board (Board) to reject this application.

2 Potential adverse ecological and sewage impacts of the proposed development

- 2.1 The application site is a country park enclave surrounded by Sai Kung West Country Park and is very close to the Ecologically Important Stream, coastal wetlands (Figure 1). More importantly, it is within one of the 12 Priority Sites for Enhanced Conservation under the New Nature Conservation Policy.
- 2.2 Apart from the sites of ecological importance, Sham Chung is one of the long-established nesting sites for the Class I National Protected species **White–Bellied Sea Eagle** (*Icthyophaga leucogaster*). While Hong Kong is regarded as the stronghold for this species in China, the population of this species is of national importance and should be given with the highest level of protection. We are concerned the introduction of commercial recreational development in this area would increase the potential noise impacts and human disturbance to the breeding White–Bellied Sea Eagle, leading to abandonment of nesting site in a worst-case scenario. No information is provided to demonstrate the development would not create adverse effects on local ecology.
- 2.3 The proposed holiday camp development would provide 12 wood decks for tent camping and would accommodate a maximum of 50 visitors per night, excluding staff. There is no information showing the estimated amount of greywater, blackwater and domestic waste generated from recreational and commercial operations, and how different types of waste or sewage would be treated.
- 2.4 In respect to sewerage issue, the Applicant concluded in the planning statement that no potential sewerage impact would be created by stating that “*the existing septic tank was recently constructed in 2023, with dimension 5,000mm long by 1,500mm wide, and depth of 1,500mm, therefore its volume is approximately 9 cubic meters, which is sufficient to*

cater for the maximum anticipated sewage generation of the proposed temporary uses (i.e. maximum 50 visitors per night)". However, given that it relies on septic tank and soak-away system, the solids may spill out and must be pumped out to prevent solids from flowing out. However, the applicant did not provide further information to address the risk of direct release of untreated sewerage to the nearby sensitive wetlands and river.

2.5 As the proposed development would potentially create adverse ecological impacts and water pollution to the surrounding sensitive areas during construction and operation stage while the applicant failed to demonstrate how the holiday camp would not adversely affect the rural character and the adjacent ecologically sensitive areas, we consider the proposed use should not be permitted.

3 Potential promotion of “develop first, apply later”

From the Google Map images in 2016 and 2025, a suspected development of holiday camp without prior application was spotted in the Green Belt next to the application site (Figure 1). We are concerned the approval of the current application would encourage the current misuse of sensitive zones, leading to the promotion of “develop first, apply later” attitudes among landowners in the locality.

4 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications within country park enclave, and thus nullifying the statutory planning control mechanism for countryside protection. We urge the Board to reject this application in order to protect the country park integrity and the sensitive streams and wetlands from any development threats.

5 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular¹. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity² and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

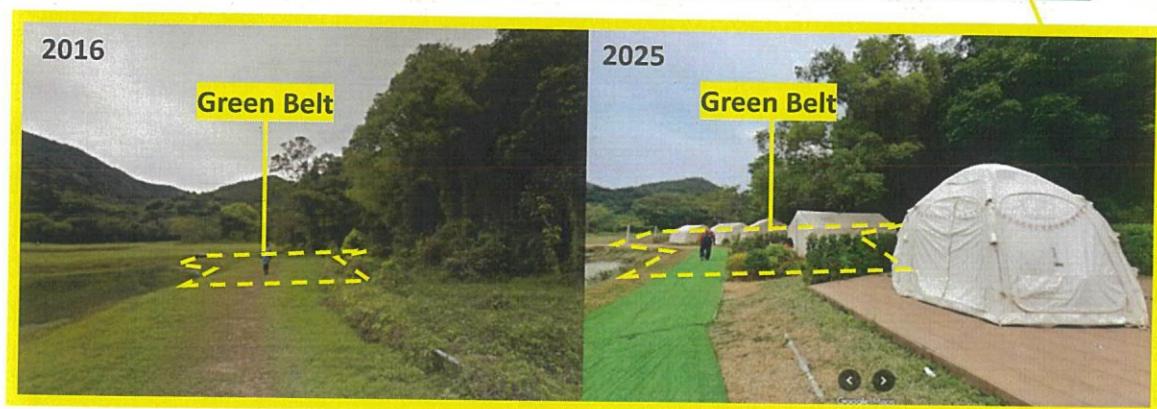
The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,
The Hong Kong Bird Watching Society

¹ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

² AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The application site is highly ecological sensitive as it (marked with red line) is located within a country park enclave surrounded by Sai Kung West Country Park (filled with dark green) and is very close to the Ecologically Important Stream (marked with blue line) and coastal wetlands. Moreover, Sham Chung is also one of the 12 Priority Sites for Enhanced Conservation under the New Nature Conservation Policy, and it is recorded with a long-established nesting site of White-bellied Sea Eagle. From the Google Map images in 2016 and 2025 as shown at the bottom, a suspected development of holiday camp without prior application was spotted in the Green Belt next to the application site



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月23日星期五 18:24
收件者: tpbpd/PLAND
主旨: KFBG's comments on A/NE-SC/1
附件: 260123 s16 SC 1.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding A/NE-SC/1. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

