

2026年 7月 2 日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on - 2 JUL 2026  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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



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by Hand  
Form No. S16-III 表格第 S16-III 號

|                                 |                         |                 |
|---------------------------------|-------------------------|-----------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/NE - LCW / 10 |
|                                 | Date Received<br>收到日期   | - 2 JUL 2026    |

- 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。
- 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。
- 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)

Association for Sha Tau Kok Culture and Ecology Limited (沙頭角文化生態協會有限公司)

### 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)

### 3. Application Site 申請地點

|                                                                                                              |                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968, 969 in D.D.141 and adjoining government land, Mui Tsz Lam, Sha Tau Kok, N.T. |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積                                            | <input checked="" type="checkbox"/> Site area 地盤面積 4,750 sq.m 平方米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)                                             | 730 sq.m 平方米 <input type="checkbox"/> About 約                                                                                                                                                   |

|                                                                      |                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Lai Chi Wo, Siu Tan and Sam A Tsuen<br>Outline Zoning Plan No. S/NE-LCW/2                                                                                                                                                     |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | Green Belt                                                                                                                                                                                                                             |
| (f) Current use(s)<br>現時用途                                           | Temporary Holiday Camp with Ancillary Facilities<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

| Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |                                                                                                                                                |                                                                |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| No. of ‘Current Land Owner(s)’<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|                                                                                                    |                                                                                                                                                |                                                                |
|                                                                                                    |                                                                                                                                                |                                                                |
|                                                                                                    |                                                                                                                                                |                                                                |

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



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

| Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |                                                                                                                                                  |                                                           |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| No. of ‘Current Land Owner(s)’<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
03/06/2026 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 03/06/2026 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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<br>擬議用途/發展                                                                                                                                                          |                                                                                |                                            |
|                                                                                                                                                                                                     | (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<br>申請的許可有效期                                                                                                                                          | <input type="checkbox"/> year(s) 年 .....                                       | <input type="checkbox"/> month(s) 個月 ..... |
| <b>(c) Development Schedule 發展細節表</b>                                                                                                                                                               |                                                                                |                                            |
| Proposed uncovered land area 擬議露天土地面積                                                                                                                                                               | .....sq.m                                                                      | <input type="checkbox"/> About 約           |
| Proposed covered land area 擬議有上蓋土地面積                                                                                                                                                                | .....sq.m                                                                      | <input type="checkbox"/> About 約           |
| Proposed number of buildings/structures 擬議建築物/構築物數目                                                                                                                                                 | .....                                                                          |                                            |
| 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                                                                                                                                                          | .....sq.m                                                                      | <input type="checkbox"/> About 約           |
| Proposed gross floor area 擬議總樓面面積                                                                                                                                                                   | .....sq.m                                                                      | <input 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) |                                                                                |                                            |
| .....                                                                                                                                                                                               |                                                                                |                                            |
| .....                                                                                                                                                                                               |                                                                                |                                            |
| .....                                                                                                                                                                                               |                                                                                |                                            |
| .....                                                                                                                                                                                               |                                                                                |                                            |
| 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 上落客貨車位的擬議數目                                                                                                                                             |                                                                                |                                            |
| 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)                                                                                                                                                                    | .....                                                                          |                                            |

|                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Proposed operating hours 擬議營運時間                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| .....                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| .....                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？                                                                                                                                                                                                 | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                            | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><br><input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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。) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動？                                                                                                                                                                          | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|                                                                                                                                                                                                                                                                            | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？                                                                                                                                                                                   | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <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)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |
|                                                                                                                                                                                                                                                                            | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？                                                                                                                                                                                         | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>.....<br>..... |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |



|  |                                                                                                                                                                                                                                                                                                          |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| (B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas<br>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<br>與許可有關的申請編號                                                     | A/ <u>NE-LCW</u> / <u>8</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (b) Date of approval<br>獲批給許可的日期                                                                                         | 11/09/2023<br>..... (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (c) Date of expiry<br>許可屆滿日期                                                                                             | 11/09/2026<br>..... (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (d) Approved use/development<br>已批給許可的用途/發展                                                                              | Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years with Associated Excavation of Land                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (e) Approval conditions<br>附帶條件                                                                                          | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions<br/>申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間                                                                                     | <p><input checked="" type="checkbox"/> year(s) 年 ..... 3 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**7. Justifications 理由**

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

The development parameters remain unchanged from the previous approval (Application No. A/NE-LCW/8), except the previously proposed dry eco-toilet will no longer be constructed within the campsite. Instead, visitors will use existing village facilities, further reducing the footprint. No additional excavation of land is required.

