

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-SC/1

- Applicant** : Mr. LI Sai Ho represented by Llewelyn-Davies Hong Kong Ltd.
- Site** : Various Lots in D.D. 203, Sham Chung, Tai Po, New Territories
- Site Area** : About 6,795m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Sham Chung Outline Zoning Plan (OZP) No. S/NE-SC/3
- Zonings** : “Agriculture” (“AGR”) (about 6,484m² or 95%) and
“Village Type Development” (“V”) (about 311m² or 5%)
- Application** : Proposed Temporary Holiday Camp (Private Tent Camping Ground) and
Place of Recreation, Sports or Culture for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary holiday camp (private tent camping ground) and place of recreation, sports or culture for a period of three years at the application site (the Site) falling within areas zoned “AGR” and “V” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land and building not exceeding a period of three years within the “AGR” and “V” zones requires planning permission from the Town Planning Board (the Board). The Site is largely vacant and covered with grass and some trees (**Plans A-4a** and **A-4b**).
- 1.2 The Site is accessible via a local footpath connecting to Sham Chung Pier (**Plan A-1**). According to the applicant, the Site, comprising two portions separated by an existing pond, is broadly divided into four functional areas (**Drawing A-1**), with details listed below.

Portions	Zonings	Functional Areas	Details
Western Portion (about 6,484m ² or 95% of the Site)	“AGR”	Camping Area	- 12 temporary wooden decks (about 4m (L) x 5.8m (W)) are provided for camping tents. Each tent will accommodate a maximum of four visitors.
		General Activity Area	- The open-air area will be used as open space, picnic area, children play area, etc. for passive recreational activities such as stargazing, picnic and photo-shooting. - One temporary pavilion (about 11m (L) x 11m (W) x 6m (H); with a total floor area of about 121m ²) and some inflatable/movable art installations will be erected on site.
		Farming Area	- There will be organic farming of typical edible seasonal fruits/vegetables for locals’ and visitors’ self-consumption. It will be carefully monitored with strict prohibition on the usage of pesticides.
Eastern Portion (about 311m ² or 5% of the Site)	“V”	Barbecue Area	- Approximately six simple, movable barbecue pits will be placed on site.

The two portions of the Site are connected through existing footbridges and footpaths. The indicative layout plan submitted by the applicant is shown in **Drawing A-1**.

- 1.3 Except for the overnight tent camping area, the proposed operation hours for general activity, farming and barbecue areas are from 8:00 a.m. to 10:00 p.m. daily. An online platform will be provided for visitors for advance registration and wristband/badge will be used for on-site identification purpose. The number of visitors allowed within the Site will be limited to 50. Once the maximum capacity is reached, no further registration will be accepted for the day. Only registered visitors can enjoy the said activities provided by the applicant at the Site.
- 1.4 According to the applicant, no site formation works will be involved. Three flushing toilets in the existing village houses (**Drawing A-1**) will be opened for use by the registered visitors, and the associated septic tanks will be emptied regularly. While the visitors’ own general refuse and food waste shall be taken away from the Site by themselves, sufficient litter boxes and garbage bags will

also be provided on site. After the visitors have left the Site, the staff will patrol around to see if there is any leftover waste at the Site. If litter is found, the staff will be responsible for collecting and bringing them to the refuse collection point near Sham Chung Pier for disposal. If required, the applicant will also engage refuse collection company to handle the waste collected within the Site.