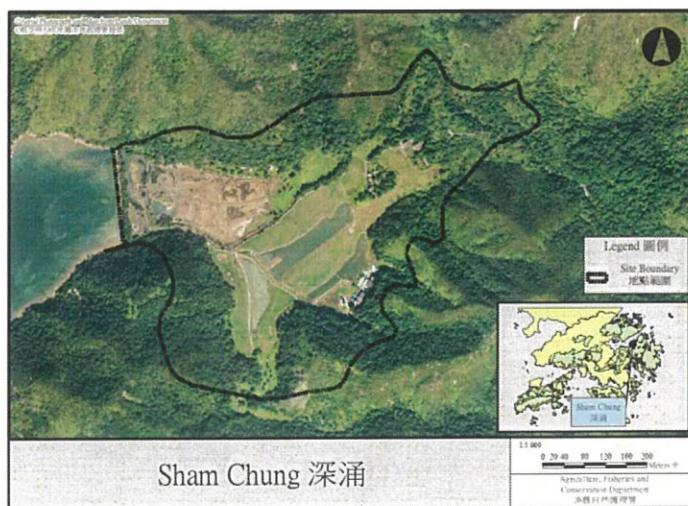
23rd January, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp (Private Tent Camping Ground) and Place of
Recreation, Sports or Culture for a Period of 3 Years**
(A/NE-SC/1)

1. We refer to the captioned.
2. Sham Chung is a Country Park Enclave¹ (i.e., site largely surrounded by Country Park) and one of the 12 Priority Sites for Enhanced Conservation² under the New Nature Conservation Policy (NNCP) by the government³, and the current application site is well within this Priority Site⁴. The boundary of this Priority Site is shown below.



¹ <https://www.legco.gov.hk/yr09-10/english/panels/ea/papers/devea0728cb1-2721-1-e.pdf>

² https://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/con_nncp_list.html

³ https://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp.html

⁴ https://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/files/12_Sham_Chung.pdf

3. Under the NNCP, there are two schemes: Management Agreement (MA) and Public-Private Partnership (PPP)⁵, and the policy objectives⁶ are as follows:

- to identify and monitor the important components of biological diversity;
- to identify, designate and manage a representative system of protected areas for conservation of biological diversity;
- to promote the protection of ecosystems and important habitats, and the maintenance of viable populations of species in natural surroundings;
- to identify, monitor and assess activities that may have adverse impacts on biological diversity and to mitigate such impacts;
- to rehabilitate degraded ecosystems and promote the recovery of threatened species where practicable;
- to promote the protection and sustainable use of natural resources that are important for the conservation of biological diversity;
- to provide opportunities for people to appreciate the natural environment;
- to promote public awareness of nature conservation;
- to collaborate with the private sector including the business community, non-governmental organisations and the academia to promote nature conservation, and to conduct research and surveys as well as to manage ecologically important sites for such purpose; and
- to cooperate with and participate in regional and international efforts in nature conservation.

4. As shown above, there should be little doubt that the emphasis of this Policy lies in nature conservation and in the protection of habitats and biodiversity.

5. The application site is also under the Approved Sham Chung OZP (S/NE-SC/3)⁷, and its general planning intention as stated in the Explanatory Statement (ES)⁷ is as follows:

‘The general planning intention for the Area is to conserve the areas of high ecological significance, to protect the rural character as well as to maintain the unique landscape and cultural heritage of the Area. To preserve the rights of indigenous villagers and

⁵ https://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_new/con_nncp_new.html

⁶ https://www.eeb.gov.hk/en/conservation/new_policy.html

⁷ <https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fNE-SC%2f3&lang=EN&ext=pdf&dType=in>

their heritage, land is also reserved for their Small House development.

In the designation of various zones in the Area, considerations have been given to protect the natural habitats of high ecological significance in the Area such as the large stretch of undisturbed woodlands, the mangrove stand at the mudflat near the coast, the natural stream sustaining the endemic fish species and the freshwater wetland, etc. Agricultural land are retained and safeguarded to protect the rural character of the Area.'

6. The ES⁷ also gives some general description on the site, and we can see the following:

- *'The Area comprises a number of ecologically sensitive sites including large tracts of dense and undisturbed woodland, mangrove, stream course and freshwater wetland..... The natural habitats also contain an abundance of wildlife species worthy of protection and scientific research..... Only selected developments not adversely affecting the general rural character and the adjacent ecologically sensitive areas may be permitted.'*
- *'.....Surrounding the abandoned agricultural land on the north, east and south are continuous woodlands forming the foothill of the Sai Kung West Country Park. Stream courses flowing from the mountain pass through the low-lying area before draining into the coastal mudflat close to the seawall.'*
- *'.....The provisions of drainage and sewerage are generally lacking in the Area. Any major development proposals in the Area would require substantial upgrading of public sewerage facilities. On-site sewage treatment and disposal into Three Fathoms Cove or elsewhere in Tolo Harbour and its catchments for any major developments, even as an interim measures, would not be acceptable by the Director of Environmental Protection.'*
- *'.....A stream of high ecological significance flows from south to north through the Area and a freshwater wetland is found in the southern part of the Area. The patch of woodland behind the village on the south-eastern part of the Area is a typical Fung Shui wood. The woodland has high conservation value and supports several rare plant species. Moreover, the woodland surrounding the Area, which forms part of the Sai Kung West Country Park, also supports a number of native species. Developments that may adversely affect the general rural character and the adjacent ecologically sensitive areas will not be permitted.'*