**Align with the planning intention of the zoning**

This renewal fully aligns with the planning intention of the "Green Belt" ("GB") zone, which requires small-scale, low-intensity uses compatible with the environment. The proposal includes no permanent structures and preserves the topography of the abandoned farming terraces. It is solely for passive recreational purposes.

**Compatible with the surroundings & no adverse impacts**

The development remains compatible with the environment by preserving the original farming terraces and adhering to the previously approved drainage and fire service installation proposals. It continues to demonstrate a high degree of technical suitability, ensuring no adverse impacts on the surrounding secondary forest. Furthermore, the established "visit-by-appointment" system and seasonal operation (October to March) effectively regulate use intensity, allowing the environment sufficient time to recover. Our staff will ensure the "Leave No Trace" principles are strictly upheld by a maximum of 40 participants. Regular monitoring will minimize the risk of hill fires and other disturbances to the nearby secondary forest near the camping area.

**Long-term beneficial to the public and the remote village communities**

The project serves as a key instrument for the long-term sustainability and revitalisation of the remote Mui Tsz Lam village. As a Nature Conservation Management Agreement project funded by the Countryside Conservation Funding Scheme, it facilitates public education and wellness development while engaging local villagers and volunteers in the village revitalisation journey. By preserving the traditional Hakka terrace landscape for public appreciation and education, the proposal provides a unique social benefit that justifies the continued temporary use of the site.

Since the campsite's official opening in 2024, it has successfully hosted over 700 overnight campers, demonstrating a clear and ongoing public need for managed, low-impact experiential learning and wellness spaces in Hong Kong's countryside. This renewal application is fully endorsed and supported by the village representative and landowners, who view the project as an essential catalyst for the village's long-term revitalisation and cultural continuity.



**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




LEE YEE KEUNG

Name in Block Letters  
姓名（請以正楷填寫）

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Chairperson

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of Association for Sha Tau Kok Culture and Ecology Limited (沙頭角文化生態協會有限公司)  
代表 .....

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

Date 日期

17/06/2026

..... (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 <u>as far as possible</u> . 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.)<br>(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.<br>申請編號                                                                                                                                                                                                                                                                                                                                                                                         | (For Official Use Only) (請勿填寫此欄)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Location/address<br>位置／地址                                                                                                                                                                                                                                                                                                                                                                                       | Lots 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968, 969 in D.D.141 and adjoining government land, Mui Tsz Lam, Sha Tau Kok, N.T.<br>新界沙頭角梅子林丈量約份第141約地段第916號，918號，919號，930號，931號，933號，934號，935號，936號，937號，938號，939號，940號，941號，942號，949號，950號，964號，965號，966號，967號，968號，969號和毗連政府土地                                                                                                                                                             |
| Site area<br>地盤面積                                                                                                                                                                                                                                                                                                                                                                                               | 4,750 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 730 sq. m 平方米 <input checked="" type="checkbox"/> About 約)                                                                                                                                                                                                                                                                                                                                                |
| Plan<br>圖則                                                                                                                                                                                                                                                                                                                                                                                                      | Approved Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/2<br>荔枝窩、小灘及三桠村分區計劃大綱核准圖編號 S/NE-LCW/2                                                                                                                                                                                                                                                                                                                                                                                          |
| Zoning<br>地帶                                                                                                                                                                                                                                                                                                                                                                                                    | "Green Belt"<br>「綠化地帶」                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Type of Application<br>申請類別                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____<br><input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>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<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展                                                                                                                                                                                                                                                                                                                                                                          | Renewal of Planning Approval for Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land (For a Period of 3 Years)<br>臨時度假營及配套設施，以及進行與擬議發展相關挖土工程之規劃許可續期（為期三年）                                                                                                                                                                                                                                                                                                                     |