- 1.5 Also, no public announcement system and large-scale flood lighting will be installed within the Site. Signages (e.g. warning boards) and temporary barriers (e.g. ropes) will be erected on site to delineate the Site boundary and edge of the existing ponds (**Plans A-2 and A-3**) where appropriate. The staff will brief the visitors about the Site boundary and distribute leaflets indicating the location of the four functional areas (**Drawing A-1**) and the house rules (including no use of strong light/flashlight, no washing of barbecue tools at waterbodies and no disturbance of wildlife in the camping area and stream nearby) to the visitors. The staff will also conduct regular patrol on site to ensure visitors' safety and no trespassing onto adjacent lots.
- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with Supplementary Planning Statement (SPS) received on 23.12.2025 and Supplementary Information (SI) received on 29.12.2025 (**Appendix I**)
 - (b) Further Information (FI) received on 15.1.2026* (**Appendix Ia**)
 - (c) FI received on 19.1.2026* (**Appendix Ib**)
 - (d) FI received on 26.1.2026* (**Appendix Ic**)
 - (e) FI received on 30.1.2026* (**Appendix Id**)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

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

- (a) taking advantage of unique Hakka culture and natural scenery of Sham Chung area, the proposed uses are in line with the Government's vision to promote the concept of "Tourism is Everywhere" (無處不旅遊) as stipulated in the Policy Address 2025. With its unique historical, national and ethnic value during the Second Sino-Japanese War, the proposed uses will provide opportunities for the applicant, as the Indigenous Inhabitant Representative of Sham Chung, to introduce the local history and stories to the visitors directly, thereby promoting the concept of "Red Tourism" (紅色旅遊);
- (b) the proposed uses, which are small in scale and temporary in nature, are compatible with the rural and natural character of Sham Chung. The proposed structures are movable and makeshift in nature. The applicant will obtain necessary approvals from the Lands Department (LandsD) for the erection of structures involved. Also, no filling or excavation of land nor felling of trees will

be involved. The Site will be reinstated to the satisfaction of relevant government departments or of the Board after the planning permission lapses;

- (c) the visitors can access the Site via Sham Chung Pier or through hiking trails. The necessary goods for daily operation will be delivered through ferry to Sham Chung Pier and then transported to the existing village houses for temporary storage by small handheld trolleys along the existing footpaths;
- (d) tentatively there will be about five staff members to serve the visitors. More temporary staff will be deployed during peak seasons if necessary. Upon visitors' arrival at the Site, the staff will remind them of the house rules, including no use of strong light/flashlight at night, no washing of barbecue tools at waterbodies and no disturbance or collection of wildlife in the camping area and nearby stream. While the visitors are encouraged to bring their own food and beverage to the Site, the applicant would help pre-purchase pre-packaged food and beverage in advance if necessary;
- (e) the applicant will allow the visitors to use the existing toilets (three in total) in the existing village houses nearby. The existing septic tanks, which were recently constructed in 2023 and are in good condition, are sufficient to cater for the maximum anticipated sewage generation of the proposed uses. To avoid overloading, the sludge inside the septic tanks will be emptied on a regular basis, and the applicant will employ professional service provider to conduct routine cleaning and maintenance. Also, to prevent potential contamination of the barbecue area and the nearby existing pond from food or litters, the staff will place ground mats in the barbecue area to protect the ground surface from potential spillage of grease and litters. Besides, the existing water supply of the village (from nearby well) could address the fresh water demand of the proposed uses. No additional sewerage and water supply infrastructure would be required for the proposed uses;
- (f) Sham Chung is not on the list of flooding blackspots as monitored by the Drainage Services Department (DSD). There are existing ponds and grassland in Sham Chung which could absorb excessive water. During extreme weather conditions, the applicant would cancel/re-schedule the booking of visitors; and
- (g) the Site is at a safe distance from the natural terrain with more than 50m away from the nearest slope toe. The existing pond also provides an additional physical separation between the camping area and the slope, further reducing the risk of landslide impact during periods of heavy rainfall.

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

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

4. Background

- 4.1 The Site is currently not subject to any active planning enforcement action.
- 4.2 The New Nature Conservation Policy (NNCP) was promulgated by the Government in 2004 to regulate, protect and manage natural resources that are important for the conservation of biological diversity of Hong Kong in a sustainable manner, taking into account social and economic considerations, for the benefit and enjoyment of the present and future generations of the community. Sham Chung has been identified as one of the 12 priority sites of ecological importance. Under the NNCP, two schemes, namely the “Nature Conservation Management Agreement Scheme” and the “Public Private Partnership Scheme”, were introduced to enhance the conservation of ecologically important sites. The relevant scheme under 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.