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

7. Based on the above context, we would like the Board to consider the following, after consulting relevant authorities if needed:

- Given the ecological sensitivity of Sham Chung and its vicinity, has an Ecological Impact Assessment been submitted in support of this application? If not, is such an assessment required?
- Will the proposed use result in additional sewage generation (e.g., from the barbecue use/ area under the proposal)? If so, has a Water Quality Impact Assessment been submitted to support this application? If not, is one required in light of the area's sensitivity (e.g., stream course, wetland)?
- Has a Sewage Impact Assessment (SIA) been submitted in support of this application? If not, is such an assessment required?
- Is the application in line with the objectives of the NNCP? Is it required to be in line with these objectives?
- Is the application a PPP project under the NNCP? Is it required to be a PPP project under the NNCP?

8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. WWF-HK
The Conservancy Association
Hong Kong Bird Watching Society
Green Power



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

15

參考編號

Reference Number:

260123-010813-16227

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 01:08:13

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss WONG

意見詳情

Details of the Comment :

反對建設任何營地營帳等設施，因鄰為SSSI地帶，一旦旅客增多，污水及廢棄物必會對該地帶造成影響，即使申請人個waste plan講到天花龍鳳有幾好都不設實際，況且人流增多，一污染就係不能逆轉嘅事實，所以反對申請。

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

16

參考編號

Reference Number:

260123-030525-71787

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 03:05:25

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee man wai

意見詳情

Details of the Comment :

反對發展

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 17

參考編號

Reference Number:

260123-043758-60133

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 04:37:58

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 邱浩德

意見詳情

Details of the Comment :

本人反對該申請，理由如下：

喺草原中央擬建嘅臨時構築物申請高度高達6米，足足為兩層半樓，恐嚴重破壞深涌開揚平原嘅自然景觀。

喺基建帶動同宣傳推廣下，勢將吸引更多遊人，導致尤如橋咀鹹田嘅環境超載問題，直接衝擊當地生態環境。

深涌重要生態價值獲官方認可，除咗係漁護署12個優先加強保育地點之一，海岸範圍亦被列為具特殊科學價值地點，更係本地特有香港鬥魚棲息地同本地高滅絕風險嘅白腹海鷗築巢地。今次營地申請選址距離漁護署認可嘅「具生態價值河溪」僅約200米，但申請人喺未進行任何環境影響評估下，稱對環境「無影響」，令人擔心營地引致嘅排污同垃圾問題將直接污染河溪同造成生態破壞。

一旦今次營地申請獲批，令人擔心會掀起新一波發展申請，對深涌呢片生態重地再次造成傷害。

自政府推動生態旅遊發展後，全港唔少生態敏感地如貝澳、長沙嘅露營場申請接二連三闖關城規，可見私人營地發展趨勢正持續入侵本港生態重地。若城規會因應政府生態旅遊發展方向對申請開綠燈，類似深涌嘅同類發展恐怕陸續有來，缺乏保育政策同管理下，只會加速破壞自然生態。

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

18

參考編號

Reference Number:

260123-070343-77111

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 07:03:43

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. SC

意見詳情

Details of the Comment :

強烈反對申請，破壞生態，保持原生生態，清靜環境

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

19

參考編號

Reference Number:

260123-083702-48833

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 08:37:02

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LY Fong

意見詳情

Details of the Comment :

反對破壞自然生態環境

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

20

參考編號

Reference Number:

260123-084034-90959

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 08:40:34

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jason Poon

意見詳情

Details of the Comment :

營區面積龐大，假期滿客時附屬區域根本承受不了營友生活產生的糞便、垃圾和廢水，客觀上形成負面旅遊狀況，給旅客一個極壞的香港印象！

當糞便、垃圾和廢水堆積如山無法處理，結果就會污染附近近水體。

總括而言，不支持相關申請。請城規會予以否決。

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

參考編號

Reference Number:

260123-104733-04256

22

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 10:47:33

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee, Kok Ming

意見詳情

Details of the Comment :

反對過度開發及影響原來生態環境。

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

參考編號

260123-110443-04345

Reference Number:

提交限期

23/01/2026

Deadline for submission:

提交日期及時間

23/01/2026 11:04:43

Date and time of submission:

有關的規劃申請編號

A/NE-SC/1

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Angela Ng

Name of person making this comment:

意見詳情

Details of the Comment :

本人謹此就深涌私人營地及康體文娛設施規劃申請 (A/NE-SC/1) 提交強烈反對意見，並呼籲委員會全面拒絕。

一、深涌獨特生態價值不容破壞

本人非常喜歡深涌這個平靜美麗的地方，多次行山親睹赤麂在草原出沒、多種特別昆蟲飛舞，以及豐富生物多樣性。此區獲漁護署列為12個優先加強保育地點之一，海岸為特殊科學價值地點 (SSSI)，同時是香港門魚最大本地種群及白腹海鷗築巢地等瀕危物種關鍵棲息地。這些生態元素構成深涌核心價值，一旦棲息地碎化或污染，將造成不可逆轉損害。

二、申請嚴重欠缺環境保護機制

申請建議改劃農業指定區部分土地，建12個帳篷營位、燒烤場及高達6米臨時構築物，距具生態價值河溪僅200米。申請文件未提交環境影響評估報告，僅聲稱「無影響」，明顯忽略廢水排污、垃圾氾濫及燒烤煙塵對河溪水質、濕地生態的直接威脅。整個計劃完全缺乏完整保育機制，包括：

- 遊客人數承載力限制
- 廢物零排放及污水處理方案
- 生態監測與野生動物保護措施
- 緊急環境事故應變計劃

近日露營客素質問題已令人極度擔心，亂丟垃圾、夜間噪音及滋擾野生動物屢見不鮮。若獲批，人流激增將導致環境超載，重演橋咀、鹹田悲劇。

三、歷史教訓證明發展風險

深涌早於2000年代遭大型發展商填平大片淡水濕地，高爾夫球場及60幢酒店申請雖擱置，但生態傷痕猶存。2025年新碼頭及渡輪航線通車後，旅客急增、打卡熱點效應已現，今次私人營地將公眾綠洲變付費私人場所，完全不支持此方向，嚴重違背生態旅遊「保育優先」原則。

四、政策缺失加劇危機

政府「無處不旅遊」願景欠缺承載力研究及規管框架，豈容私人發展入侵SSSI？綠色和平實地發現周邊已出現非法豪華帳篷，草原綠意漸失。

結論與要求

委員會有法定責任保障公共利益及生態完整性。本人強烈要求：

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1. 全面拒絕A/NE-SC/1申請
2. 要求申請人提交獨立環境影響評估
3. 委託第三方進行深涌承載力研究

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

參考編號

Reference Number:

260123-115022-52778

26

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 11:50:22

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ng

意見詳情

Details of the Comment :

致城市規劃委員會

有關規劃申請編號 A/NE-SC/1 的公眾意見書

本人謹此就上述規劃申請提交正式、強烈反對意見。

深涌位於西貢的自然環境具極高保育價值，本人非常喜歡這個平靜美麗的地方，多次到訪親睹赤麂在草原出沒，以及多種特別昆蟲的豐富生物多樣性。此區獲漁護署列為12個優先加強保育地點之一，涵蓋特殊科學價值地點（SSSI），同時為香港鬥魚最大本地種群及白腹海鶲築巢地等瀕危物種關鍵棲息地。這些獨特生態元素構成深涌的核心價值，一旦受損將難以修復。

申請建議於農業指定區內改劃部分土地作私人營地及康體文娛用途，包括12個帳篷營位、燒烤設施及高達6米的臨時構築物，距離具生態價值河溪僅約200米。申請文件未提交任何環境影響評估報告，僅泛泛聲稱對環境「無影響」，明顯忽略廢水排放、垃圾處理及人為活動對河溪水質、周邊濕地及野生動物遷移路徑的直接威脅。整個計劃完全缺乏完整保育及保護環境機制，例如流量管制、廢物零排放承諾或生態監測計劃，無法確保可持續發展。

深涌歷史已證明發展風險：2000年代大型發展商填平大片淡水濕地，導致生態永久損害；2025年新碼頭落成後，旅客急增，近日露營客素質問題令人極度擔心，包括亂丟垃圾、夜間噪音及滋擾野生動物。若申請獲批，將刺激人流爆升，造成橋咀、鹹田式環境超載，並將公眾共享的自然綠洲轉化為私人付費場所，完全不支持此方向，嚴重違背生態旅遊以保育為本的原則。

政府「無處不旅遊」政策欠缺承載力研究及規管框架，豈容私人發展入侵SSSI？委員會有責任拒絕此申請，避免深涌淪為下一個生態悲劇。

本人強烈反對該申請獲批，並促請委員會以科學證據及公共利益為先，全面拒絕任何破壞性發展。

日期：2026年1月23日

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

27

參考編號

Reference Number:

260123-134720-76636

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 13:47:20

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sunny Wong

意見詳情

Details of the Comment :