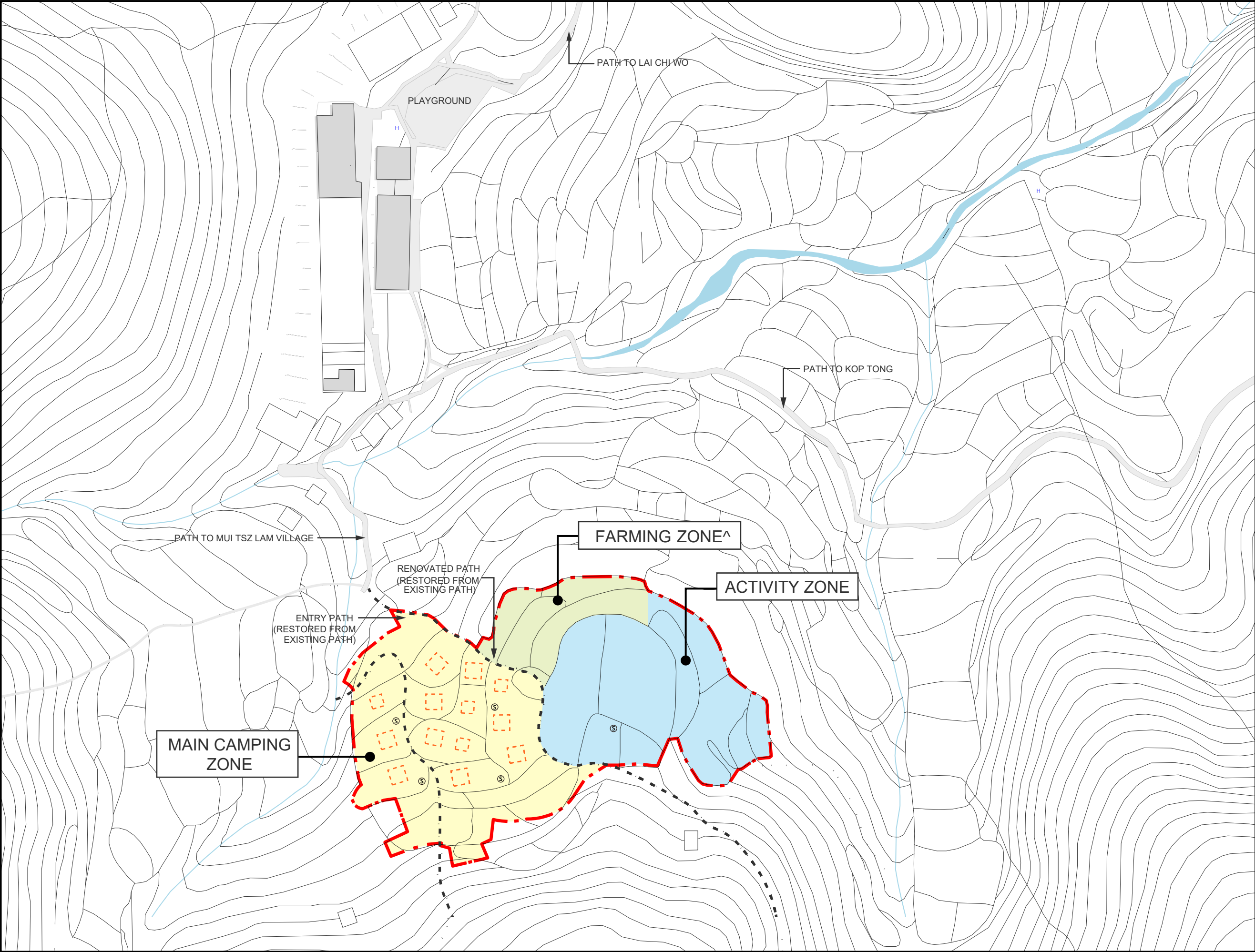
|                                                                          |                                                                                                                                                                                                                                                                      |                                                                                    |                                                                                    |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |                                                                                                                                                                                                                                                                      | sq.m 平方米                                                                           | Plot Ratio 地積比率                                                                    |
|                                                                          | Domestic 住用                                                                                                                                                                                                                                                          | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|                                                                          | Non-domestic 非住用                                                                                                                                                                                                                                                     | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數                                                 | Domestic 住用                                                                                                                                                                                                                                                          | N/A                                                                                |                                                                                    |
|                                                                          | Non-domestic 非住用                                                                                                                                                                                                                                                     | N/A                                                                                |                                                                                    |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic 住用                                                                                                                                                                                                                                                          | N/A                                                                                | <input type="checkbox"/> m 米 (Not more than 不多於)                                   |
|                                                                          |                                                                                                                                                                                                                                                                      | N/A                                                                                | <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)                          |
|                                                                          | Non-domestic 非住用                                                                                                                                                                                                                                                     | N/A                                                                                | <input type="checkbox"/> m 米 (Not more than 不多於)                                   |
|                                                                          |                                                                                                                                                                                                                                                                      | N/A                                                                                | <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)                          |
| (iv) Site coverage<br>上蓋面積                                               | N/A % <input type="checkbox"/> About 約                                                                                                                                                                                                                               |                                                                                    |                                                                                    |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數                                                                                                                                                                                                                            |                                                                                    | 0                                                                                  |
|                                                                          | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |                                                                                    |                                                                                    |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數                                                                                                                                                                                                  |                                                                                    | 0                                                                                  |
|                                                                          | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                                                         |                                                                                    |                                                                                    |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                          |                                     |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                     | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>                                                     |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖                                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| <hr/>                                                                               |                          |                                     |
| <b>Reports 報告書</b>                                                                  |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據                                           | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>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/>                                                                               |                          |                                     |
| <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。