5. Previous Application

There is no previous application at the Site.

6. Similar Application

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

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

- 7.1 The Site is:
- (a) largely vacant and covered with grass and some trees (**Plans A-4a to A-4b**);
 - (b) partly within the village ‘environs’ (‘VE’) of Sham Chung Village (**Plan A-2**); and
 - (c) accessible via a local footpath connecting to Sham Chung Pier (**Plan A-1**).
- 7.2 The surrounding areas are predominantly rural in character comprising grassland/woodland, tree clusters, ponds, village houses and unused land surrounded by Sai Kung West Country Park. To the southeast of the Site is the village cluster of Sham Chung Village zoned “V” on the OZP. To the north, south and west of the Site are mainly grassland/woodland and ponds.

8. Planning Intentions

- 8.1 The planning intention of the “AGR” zone is primarily 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.
- 8.2 The planning intention of the “V” zone is primarily to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

9. Comments from Relevant Government Departments

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

Agriculture

- 9.2.1 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
- the Site falls within the “AGR” and “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.

10. Public Comments Received During Statutory Publication Period

- 10.1 On 2.1.2026, the application was published for public inspection. During the statutory public inspection period, a total of 84 comments were received (**Appendix IV**).
- 10.2 Among them, 45 comments from individuals support the application mainly on the grounds that the proposed uses are in line with the Government’s vision of promoting tourism development and local cultural heritage, and will provide an extra option to cater for the rising demand of camping sites in recent years; they are temporary in nature, and no filling or excavation of land nor felling of trees will be involved and the Site can be easily reinstated; the Site will have proper

operational arrangements (e.g. advanced booking system, limit of number of visitors and on-site management); and no significant adverse impacts on the surroundings are anticipated.

10.3 27 comments from the Conservancy Association, Green Power, Hong Kong Bird Watching Society, Kadoorie Farm and Botanic Garden and individuals object to the application mainly on the grounds as summarised below:

- (a) the proposed uses are not in line with the planning intention of “AGR” zone, and are considered not compatible with the undisturbed natural environment of Sham Chung;
- (b) Sham Chung is one of the priority sites under the NNCP with high ecological significance. The Site is close to an ecologically important stream, coastal wetland, and Site of Special Scientific Interest (**Plan A-1**) with important habitats and ecosystems. The proposed uses will cause irreversible environmental and ecological impacts on local ecology;
- (c) there are no detailed technical assessments (e.g. Environmental Impact Assessment, Water Quality Impact Assessment and Sewerage Impact Assessment), information on the estimated number of different types of wastes generated from the proposed uses, and mitigation measures to demonstrate that the proposed uses would not result in adverse environmental, ecological, drainage, sewerage, water quality, traffic, noise and light pollution impacts on the surrounding areas;
- (d) the local infrastructures in Sham Chung area are not sufficient to meet the demand from excessive visitors, in particular during weekends and holidays. Popular tent camping places in recent years like Sharp Island and Ham Tin Wan are the bad examples of overloaded capacity;
- (e) the proposed uses heavily rely on behavioral guidelines. No effective environmental operation/management plan (covering visitors’ rules, staff training, and formal and frequent maintenance schedule on the existing sewerage systems, etc.) is proposed by the applicant;
- (f) approving the application would result in turning public resources to commercialised private development, and contradict the concept of “Ecology+Tourism” development strategies which is founded on basis of balancing the needs for conservation and tourism development; and
- (g) suspected development of holiday camps without approval was observed near the Site. Approval of the application may set undesirable precedent of “develop first, apply later” for similar developments in the countryside in the future.