尊敬的城市規劃委員會委員：本人對最近遞交的有關深涌地區私人營地申請案深感關注，特此表明強烈反對批出相關發展許可。深涌大草原一帶是香港珍貴的自然資源，擁有具高度生態價值的河溪生態系統及廣闊草原景觀，棲息着香港特有的香港鬥魚及具高滅絕風險的白腹海鶲等珍稀物種。申請中提及的營地發展項目，包括帳幕營位、燒烤設施及高達兩層半的臨時構築物，距離漁護署認可的「具生態價值河溪」僅約 200 米。該開發將導致遊客密度過高、污水及廢物排放、光害、噪音以及植被踐踏等問題，嚴重破壞深涌原始的生態平衡與景觀完整性。鑑於香港近年多個熱門郊遊地點（如鹹田灣）已出現「迫爆」及「垃圾崗」問題，深涌不應重蹈覆轍。本人建議城規會按可持續發展原則規劃該地區，全面禁止露營及建築設施發展，改以「低干擾觀光」模式推動，例如：設置清晰步道、設限遊客人數、加強自然教育導賞及生態保育宣傳等，使公眾在不損自然的前提下體驗環境之美。深涌應成為自然保育與公共教育兼容並存的典範，而非被商業化營運消耗的自然資產。謹請城規會慎重考慮，拒絕批出該營地發展申請，並支持以可持續旅遊為方向的長遠規劃，維護香港僅餘的珍貴自然環境。

參考編號

Reference Number:

260123-141550-96708

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 14:15:50

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. cheung wai wa

意見詳情

Details of the Comment :

本人反對發展深涌，理由是在交通運輸方面，前往深湧除了經碼頭前往外，亦會有市民乘坐交通工具或步行經企嶺下引水道到榕樹澳再步行到深涌，此斷道路為單線雙程行的水務署引水道道路，用作維修用途，當發展深涌以後，其實企嶺下引水道將會無法承受由旅遊人士步行或乘坐的士前往深涌的擠擁壓力。除非在道路上有所配合或將現有引水道的功能提升，否則不宜發展深涌。

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

參考編號

Reference Number:

260123-144803-27626

29

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 14:48:03

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kammi

意見詳情

Details of the Comment :

反對破壞植被及砍伐樹木，保育香港的原生稀有物種“香港鬥魚”。

大自然十分脆弱，破壞後就難以復原。

切勿竭澤而漁，為了短期的擴展旅遊為藉口而過度開發和破壞大自然環境，給子孫後代們留下美好的生態環境。

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

參考編號

Reference Number:

260123-151041-94881

30

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 15:10:41

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mandy Chan

意見詳情

Details of the Comment :

關於深涌營地申請進場發展，包括 12 個帳幕營位、燒烤場，以及兩層半樓（約 6 米）高的臨時構築物，勢必嚴重破壞自然景觀；加上選址距離漁護署認可的「具生態價值河溪」僅約 200 米，一旦建成恐污染本地特有物種- 香港鬥魚的棲息地，以及本地高滅絕風險的白腹海鵠築巢地！本人是反對該地段作"臨時度假營（私人帳幕營地）及康體文娛場所（為期 3 年）"的申請！希望城規會慎重考慮，為保護香港珍貴自然環境作明智決定！

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

參考編號

Reference Number:

260123-145703-45569

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 14:57:03

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 愛香港的人

意見詳情

Details of the Comment :

不贊成

選址距離漁護署認可的「具生態價值河溪」僅約 200 米，一旦建成恐污染本地特有物種香港鬥魚的棲息地，以及本地高滅絕風險的白腹海鵰築巢地。

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

參考編號

Reference Number:

260123-145617-50331

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 14:56:17

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss YF Tang

意見詳情

Details of the Comment :

反對！請保護香港珍貴自然環境！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 73

參考編號

Reference Number:

260123-154008-58019

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 15:40:08

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eric Kun

意見詳情

Details of the Comment :

深涌具生態價值 反對進行商業活動對生態的影響

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 77

參考編號

260123-175515-01449

Reference Number:

提交限期

23/01/2026

Deadline for submission:

提交日期及時間

23/01/2026 17:55:15

Date and time of submission:

有關的規劃申請編號

A/NE-SC/1

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Lee Wai yin

Name of person making this comment:

意見詳情

Details of the Comment :

反對私人用途，這樣會造成生態污染，人流越多，踐踏草地，草地也會難以復原

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 78

參考編號

Reference Number:

260123-171642-06618

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 17:16:42

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Choy

意見詳情

Details of the Comment :

本人反對是次申請

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

參考編號

260123-183615-80060

Reference Number:

提交限期

23/01/2026

Deadline for submission:

提交日期及時間

23/01/2026 18:36:15

Date and time of submission:

有關的規劃申請編號

A/NE-SC/1

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Wong Chuck Kwun Winnie

Name of person making this comment:

意見詳情

Details of the Comment :

本人是義務生態導賞員，熱愛大自然，注重生態保育，過去一年曾不下四次到訪深涌。得悉深涌有私人發展旅遊計劃，亦已見多個豪華露營設施 (glamping)已放置深涌。本人實在擔憂深涌的承受能力，是否能接受到每日50位露營人士，又能確保「自己垃圾自己帶走」？誰或是有政府部門日日去監督衛生情況？嚴謹執法，杜絕垃圾蟲以及任何破壞生態平衡環境的行為？鹹田灣前車可鑑！西貢四灣之一，西貢作為香港人的後花園，已被摧毀得體體無完膚！故此，本人反對此所謂「無處不旅遊」的私人發展計劃。破壞一日容易，修復困難——不知要花多少年多少公帑，有些情況更可能不能復原！

79

參考編號

Reference Number:

260123-181834-91873

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 18:18:34

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Poon Sing Chau

意見詳情

Details of the Comment :

深涌最具特色的景觀，是其廣闊翠綠的草原與富生態價值的濕地。申請人指出現時已有露營活動進行，因而主張將該地改劃為私人營地，作為更合適的規管措施，並聲稱此舉有助配合政府推動「無處不旅遊」的政策方向。

然而，本人對此規劃建議持反對立場，理由如下：

一、生態保育受威脅。深涌濕地及草原孕育多種本地及遷徙水鳥、昆蟲與濕地植物，具極高生態價值。若改劃為私人營地，勢必引入更多人為設施及活動。雖然申請人表明營地雖預約及限制為50人，但如申請人所說，該處本已有露營活動，如遊人前來後發現營地已滿，很大可能會於營地外隨處找尋合適地點露營，帶來其他難以管理的問題，噪音及垃圾問題，破壞生態平衡，亦可能對村民造成不便。

二、交通及基建不足。深涌地區交通接駁有限，道路窄小且保留原始村落格局。若吸引來過多遊客將影響附近居民的生活。依照申請人文件，無需增建設施卻指能應付增加的遊人量，用水、污水及垃圾處理等，似乎不太切合現實。而且鼓勵露營人士帶走垃圾也是過於理想化，即使郊野公園也未能成功，申請人亦未提供如垃圾量多時會如何處理，是否有足以人手確保垃圾被妥善處理，由營地及燒烤區產生之垃圾，是申請人付費自行處理還是加重公共垃圾收集處的壓力？

三、公共空間私有化。深涌屬具公眾遊憩及自然教育潛力的地區，若改作私人經營，將令公眾使用權受限，違背公共資源應惠及全民的原則。相反，政府應加強管理與生態教育導向，而非私有化。

四、與地區特色不相符。深涌以自然與寧靜見長，強調可持續及低干擾的生態活動。興建私人營地會改變原有環境氛圍，削弱其原真性與文化價值，相信變成私人營地後，申請人忙於營運，未必可抽出時間向遊人解說當地歷史，無助遊客認識當地文化。長遠不利於可持續旅遊發展。

五、對三年後復原的質疑？草地經3年被木結構長時間壓實，各樣臨時構建物的狀態，申請人三年後對營地投放的管理資源，各項均是未知數，最終會否由環境承擔？或走向先破壞後發展？

綜合以上理據，本人反對以上申請

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

81

參考編號

Reference Number:

260123-212742-67889

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 21:27:42

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chui

意見詳情

Details of the Comment :

本人反對在深涌設立臨時度假營（私人帳幕營地）及康體文娛場所，以免破壞那裡的天然環境。謝謝。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 83

參考編號

Reference Number:

260123-233255-54107

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 23:32:55

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Brian Leung

意見詳情

Details of the Comment :

深涌交通極差，不能承載大量旅客，而且生態系統弱勢，反對進一步發展。

參考編號

Reference Number:

260123-235159-16662

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 23:51:59

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee

意見詳情

Details of the Comment :

I do not support the application.

1. Sham Chung is one of the 12 sites for enhanced conservation in Hong Kong. Any development would pose adverse impact to the surrounding environment. It will also set up undesirable precedent case to the other priority sites of conservation. AFCD should be aware of this issue.
2. There are special species in the area, especially Hong Kong Paradise Fish Macropodus hongkongensis. This is a rare species in Hong Kong. No proposed measures on mitigating the impact on this species. As the site is very close to coastal protection areas, conservation areas and country park (it is an enclave of country park). Please explain whether ecological assessment or EIA will be required.
3. Although the operator mentioned that maximum amount of visitors will be 50. toilets will be provided. However, there is no authority supervising the execution of this promise. Even if this promise is written as planning condition, there is no way for planning department or the government to regulate this promise.
4. I wonder if the toilets are to be shared among the visitor of the camping ground and other visitors in Sham Chung (including those who do not stay overnight). 3 toilets may not be enough for all the visitors and tourists. DSD and EPD should assess on whether the septic tanks can handle that much sewage, not mentioning BBQ or cooking activities could generate much sewage.
5. BBQ activity would easily cause hillfire, especially when the site is so close to natural woodland, and without fire safety facilities (use water extraction only?). After the sad incident in Tai Po, FSD should be more aware of the impact of BBQ activity to the surroundings.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月21日星期三 4:35
收件者: tpbpd/PLAND
主旨: A/NE-SC/1 Sham Chung Tent City
類別: Internet Email

A/NE-SC/1

Lots No. 77, 78 (Part), 79 (Part), 81 (Part), 82 (Part), 83 (Part), 84 (Part), 85 (Part), 379 (Part), 380 S.B (Part), 381 (Part), 383 S.A (Part), 384 (Part), 385 (Part), 387 (Part), 388 (Part), 391 (Part), 392, 393(Part), 394 (Part), 395, 397 (Part), 398, 399, 400 (Part), 401 (Part), 404(Part), 405 (Part), 406 S.A (Part), 407 (Part), 408 (Part), 409, 411(Part), 412 (Part), 413, 414 (Part), 415 (Part), 416 (Part), 417 (Part), 429 (Part), 430 (Part) and 431in D.D. 203, Sham Chung, Tai Po

About: 6,795sq.m

Zoning: "Agriculture" and "VTD"

Applied use: 12 Camping Tents / Holiday Camp /BBQ

Dear TPB Members,

The proposed holiday camp raises a number of questions.

Why such a large site if only 12 tents are planned, would pitch tents be allowed on the open area?

"picnic area, children play area, hobby farm (organic farming), recreational activities, and small-scale pavilion and art installations"

No indication if access is allowed to visitors other than those staying in the tents.

"To align with the "Take Your Litter Home" public education programme promoted by the Government, the visitors will be requested by the operator / Applicant to take their litter away. Therefore, no potential waste management impact is anticipated"

We have all seen the trash that campers leave behind. Perhaps litter would not be left on site but would certainly be dumped nearby. This statement is unrealistic. That 50 visitors will leave no trace is not supported by data.

"3 nos. of flushing toilets in the existing village house will be opened for the use by the visitors"

No mention of showers, dish washing, etc

Urgent Return receipt Expand Group Restricted Prevent Copy

"Existing septic tank"

Is this really adequate, would certainly require frequent servicing, how would this be carried out?

Water supply is also a concern. How long has it been since a similar number of villagers lived there. Is the capacity of the well sufficient to cope?

There is a strong possibility that the operation would have a negative impact on the ponds if they are used for washing up, etc.

Hopefully members will raise questions.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 13

參考編號

Reference Number:

260122-220731-66513

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

22/01/2026 22:07:31

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Chow

意見詳情

Details of the Comment :

期待可以再到深涌露營

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 14

參考編號

Reference Number:

260123-001019-14798

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 00:10:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Rachel

意見詳情

Details of the Comment :

所謂“無處不旅遊”只會破壞大自然之餘，亦不能為政府庫房，或者香港經濟帶來收入。

旅客只作有限度既低消費，可能短遊就離港，對香港經濟完全無幫助。

請政府部門三思，不要作推廣香港郊野作為旅遊賣點，以免拖累香港酒店業及飲食業之餘，反而要為在郊野產生之垃圾作出龐大清潔費。

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

23

參考編號

Reference Number:

260123-105446-25489

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 10:54:46

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tam Ching Ngan

意見詳情

Details of the Comment :

深涌保留了完好的文化及自然生態，是十分有價值的社會資源，應以最低限度的開發發展，以保護生態。旅遊開發亦應以低炭為基礎，除必須的建築外，不應過度引入設施，以燒烤煮食，豪華露營作配套的構思沒有必要。旅行人士入住每次都自己搭建的營幕，進行真正的露營。正正是無處不旅遊，我們更應建設不同的旅遊點，深涌得天獨厚，真正可以打做成高級的保護圈，設計零炭旅遊，零炭教育基地。自己垃圾自己帶走，應先從準備行程開始，學習用最簡單嘅物資親近大自然，享受另類的旅遊及學習體驗。

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

25

參考編號

Reference Number:

260123-113231-63236

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 11:32:31

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chiu Sze Man

意見詳情

Details of the Comment :

嚴重破壞自然景觀；加上選址距離漁護署認可的「具生態價值河溪」僅約 200 米，一旦建成恐污染本地特有香港鬥魚棲息地，以及本地高滅絕風險的白腹海鶲築巢地。

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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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

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

來函希望表達一下有關在深水角這個有
管理的露營帳篷地點。

香港放假可以去的好去處不多，特別是帶孩子
想去些戶外體驗。如果可以有個清晰管理，可先
預約够好的好環境，有乾淨食水，有電供應，
如有小孩的小家庭實在不能選擇該安排。每晚不
多於 50 多人，估計可以做好控制，不會太多陌生人，
可以方便營幕，令來到體驗的家庭更有安全感，玩得更
開心。而且不需要挖掘，斬樹等，對那裡的自然
環境沒有直接。

期待有關部門考慮 A/NE-SC/1 的申請，讓香港多一個露營的好
地方。

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

簽署 Signature

翁

日期 Date

5/1/2026

方。



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

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 By Fax: 2877 0245 or 2522 8426
 By e-mail: tpbpd@pland.gov.hk

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

香港的郊外旅遊需求近年上升，但本地的郊外景點設施一直短缺或欠缺規管，以致負面新聞一些舊了空不斷。

A/NE-SC/1 期望以預約制度，清晰及可管理的模式去作私人帳幕營地的經營，既能提供一個環境整潔的 Camping site 給予市民休憩，亦能確保自然環境不會被過份干擾。

有明確的人數限制，亦能確保交通暢順，不會造成鄰近地區的負擔，更好連地融入社區。

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

簽署 Signature

John

日期 Date

John Tse
16/1/2026



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

51

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

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

A/NE-SC/1

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

否，本人為口奔馬也，難得有假期在郊野地方，更被喜聞該兩地設施擬議，但願政府多做點！本人甚是欣喜！嘗因本人甚愛戶外行山，營造營造活動，希望政府可配合施設此有利民生活政策設建！既可有由當地原居民代表直接營運，強化了在地管理優勢，使一家村民在營運及協調等關係均具良好的溝通及營運成效！免除所有不必要的爭拗！而這擬議營運項目亦跟政府推廣的「無痕不破壞，及「生態十旅遊」政策一致！但希望在假期中亦多了一處極佳的戶外活動力！全家人亦都可以在戶外露營，大大小小的活動力，有營如耕作，觀星，野餐，小型藝術裝置等，都使小市民能於親子營力中有一個高興的郊野休閒場地去享受一番，加上一切的活動均以極環保的情況下營運，其中並不需及挖掘、填土、砍伐等有傷環境的任何改變！祈望這僅三年的後續營運點強烈，我一派去露營就好了！

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

張日輝

簽署 Signature

Cheng Yip Fai

日期 Date

22/1/2026



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

82

參考編號

Reference Number:

260123-231334-76796

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 23:13:34

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

陸官上

意見詳情

Details of the Comment :

香港營地從來不是不足夠，只是某些假日時間由中國大陸來的露營客特別多。我看到的加設營地除了是破壞漁護署認可的「具生態價值河溪」以外，就是向由中國大陸來的旅客傾斜，他們真的會帶來大量經濟效益嗎？要清醒過來了。

加上中國大陸來的露營客，他們的露營過後的慘況，只要隨便上網找一找便看到大量破壞環境的劣跡。香港僅餘的綠化地區，正一步一步的消失，請收回此規劃吧。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 74

參考編號

Reference Number:

260123-155730-34220

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 15:57:30

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kensie

意見詳情

Details of the Comment :

12 個帳幕營位、燒烤場，以及兩層半樓（約 6 米）高的臨時構築物，勢嚴重破壞自然景觀；加上選址距離漁護署認可的「具生態價值河溪」僅約 200 米，一旦建成恐污染本地特有物種香港鬥魚的棲息地，以及本地高滅絕風險的白腹海鶲築巢地。

回顧新年期間，鹹田灣因大量遊客迫爆且淪為「垃圾崗」、前段時間有遊客因在破邊洲影相打卡失足落海…為避免東壩、橋咀等逼爆亂象重演，應要更加慎重地考慮是否批准會釀成的生態亂象的申請。

想要發展生態旅遊，其實可以參考外國的成功例子，近近地，如韓國。近年韓國江原的熊腹嶺、濟洲的漢拿山、拒文嶺等均需要遊客提前網上申請預約後才能進入參觀。其中拒文嶺需要跟隨導遊遊覽，而漢拿山和熊腹嶺都均設有最遲的下山時間。

如果參考韓國的這種預約制，就能夠做到人流控制；如果有本地導遊帶領遊覽，就可以確保到遊客不會去危險地方及或可避免自然生態被破壞，同時也多了就業機會；如果增設收費制的話，就可以增加收入作維護了。

又例如外國的一些可露營的生態遊也是需要預約及遵守相應的守則，以保證生態不被破壞的情況讓遊客體驗，這也是一種特別的打卡方式。

如不參考外國，可考祖國的，現時祖國內的許多景點都均需要收費，北京故宮、天壇、長城、重慶武隆、仙女山、肇慶丹霞山、黃山等等，都需要收費作日常維護、人流限制、方便相關人員作記錄研究。

希望批出申請前能多參考其他國家地區的做法。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 75

參考編號

Reference Number:

260123-154056-77087

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 15:40:56

有關的規劃申請編號

The application no. to which the comment relates: A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG CHI MING

意見詳情

Details of the Comment :

西貢半島的大部分土地在香港城市化過程中沒有被開發，都是屬於郊野公園的範圍。仍然係香港難得既生態環境。

少部份私人商業行為，沒有資格去破壞美好的大自然。這個地區是否開發，應該留給國家決定。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 76

參考編號

Reference Number:

260123-164802-49951

提交限期

Deadline for submission:

23/01/2026

提交日期及時間

Date and time of submission:

23/01/2026 16:48:02

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SC/1

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss martin

意見詳情

Details of the Comment :

申請人首先在深涌將舊村屋改建成民宿，再申請發展，只求為自己的民宿及食店增加人流及收入，妄顧公眾利益，申請開發草地，嚴重破壞生態環境，為何可以在沒有進行及提供任何理據及報告下可以評估下，稱對環境「無影響」。

深涌的重要生態價值獲官方認可，是漁護署12個優先加強保育地點之一，海岸範圍亦被列為具特殊科學價值地點（SSSI），本地特有香港鬥魚棲息地同本地高滅絕風險嘅白腹海鷗築巢地。今次營地申請選址距離漁護署認可的「具生態價值河溪」僅約200米，但申請人喺未進行任何環境影響評估下，稱對環境「無影響」，營地及營區絕對會引致的排污同垃圾問題將直接污染河溪同造成生態破壞。深涌本身的一大片淡水濕地早已被破壞，填平，是次發展必定令生態再度被破壞。