**LEGEND**

- APPLICATION BOUNDARY
- EXISTING PATHS
- RESTORED PATHS
- EXISTING STREAM
- REMOVABLE WOOD DECK\*  
SMALL - 3m x 3m (L x W)  
LARGE - 3m x 7m (L x W)
- ENHANCEMENT  
PLANTING AREA
- SOAKAWAY PIT  
30cm x 30cm x 60cm (L x W x D)

\*All removable deck will be placed on the ground outside the 1-m tree protection zone.

^Farming activities will only be done by staff.

| NO. | DATE | REVISIONS | DESIGNED | REVIEWED |
|-----|------|-----------|----------|----------|
|     |      |           |          |          |

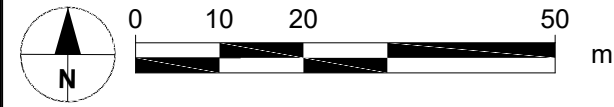
PROJECT:

Renewal of Planning Approval for Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land (For a Period of 3 Years)

TITLE:

LAYOUT PLAN

|                  |                      |            |
|------------------|----------------------|------------|
| DATE: 05/2026    | SCALE: 1:400@A3      |            |
| DESIGNED: < MF > | REVIEWED: < KL >     |            |
| JOB NO.          | DRAWING NO. FIGURE 1 | REV. NO. - |



INDICATIVE ONLY

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

**Adrian Tsz Hin TAM/PLAND**

---

寄件者: 沙頭角文化生態協會 <[REDACTED]>  
寄件日期: 2026年08月07日星期五 14:14  
收件者: Adrian Tsz Hin TAM/PLAND  
副本: Timothy Wai Pui WU/PLAND; Johnny Chung Yin LAM/PLAND  
主旨: Re: Planning Application No. A/NE-LCW/10 --- Renewal of Planning Approval for Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for a Period of 3 Years  
附件: ANE-LCW-10\_RtoC.pdf; 202601\_Fire service installation cert.pdf  
類別: Internet Email

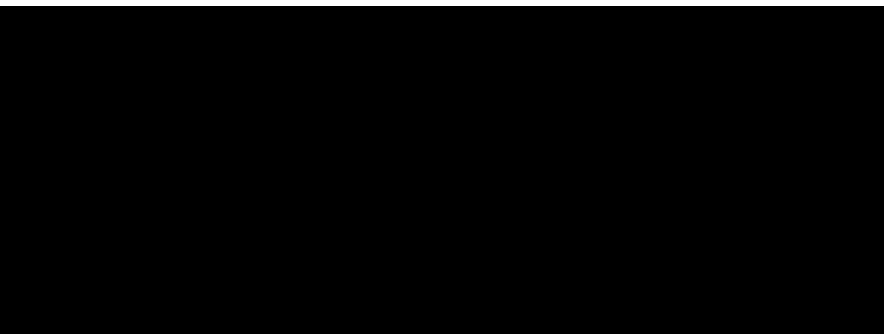
Dear Adrian,

I am attaching our response to departments' comments, along with the FS251 form for FSD to check. Please feel free to contact me if you have any questions. Thanks a lot.

Best regards,  
Ray

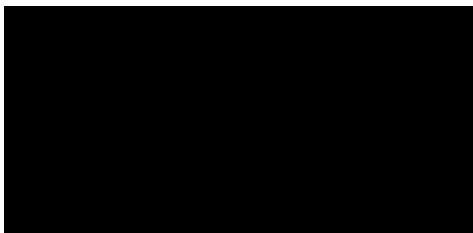
**Ray Chu**  
General Manager

沙頭角文化生態協會 Association for Sha Tau Kok Culture and Ecology



--

沙頭角文化生態協會





Planning Application No. A/NE-LCW/10  
Renewal of Planning Approval for Temporary Holiday Camp with Ancillary Facilities and  
Associated Excavation of Land for a Period of 3 Years  
Responses-to-comments

| Comments                                                                                                                                                                            | Responses to comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Comments from AFCD</b> (received on 27 July 2026)                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>the applicant should provide information on the following:</p> <ul style="list-style-type: none"> <li>whether any tree felling is required;</li> </ul>                           | <p>No tree felling is required for the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>whether fire use is strictly prohibited within the application site; and</li> </ul>                                                          | <p>Fire use is strictly prohibited within the application site. Campers are only allowed to use fire in designated village areas, with the agreement and support of local villagers.</p> <p>Prior to their stay, duty staff will conduct comprehensive safety briefings for all campers, and active on-site monitoring will be enforced to prevent fire risks in the surrounding secondary forest.</p>                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>any additional measures to prevent adverse impacts on the natural environment within and in the vicinity of the application site.</li> </ul> | <p>As part of the Nature Conservation Management Agreement, the project team is committed to enhancing biodiversity and the area's overall conservation value.</p> <p>Camping activities will primarily occur during the dry season by reservation, with a maximum of 40 campers. Seasonal operation and controlled group size will help limit environmental impacts and allow for environmental recovery.</p> <p>A camping code has been established to promote sustainable practices. Duty staff will provide comprehensive briefings to all campers. "Leave no trace" and "sustainable living" will be the key themes in camping activities and related education programmes.</p> <p>Enrichment planting such as butterfly food and nectar plants have been planted within the</p> |

|                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                    | <p>application site and will be maintained throughout the operation. In addition, butterfly gardens and wildlife microhabitats were set up around the village area under this project to enhance habitat diversity.</p>                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Comments from EPD</b> (received on 27 July 2026)                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"> <li>the applicant should advise whether sewage or wastewater will be generated from the applied use and advise on the method for sewage and wastewater collection, treatment, and disposal; and</li> </ul>                      | <p>All toilets, washing, personal hygiene, and cooking activities will be supported by facilities in adjacent village houses equipped with septic tanks, with the agreement and support of local villagers.</p> <p>No wastewater will be generated within the application site.</p>                                                                                                                                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>the applicant should confirm that no public announcement system or any form of audio amplification system is allowed to be used on-site.</li> </ul>                                                                         | <p>In general, the use of public announcement systems or audio amplification systems should be avoided during regular camping operation to maintain natural tranquility.</p> <p>Portable low-powered audio equipment will only be used on an occasional basis for educational activities or community celebrations. The use is restricted to daytime hours before 18:00 and will occur no more than once a week.</p> <p>The Applicant undertakes to fully comply with all relevant statutory regulations, including the Noise Control Ordinance. Duty staff will monitor the sound levels to ensure full compliance.</p> |
| <b>Comments from FSD</b> (received on 31 July 2026)                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>the following supplementary information should be submitted for further consideration:</p> <ul style="list-style-type: none"> <li>full set of valid F.S. 251(s) covering all the fire service installations implemented on the application site; and</li> </ul> | <p>The full set of valid F.S 251(s) is attached for your record.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



|                                                                                                                                                                                                                                                                |                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• a statement/undertaking to confirm there is no change in the layout and applied use as compared with the previous application; and</li> </ul>                                                                         | <p>There are no changes in layout and applied use as compared with the previous application, except the previously proposed dry eco-toilet will no longer be constructed within the campsite.</p> |
| <ul style="list-style-type: none"> <li>• if proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.</li> </ul> | <p>Noted.</p>                                                                                                                                                                                     |

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: TPB/A/NE-LCW/8

消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9841912

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Association for Sha Tau Kok Culture and Ecology

Name of Building :

樓宇名稱

Lots. 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941,

Government Land, Mui Tsz Lam, Sha Tau Kok, New Territories

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Sha Tau Kok

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

| Code 編碼<br>(1-35) | Type of FSI 裝置類型                                               | Location(s) 位置 | Comment on Condition 狀況評述         | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|----------------------------------------------------------------|----------------|-----------------------------------|-----------------------------------|----------------------------------|
| 24                | Portable F.E.<br>4 nos 68kg Dry<br>Powder F.E.<br>(Wheel Type) | As above       | Conforms with FSD<br>requirements | 9-Jan-2026                        | 8-Jan-2027                       |

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date<br>完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
|                   |                  |                | NIL                                |                           |                                   |

## Part 3 第三部 Defects 損壞事項

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Outstanding Defects 未修缺點 | Comment on Defects 缺點評述 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
|                   |                  |                | NIL                      |                         |

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
授權人簽署

Name :  
姓名

NG Sui Keung

FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

Fan Ah Fire Engineering Co.

Telephone :  
聯絡電話

TEL: [REDACTED]

Date :  
日期

9-Jan-2026

For FSD  
use only:

Inspected

Key-in

Verified



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**Timothy Wai Pui WU/PLAND**

---

寄件者: 沙頭角文化生態協會 <[REDACTED]>  
寄件日期: 2026年08月21日星期五 16:46  
收件者: Timothy Wai Pui WU/PLAND  
主旨: Re: Planning Application No. A/NE-LCW/10 --- Renewal of Planning Approval for  
Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for  
a Period of 3 Years  
附件: ANE-LCW-10\_RtoC(2)\_20260821.pdf  
類別: Internet Email

Dear Timothy,

I am attaching our response to departments' comments. Please feel free to contact me if you have any questions. Thanks a lot.

Best regards,  
Ray

Planning Application No. A/NE-LCW/10  
Renewal of Planning Approval for Temporary Holiday Camp with Ancillary Facilities and  
Associated Excavation of Land for a Period of 3 Years  
Responses-to-comments (2)

| Comments                                                                                                                                                                                                                                   | Responses to comments                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Comments from EPD</b> (received on 20 Aug 2026)                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                              |
| 1. We have no objection to the subject planning application. Please impose approval condition same as for approved application No. A/NE-LCW/8 regarding use of public announcement system not allowed during the planning approval period. | Noted. No public announcement system will be used within the Application Site.                                                                                                                                                                                                               |
| <b>Comments from PlanD</b> (received on 20 Aug 2026)                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                              |
| 1. In view of the comments from the Lands Department above, please advise the status of application for Short Term Tenancy for the temporary holiday camp under the current application;                                                   | No structures will be erected or placed on Government land. The Applicant noted the comments from the Lands Department (LandsD) and will maintain close liaison with LandsD regarding any necessary land administrative requirements.                                                        |
| 2. Please advise if any licence for operating the temporary holiday camp has been obtained                                                                                                                                                 | Based on previous communication with relevant Government departments, the proposed operation does not require a licence under the Hotel and Guesthouse Accommodation Ordinance. The Applicant will continue to liaise with the relevant departments to ensure ongoing regulatory compliance. |
| 3. Please advise if the excavation of land proposed under the previous application No. A/NE-LCW/8 has been completed and there is no further excavation of land will be involved in the current application;                               | The excavation work proposed under the previous application has been fully completed. No additional excavation of land will be carried out under the current renewal application.                                                                                                            |



|                                                                                                                           |                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>4. Please advise if operations of the holiday camp are same as those under the previous application No. A/NE-LCW/8</p> | <p>The overall operations remain the same to those approved under Application No. A/NE-LCW/8. Please note that a total of 13 temporary wooden decks will remain placed within the Application Site, with some basic movable furniture (e.g., tables and chairs).</p> |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Government Bureau/Departments with No Objection / No Adverse Comment**

1. The following government bureau supports the application:

Comments of the Head of the Countryside Conservation Office, Environment and Ecology Bureau (H(CCO), EEB):

- he fully supports the renewal application from the perspective of promoting countryside conservation and revitalisation;
- the renewal application pertains to a Nature Conservation Management Agreement project funded under the Countryside Conservation Funding Scheme. It aims to conserve, revitalise and enhance the natural, cultural and landscape value of Mui Tsz Lam and Kop Tong through the restoration of farmlands, enhancement of habitats, and adaptive reuse of village assets, while promoting eco-tourism to support the long-term rehabilitation of the villages; and
- the temporary holiday camp use, as one of the key project initiatives, will facilitate the restoration of abandoned farmland, improvement of habitats, and creative reuse of countryside resources in Mui Tsz Lam. These efforts will help enhance the local ecology, inject new vitality into the area, and contribute to the broader objective of achieving sustainable village living.

2. The following government departments have no objection to or no adverse comment on the application:

- (a) District Lands Officer/North, Lands Department (DLO/N, LandsD);
- (b) Commissioner for Transport (C for T);
- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (e) Director of Fire Services (D of FS);
- (f) Director of Environmental Protection (DEP);
- (g) Director of Agriculture, Fisheries and Conservation (DAFC);
- (h) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (i) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (j) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (k) Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(OLA), HAD);
- (l) Project Manager/North, Civil Engineering and Development Department (PM(N), CEDD);
- (m) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (n) District Officer (North), Home Affairs Department (DO/N, HAD).

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tpbpd/PLAND

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寄件者: [REDACTED]  
寄件日期: 2026年08月03日星期一 0:41  
收件者: tpbpd/PLAND  
主旨: A/NE-LCW/10 DD 141 Mui Tsz Lam GB  
類別: Internet Email

---

Dear TPB Members,

There is no indication that the conditions have been fulfilled, no certificates or other documentation provided.

The impression in the community is that projects that are supported by the government are exempt from ticking the boxes. It is most strange that not a single Extension of Time is recorded for the initial application. That a project of this size would be in full compliance with the conditions in a very short time frame is not normal.

Members should request physical evidence that all conditions are in full compliance.

Note that the eco dry toilet has been excised. Is there a public toilet in the village?

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Date:** Thursday, 14 September 2023 2:27 AM HKT  
**Subject:** Fwd: A/NE-LCW/8 DD 141 Mui Tsz Lam GB

Approved 11 Sept

the development is part of a Nature Conservation Management Agreement project named "Forest Village – Mui Tsz Lam and Kop Tong Sustainable Village Programme (2021-2023)" supported by the Countryside Conservation Funding (learn about sustainable farming concept. Nature appreciation activities including nighttime eco-tour, **forest bathing and forest yoga** are proposed in the activity zone) Scheme (CCFS) commissioned by the Countryside Conservation Office (CCO) under the Environment and Ecology Bureau (EEB);

The proposed eco-dry toilet will be placed at least 20m away from the stream to avoid contamination. The dry organic matter generated from the toilet will be regularly collected and properly composted by staff for enhancement planting only. Sewage generated from cooking and dishwashing will be drained off and slowly soaked into the ground via temporary soakaway pits. Additional waste treatment installations, such as grease traps, will be added as appropriate and the soakaway pits will be cleaned by staff on a regular basis. No shower facilities will be provided at the Site. Eco-friendly camping practices and camping code including simple cooking with



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portable electricity powered equipment, prohibition of the use of fire, chemical soap and public announcement system or audio amplification system are proposed at the Site.

Three comments from the Hong Kong Bird Watching Society, Kadoorie Farm and Botanic Garden Corporation and Conservancy Association raise concern on the application

(b) the development may cause potential sewerage and ecological impacts on the adjacent area and nearby natural stream and watercourse;

(c) there is insufficient information to demonstrate measures to minimize the disturbance to the on-site and surrounding sensitive ecological resources and the potential impacts on water quality and ecology;

(d) there is a lack of details on land recovery and construction and operation plan

---

**From:** [REDACTED]

**To:** [REDACTED]

**Date:** Tuesday, 8 August 2023 1:37 PM CST

**Subject:** A/NE-LCW/8

A/NE-LCW/8

Lots. 916, 918, 919, 930, 931, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 949, 950, 964, 965, 966, 967, 968 and 969 in D.D. 141 and Adjoining Government Land, Mui Tsz Lam, Sha Tau Kok

Site area: About 4,750sq.m Includes Government Land of about 730sq.m

Zoning: "Green Belt"

Applied use: 15 platform Holiday Camp / **Excavation of Land**

[https://www.info.gov.hk/tpb/en/application\\_collection/A\\_NE-LCW\\_8/Planning\\_Statement\\_1.pdf](https://www.info.gov.hk/tpb/en/application_collection/A_NE-LCW_8/Planning_Statement_1.pdf)

Is this project OK? I do not trust any development that is instigated by HKU

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2

**tpbpd/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2026年07月20日星期一 17:14  
收件者: tpbpd/PLAND  
主旨: 支持規劃申請續期  
附件: 20260720\_171042.jpg; 20260720\_171057.jpg  
類別: Internet Email

A / NE - LCW / 10



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-LCW/10

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關沙頭角梅子林村的臨時度假營及  
相關設施續期申請，本人作為祖堦主要  
聯繫人，村代表，沙頭角鄉事會副主席，  
新界鄉議局執行委員都十分支持，土地活化

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

曾玉安 再用比  
荒廢地

簽署 Signature

Y. C. Tang

日期 Date

20/7/2026



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

**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

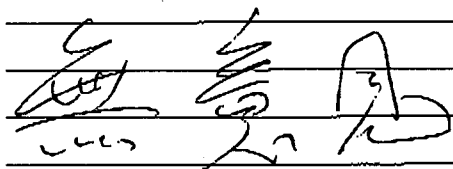
---

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

A/NE-LCW/10

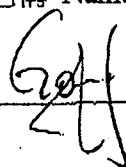
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2026. 7. 15

4

新城市規劃委員會秘書處

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpdpd@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: tdpdpd@pland.gov.hk

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

A/NB-LCW/10

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

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

簽署 Signature



日期 Date

28/1/2026

**Recommended Advisory Clauses**

- (a) failure to reinstate 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 applied use with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots in D.D. 141 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
  - (ii) no prior permission is given for inclusion of GL (about 730m<sup>2</sup>) in the Site. According to the Application Form, the applicant claims that it is a project funded by Countryside Conservation Funding Scheme. Any occupation of GL by the temporary holiday camp should obtain policy support from the Countryside Conservation Office (CCO) of the Environment and Ecology Bureau (EEB), subject to such terms and conditions to be imposed;
  - (iii) no structure is proposed for the application, except removable wood decks. The applicant should apply to his office for a Short Term Tenancy (STT) to permit the occupation of the GL upon obtaining policy support from CCO of EEB. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of rent and administrative fee as considered appropriate by LandsD; and
  - (iv) the applicant should comply with all the land excavation requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should rectify the implemented drainage facilities if they are found inadequate/ineffective during operation; and
  - (ii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (e) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations (FSIs) implemented on the Site should be maintained in efficient working order at all times;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should 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 to meet the statutory requirements under relevant pollution control ordinances;



- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that WSD will provide water within the supply zone. The applicant has to install inside service to connect with the supply zone of WSD;
- (h) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(OLA), HAD) that:
  - (i) according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ('HAGAO'), premises are a "hotel" or "guesthouse" if the premises are held out as providing sleeping accommodation to any person presenting themselves who are willing to pay a fee for the sleeping accommodation, unless all accommodation in the premises are provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
  - (ii) under the Clubs (Safety of Premises) Ordinance (Cap. 376) ('CuSPO'), "club" means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
    - provide services for its members (whether or not for the purpose of gain); and
    - has a club-house of which only its members and their accompanied guests have a right of use;
  - (iii) if the mode of operation falls within the definition of "hotel" or "guesthouse" under the HAGAO or "club" under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO and/or CuSPO depends on the actual circumstances of each case; and
  - (iv) if any structure which constitutes as "building works" or "building" under the Buildings Ordinance (BO) to be included into the licence, the applicant should submit a copy of either an occupation permitted issued by the Building Authority (BA) or a Certificate of Compliance issued by LandsD when making an application under the HAGAO and/or CuSPO; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) land excavation works is building works under the control of the BO. Before the proposed excavation of land is to be carried out on the Site, the prior approval and the consent of the BA should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
  - (ii) the applicant's attention is drawn to the following points:
    - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the application;
    - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
    - before any new building works (including containers/open sheds as temporary buildings and demolition, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- if the applied use under application is subject to issue of a license, the applicant should be 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;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the Building (Planning) Regulations; and
- detailed checking under the BO will be carried out at building plan submission stage.