10.4 The remaining 12 comments from individuals express views or raised concerns that the application can make reference to the operation and management of camping sites in foreign countries; the development of natural resources should not involve private commercial activities; there are concerns on the waste/wastewater generated and the capacity of the existing utilities; approval

of the application would repeat the recent examples of overloaded countryside spots; and adequate assessments of the potential ecological impacts on the surrounding areas have not been conducted.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary holiday camp (private tent camping ground) and place of recreation, sports or culture for a period of three years at the Site which falls within areas zoned “AGR” and “V” on the OZP (**Plan A-1**). The proposed uses are not in line with the planning intentions of “AGR” and “V” zones, and DAFC does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation. However, DAFC has no particular comment on the application from nature conservation perspective, noting that the proposed uses are located in vacant or developed areas. The District Lands Officer/Tai Po, LandsD has no objection to the application and advises that there is no Small House application received at the Site. Taking into account the above and the planning assessments below, there is no objection to the proposed uses on temporary basis of three years.
- 11.2 The Site is largely vacant and covered with grass and some trees. The proposed uses involving provision of temporary wooden decks for camping tents, general activity, farming and barbecue areas as well as a small-scale pavilion structure (with a total floor area of about 121m²) are considered not incompatible with the surrounding areas which are predominantly rural in character comprising grassland/woodland, tree clusters, ponds, village houses and unused land. The Chief Town Planner/Urban Design & Landscape, Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective in view that no tree felling is proposed and significant adverse landscape impact arising from the application is not anticipated.
- 11.3 The Director of Environmental Protection has no objection to the application, considering that no insurmountable environmental impact is anticipated with the implementation of the mitigation measures proposed by the applicant as mentioned in paragraphs 1.3 to 1.5 above, including limitation of maximum number of visitors on site, house rule for visitors, no public announcement system and large-scale flood lighting installed within the Site, etc. The Commissioner for Transport has 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. Other concerned government departments consulted, including the Head of Countryside Conservation Office, Environment and Ecology Bureau, Chief Engineer/Mainland North, DSD, Chief Engineer/Construction, Water Supplies Department, Director of Fire Services and Chief Building Surveyor/New Territories West, Buildings Department have no objection to or no comment on the application. To address the technical requirements of concerned government departments, appropriate approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix III** respectively. Should the application be approved, the applicant will be advised to follow the environmental mitigation measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage

Site' to minimise any potential nuisance on the surroundings. As part of the Site is zoned "AGR", an approval condition requiring the reinstatement of the "AGR" portion of the Site upon expiry of the planning permission so as to uphold the planning intention of the "AGR" zone and restore the greenery of the area is recommended should the Committee decide to approve the application.

- 11.4 Regarding the public comments as detailed in paragraph 10 above, the government departments' comments and planning assessments above are relevant. The applicant has proposed various mitigation and site management measures in relation to environmental, ecological, sewage/waste treatment, water quality, light pollution and traffic aspects to minimise potential nuisance to the surrounding area, and relevant government departments have no objection to or no adverse comment on the application.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 6.2.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.8.2026;
- (b) in relation to (a) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.11.2026;
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (d) upon the expiry of the planning permission, the reinstatement of the "AGR" portion of the Site and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix III**.

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

the proposed uses are not in line with the planning intentions of the "AGR" and "V" zones, which are primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to designate both existing recognized villages and areas of land considered suitable for village expansion respectively. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.

13. Decision Sought

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

14. Attachments

Appendix I	Application Form with Supplementary Planning Statement received on 23.12.2025 and Supplementary Information received on 29.12.2025
Appendix Ia	Further Information (FI) received on 15.1.2026
Appendix Ib	FI received on 19.1.2026
Appendix Ic	FI received on 26.1.2026
Appendix Id	FI received on 30.1.2026
Appendix II	Government Departments' General Comments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Indicative Layout Plan submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos