

20251217MNE

2026年 1月 3 08

此文件在 收到。城市規劃委員會
只會在所有資料及文件齊全後才正式接收收到
申請人

This document is received on 30 JAN 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.

e-form No. S16-III
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

EPASS

2600278

20251217MNE 17/12

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-STK/32
	Date Received 收到日期	30 JAN 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

溫國文 Wan Kwok Man (Mr. 先生)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 395 RP, 396 S.A ss.2 RP, 396 S.A ss.2 S.A, 396 S.A ss.3, 396 S.A ss.4, 396 S.A ss.5, 396 S.A ss.6, 396 S.A ss.7, 396 S.A ss.8, 396 S.A ss.9, 396 S.A ss.10, 396 S.A ss.11 S.A, 396 S.A ss.11 RP, 396 S.A ss.12, 396 S.A ss.13, 396 S.A ss.14, 396 S.A RP, 397, 403, 404 S.B, 405 RP, 408 RP, 409 S.A RP, 409 S.B RP in D.D.41 and the adjoining Government Land.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 6375 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 90 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	745 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tau Kok Outline Zoning Plan S/NE-STK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	REC(1) and V, and Area shown as Road
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

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

- (b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].

已取得 名「現行土地擁有人」[#]的同意。

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

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

☐ has notified "current land owner(s)"[#]

已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- ☐ sent request for consent to the "current land owner(s)"[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞送要求同意書[&]

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

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises[&] on
14/11/2025 (DD/MM/YYYY)
於 14/11/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 14/11/2025 (DD/MM/YYYY)
於 14/11/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Field Study/Education/Visitor Centre, and Public Vehicle Park (excluding Container Vehicle) for a period of 3 years. (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☒ month(s) 個月 0

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	6285	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	90	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	6		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	90	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	90	sq.m	☒ 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)

2 structure for Tools Storage;

1 structure for Hand Washing Facilities, Portable Drinking Water & Toilets;

1 structure for Training Room;

2 structure for Training/Study Room.

All rooms are single storey with about 2.6m height, approximately 15 square meter each.

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	26
Motorcycle Parking Spaces 電單車車位	6
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	
Disable Parking	2
Bicycle Stands	12

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

Taxi Spaces 的士車位	2
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

Please refer to the attached Development Proposal Attachment.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Sha Tau Kok Road - Shek Chung Au Section</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐																																	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 ☐ Please provide details 請提供詳情 _____ No 否 ☒																																		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否 ☒	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																																	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> <td></td> </tr> <tr> <td><u>Neighbourhood</u></td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>		On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)			<u>Neighbourhood</u>	Yes 會 ☐	No 不會 ☒
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	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) <u>Measures to minimise the impact on the environment:</u> <u>To some extent, the development will impact the environment and other aspects, even though the Application Form stated 'No' . However, we believe that we are creating a better environment through development, and sustainability and carbon emissions have been considered in this development.</u> <u>(Please refer to P. 6 of the attached Particulars of a Development Proposal for further detail)</u>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the attached Particulars of a Development Proposal and the Development Proposal Attachment supporting this Application.

8. Declaration 聲明 (Applicant 申請人 #1)

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
Signed with recognised e-signature
Signer: 溫國文 Wan Kwok Man

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

Name
姓名

Position (if applicable)
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 395 RP, 396 S.A ss.2 RP, 396 S.A ss.2 S.A, 396 S.A ss.3, 396 S.A ss.4, 396 S.A ss.5, 396 S.A ss.6, 396 S.A ss.7, 396 S.A ss.8, 396 S.A ss.9, 396 S.A ss.10, 396 S.A ss.11 S.A, 396 S.A ss.11 RP, 396 S.A ss.12, 396 S.A ss.13, 396 S.A ss.14, 396 S.A RP, 397, 403, 404 S.B, 405 RP, 408 RP, 409 S.A RP, 409 S.B RP in D.D.41 and the adjoining Government Land.		
Site area 地盤面積	6375 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 745 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Sha Tau Kok Outline Zoning Plan S/NE-STK/2		
Zoning 地帶	REC(1) and V, and Area shown as Road		
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☒ Month(s) 月 0 ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 ☐ Month(s) 月		
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Field Study/Education/Visitor Centre, and Public Vehicle Park (excluding Container Vehicle) for a period of 3 years.		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 ☐ About 約 ☐ Not more than 不多於	0 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	90 ☒ About 約 ☐ Not more than 不多於	0.014 ☒ About 約 ☐ Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	0
	Non-domestic 非住用	6
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	2.60 m 米 ☒ (Not more than 不多於)
		1 Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	1.14 % ☒ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 <u>50</u> Private Car Parking Spaces 私家車車位 <u>26</u> Motorcycle Parking Spaces 電單車車位 <u>6</u> Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>4</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>0</u> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>0</u> Others (Please Specify) 其他 (請列明) Disable Parking <u>2</u> Bicycle Stands <u>12</u>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>2</u> Taxi Spaces 的士車位 <u>2</u> Coach Spaces 旅遊巴車位 <u>0</u> Light Goods Vehicle Spaces 輕型貨車車位 <u>0</u> Medium Goods Vehicle Spaces 中型貨車位 <u>0</u> Heavy Goods Vehicle Spaces 重型貨車車位 <u>0</u> Others (Please Specify) 其他 (請列明) _____	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
<u>Location Plan</u>	☐	☒
<u>Drainage Plan</u>	☐	☒
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
<u>Development Proposal Attachment</u>	☐	☒

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。

**Lots 395 RP, 396 S.A ss.2 RP, 396 S.A ss.2 S.A,
396 S.A ss.3, 396 S.A ss.4, 396 S.A ss.5, 396 S.A ss.6,
396 S.A ss.7, 396 S.A ss.8, 396 S.A ss.9, 396 S.A ss.10,
396 S.A ss.11 S.A, 396 S.A ss.11 R.P, 396 S.A ss.12,
396 S.A ss.13, 396 S.A ss.14, 396 S.A RP, 397, 403, 404 S.B,
405 RP, 408 RP, 409 S.A RP, 409 S.B RP in D.D.41 and the
adjoining Government Land**

Particulars of a Development Proposal

Sha Tau Kok

Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Field Study/Education/Visitor Centre, and Public Vehicle Park (excluding Container Vehicle) for a period of 3 years in “Village Type Development”, “Recreation (1)”, and the areas are shown as ‘Road’ of various Lots in D.D 41 and the adjoining Government Land, Sha Tau Kok, New Territories.

Sha Tau Kok Road – Shek Chung Au Section

13th November 2025

Particulars of a Development Proposal

Lots 395 RP, 396 S.A ss.2 RP, 396 S.A ss.2 S.A,
396 S.A ss.3, 396 S.A ss.4, 396 S.A ss.5, 396 S.A ss.6,
396 S.A ss.7, 396 S.A ss.8, 396 S.A ss.9, 396 S.A ss.10,
396 S.A ss.11 S.A, 396 S.A ss.11 R.P, 396 S.A ss.12,
396 S.A ss.13, 396 S.A ss.14, 396 S.A RP, 397, 403, 404 S.B,
405 RP, 408 RP, 409 S.A RP, 409 S.B RP in D.D.41 and the
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Culture (Hobby Farm), Field Study/Education/Visitor Centre, and
Public Vehicle Park (excluding Container Vehicle) for a period of 3 years
in “Village Type Development”, “Recreation (1)”, and the areas are
shown as ‘Road’ of various Lots in D.D 41 and the adjoining
Government Land, Sha Tau Kok, New Territories.

Sha Tau Kok Road – Shek Chung Au Section

1. Introduction:

These Particulars of a Development Proposal are provided to support the application under S.16 III of the Town Planning Ordinance (CAP.131). The proposal can be read in conjunction with the following plans/drawings, maps, and documents.

- *Location plan*
- *General Layout plan*

2. Project Description:

The proposed site will offer temporary facilities, including a self-service Holiday Camp, Hobby Farm and Public Vehicle Parking, and a guided Field Study, Training & Activities on the north and southbound of Sha Tau Kok Road, Shek Chung Au Section (Please refer to the Location and General Layout Plans). Currently, the subject lands of about 5630 square meters are vacant and unused private lands, and the adjoining government land is about 745 square meters. The total area of the application site is approximately 6375 square meters.

Number of Public Parking Spaces and the Development Site Facilities:

Motorcycle

- 6

Bicycle

- 12

Private Car/Van Parking Spaces

- 26
- 2 *Disabled*
- 4 *Van (Light Goods Vehicle)*

Taxi Drop Off/Loading & Unloading Point

- 2

Site facilities:

Portable Toilets and Accessible Toilets

Hobby Farm and Training Tools Storage

First Aid & Portable Drinking Water Points

Rooms for Training, Study and Resting

PV Solar Power, Mini Turbine Power and Rainwater Recovery for cleaning and washing

Free Bicycle Parking Stands

Private Car/Van Parking and EV Charging Points

Motorcycle Parking

Taxi Drop Off/Loading & Unloading Points

Area for the self-service holiday camping site (no tent will be provided)

3. Holiday Camping Site Area:

It will be a self-service, natural holiday camping site with no tents provided. Campers must bring their tent, camping equipment, appliances, furniture, and other necessary items.

The designated camping site area is designed to be purely natural. Still, it will be finished with timber-like uPVC composite decking board, which will keep the area dry & hygienic and free from contamination.

Public lighting is available in all areas, including the camping site. The power for the lighting will be supplied by PV solar panels and backed up by a power grid.



4. Location and Access:

The site is off both sides of Sha Tau Kok Road - Shek Chung Au section, approximately 120m from Sha Tau Kok Farm and 220m from Sha Tau Kok Clinic.

The site is only accessible via the single carriageway, Sha Tau Kok Road.

The public transports are as follows: -

KMB Bus - 78K and Minibus - 55K

The site is generally flat with level access from the single carriageway (Sha Tau Kok Road); it has an adequate turning radius at the entry, exit and within the site. Drop-in, pick-up, and loading/unloading can be managed on-site.

There will be a clear sign at both site entry points accessed from Sha Tau Kok Road.

The site will provide secure parking and basic facilities for visitors using the site and those exploring the nearby Robin's Nest Country Park.

The site's parking facilities will help reduce parking issues along the Sha Tau Kok Road – Shek Chung Au section, especially on weekends and holidays. However, visitors will be advised and encouraged to use public transport when visiting the site.

5. Proposed Operating Hours:

Holiday Camp and Public Vehicle Park:

24 hours, from Monday to Sunday, including public holidays.

Hobby Farm (Allotments)

Available from 7 am to 7 pm, Monday to Sunday, including public holidays.

Field Study, Education & Visitor Centre

8 am to 6 pm, Monday to Sunday, including public holidays.

6. Proposed number of member staff:

Two (2) general staff members will look after the Hobby Farm, Camp Site, and Visitor & Public Car Park from 9 am to 6 pm.

Two (2) Training Inspectors, Two (2) Training Instructors, and Two (2) General Training Staff will work from 8 am to 6 pm for the Field Study, Training and Activities sections.

7. Measures to minimise the impact on the environment:

To some extent, the development will impact the environment and other aspects, even though the Application Form stated 'No'. However, we believe that we are creating a better environment through development, and sustainability and carbon emissions have been considered in this development.

The objective of the development is to create a green, clean, and sustainable environment, avoiding unnecessary buildings, particularly concrete structures. There will be no tree felling during site setup or use. Furthermore, the green belt along the carriageway and its ecological system will be considered and protected.

Safety measures will be in place during the site construction period and in use. The highway department will be informed to establish the site entrances and the display of traffic signs.

Although the development is not expected to affect the water supply or existing drainage, the nearby watercourse and coastline will be carefully considered and protected. Prevention measures will be taken, where practicable, to address pollution and littering, and to facilitate rainwater recovery and reuse from the nearby watercourse.

During site setup, construction works, and site traffic, nearby villagers and drivers travelling to and from Sha Tau Kok will be affected. Notices and Reminders about the development, including the contact details of the designated person, will be given to the local Rural Committee and the village representatives. In addition, during site construction and in use, staff will manage pedestrians, direct local traffic when necessary, and protect the green belt, etc., to create acceptable and smooth working conditions and minimise impact on the overall environment, the people, and the nearby traffic.

Business Settings and Operation Details for the Proposed Development

A. Application Site Safety and Security:

- ❖ Cloud-based CCTVs with mobile phone alert functions powered by solar systems with 240V backup will be installed at the entrances and multiple locations to monitor the outside surroundings and the inside areas of the Application Site. This measure aims to enhance security and surveillance, allowing for better monitoring and deterring potential threats or incidents that could compromise the safety of visitors and pedestrians. It also helps prevent illegal parking and vandalism to the subject site.
- ❖ Visibility is the first stage to protecting the development site during construction and in use, which we take very seriously. In addition, the CCTV system is integrated with floodlights that negatively impact nearby traffic, providing 24/7 monitoring and deterrence.
- ❖ CCTV cameras will be installed at a high level with an unmovable weight to ensure that prospective intruders cannot tamper with or move due to the weather. A CCTV surveillance warning notice will be displayed at multiple locations on the Application Site.
- ❖ All visitors are required to make an appointment in advance and pay the entry fee to access the site. No walk-in visitors are allowed at the site.



B. Visitor and Public Car Park:

- ❖ It will be a self-service public car park. The scope of the development (Allotments and Campsite) has been designed to a reasonable level. The car parking space has been limited to 32 spaces to reduce traffic density per hour and provide more room for pedestrians, bicycles, and motorcycles. The vehicular entrances are controlled by a coded Drop Bar.
- ❖ The 24/7, open all year long, public car park must be pre-booked and paid in advance by all visitors, including the Allotment and Campsite users. Once the driver makes a booking in the system, a payment link will be sent to the driver's mobile. Once paid, an access code of the day will be sent to the driver's mobile.
- ❖ All booked parking hours are monitored, and CCTV will record vehicle number plates at the entrances.
- ❖ The applicant will require guests to utilise public transportation to encourage sustainable transportation practices and minimise the impact on the nearby road links and junctions.

Images are from Google Search



Entry and Exit Arm Barrier Automatic Car Park
Entrance System with Digital Access Control.

4 Meter Model: FAAC B614. 240V/Solar Power

C. Hobby Farm (Allotments) (Area B)

- ❖ Farm (Allotment) is open from 7 am to 7 pm, seven days a week, including public holidays. Two staff members work onsite every day, from 9 am to 5 pm. No staff is on-site between 7 am and 9 am, and 5 pm and 7 pm. However, telephone support will be provided during the entire opening hours.
- ❖ There are 25 small Allotments (4m x 2m) available for rent for personal use only on a short-term basis. Interested people could rent one or more plots of land to grow their fruit, vegetables, etc., as a hobby. Essential cultivation tools and water from rainwater reclaim will be provided on-site.
- ❖ The allotment plot (Area E) in the North of the Application Site is for staff use only, mainly for the Field Study plantation and preparation. Its area is approximately 350 square meters. Please refer to the General Layout Plan for details.
- ❖ No subletting of the plot without the written consent of the management. Overnight sleeping on the allotment is strictly prohibited.
- ❖ Hiring fees will vary depending on the number of plots and the duration of the tenancy. Visitors are required to book every time they visit the site and reserve a car park space in advance if they wish to come in with their own transport.

Images are from Google Search



D. Camp Site (Area D):

- ❖ A self-service, natural holiday camping site area with no tents provided. Campers must bring their own tent, camping tools & equipment, appliances, furniture, etc. 24/7 online support will be delivered via telephone call/WhatsApp.
- ❖ Open 24/7, 365 days per year, except Boxing Day, Christmas Day, New Year's Day, and Lunar New Year's Day and the day after. Campers are required to book and pay for the facilities in advance via the app. And they must secure the car parking spaces in advance if they wish to come in with a car.
- ❖ All visitors are required to make an appointment in advance and pay the entry fee, where applicable, to access the site. No walk-in visitors are allowed at the site. The applicant will require guests to utilise public transportation to encourage sustainable transport practices and minimise impact on nearby road links and junctions.

E. Field Study, Education & Visitor Centre (Area A)

- ❖ The proposed Field Study, Education & Visitor Centre at Area A, located on the northbound side of Sha Tau Kok Road, Shek Chung Au Section (please refer to the General Layout Plans), offers a one- or two-day basic field study and training programme mainly for children and teenagers, depending on their age group.
- ❖ The aims are to enable children to connect with nature and learn about it, starting with farming knowledge, flowers & trees, and extending to exploring the entire ecological conservation system of the countryside.
- ❖ Environmental awareness and natural resources saving will be included, and students will also learn about field health & safety and renewable energy, such as PV Solar power, Mini Wind Turbine power, and Rainwater Recovery and Reuse systems.

- ❖ Children and teenagers will also increase their confidence and health through learning, training, and group activities such as games, competitions, research reports, and creative writing.

F. Field Study, Education & Visitor Centre (Area F):

- ❖ The proposed Field Study, Education & Visitor Centre at Area F, located on the southbound side of Sha Tau Kok Road, Shek Chung Au Section (please refer to the General Layout Plans), offers an ongoing basic field study on cultivation and machinery training programme mainly for adults and young people. The aims are to provide for those interested in cultivation, and field machinery technology and operation in Rural Development, such as Excavators, Crane Trucks, Tractors, Tills, etc.
- ❖ Environmental protection, natural resource conservation, and sustainability in development will be taught, along with lessons on field health & safety and renewable energy, including PV Solar power, Mini Wind Turbine power, and Rainwater Recovery and Reuse systems.
- ❖ Machinery plays a crucial role in various developments and landscaping in Rural areas. The ability to operate these machines safely and efficiently requires competent training.
- ❖ The training programme is designed to equip operators with the basic knowledge and practical skills needed for future employment or starting a cultivation career.
- ❖ All visitors are required to book their training programme in advance and pay the training fee, where applicable, to access the site. No walk-in visitors are allowed at the site. The applicant will require guests to utilise public transportation to encourage sustainable transport practices and minimise impact on nearby road links and junctions.

The Applicant
Wan Kwok Man

Development Proposal Attachment 6(a) and 6(c)

Lots 395 RP, 396 S.A ss.2 RP, 396 S.A ss.2 S.A,
396 S.A ss.3, 396 S.A ss.4, 396 S.A ss.5, 396 S.A ss.6,
396 S.A ss.7, 396 S.A ss.8, 396 S.A ss.9, 396 S.A ss.10,
396 S.A ss.11 S.A, 396 S.A ss.11 R.P, 396 S.A ss.12,
396 S.A ss.13, 396 S.A ss.14, 396 S.A RP, 397, 403, 404 S.B,
405 RP, 408 RP, 409 S.A RP, 409 S.B RP in D.D.41 and the
adjoining Government Land

Proposed Temporary Holiday Camp, Place of Recreation, Sports or
Culture (Hobby Farm), Field Study/Education/Visitor Centre, and
Public Vehicle Park (excluding Container Vehicle) for a period of 3 years
in “Village Type Development”, “Recreation (1)”, and the areas are
shown as ‘Road’ of various Lots in D.D 41 and the adjoining
Government Land, Sha Tau Kok, New Territories.

Sha Tau Kok Road – Shek Chung Au Section

6(a) Proposed Use/Development:

Proposed Temporary Holiday Camp, Place of Recreation, Sports or
Culture (Hobby Farm), Field Study/Education/Visitor Centre, and
Public Vehicle Park (excluding Container Vehicles) for a period of 3
years in “Village Type Development”, “Recreation (1)”, and the areas
are shown as ‘Road’ of various Lots in D.D 41 and the adjoining
government land, Sha Tau Kok, New Territories.

6(c) Development Details:

Proposed Opening Hours:

Holiday Camp and Public Vehicle Park:

24 hours, from Monday to Sunday, including public holidays.

Hobby Farm (Allotments)

Available from 7 am to 7 pm, Monday to Sunday, including public holidays.

Field Study/Education/Visitor Centre

8 am to 6 pm, Monday to Sunday, including public holidays.

Dated: 2nd December 2025

Structure 1,
tools storage units
GFA: about 15 sqm
Height: about 2.6m
No.of storey: 1

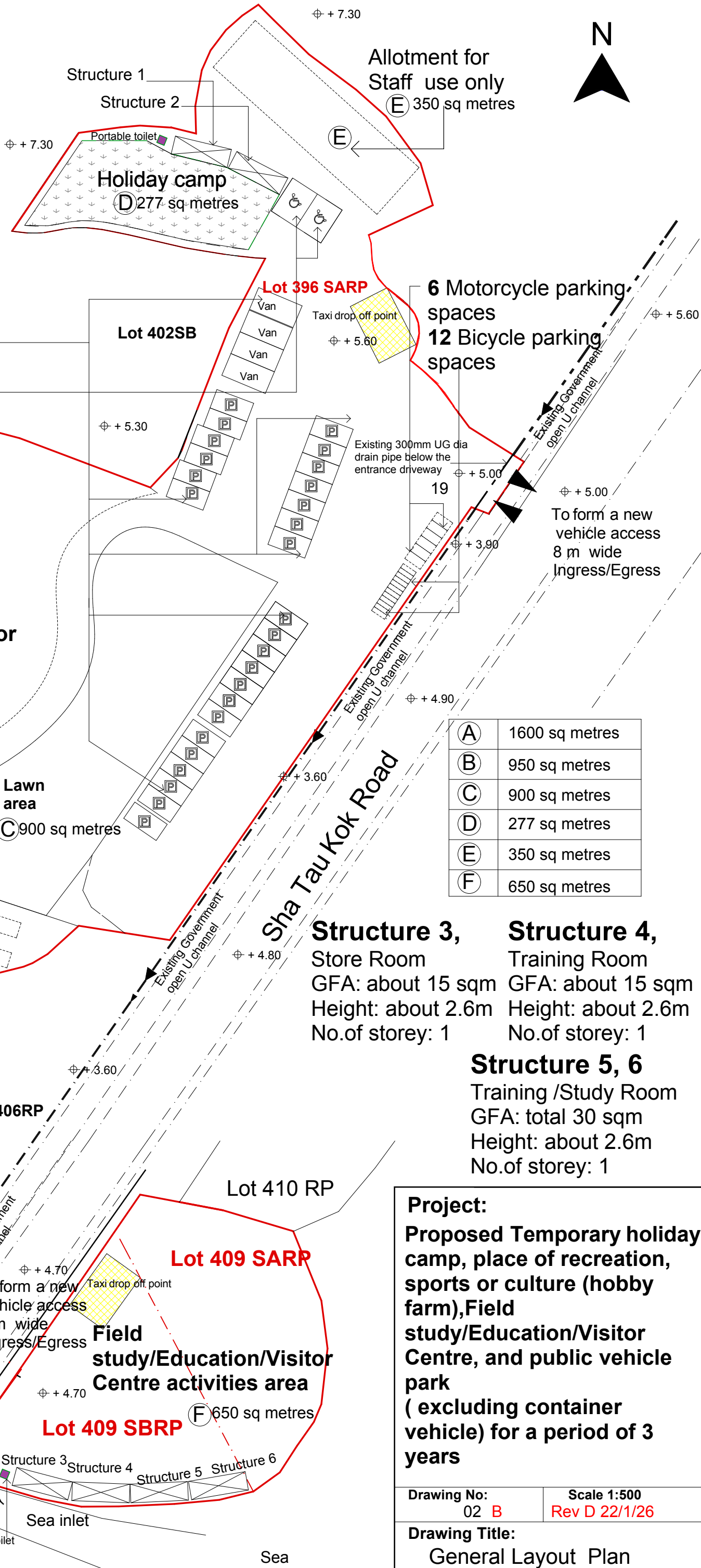
Structure 2,
Toilets units and portable drinking
water point
GFA: about 15 sqm (total)
Height: about 2.6m
No.of storey: 1

Private Car Parking Spaces

26 parking spaces of 5mx 2.5m
for private car
4 parking spaces of 7.5mx3.2m
for Van
2 parking spaces of 5m x 3.8m
for disabled

**Field
study/Education/Visitor
Centre activities area**

(A) 1600 sq metres
Lot 404 SB



(A)	1600 sq metres
(B)	950 sq metres
(C)	900 sq metres
(D)	277 sq metres
(E)	350 sq metres
(F)	650 sq metres

Project:
Proposed Temporary holiday
camp, place of recreation,
sports or culture (hobby
farm),Field
study/Education/Visitor
Centre, and public vehicle
park
(excluding container
vehicle) for a period of 3
years

Drawing No: 02 B
Scale 1:500
Rev D 22/1/26

Drawing Title:
General Layout Plan

Structure 2,
Toilets units and portable drinking
water point
GFA: about 30 sqm (total)
Height: about 2.6m
No.of storey: 1

26 parking spaces of 5mx 2.5m
for private car

4 parking spaces of 7.5mx3.2m
for Van

2 parking spaces of 5m x 3.8m
for disabled

Lot 404 SB

24

Lot 405RP

Lot 409 SBRP

Structure 4,
Training Room
GFA: about 15 sqm
Height: about 2.6m
No.of storey: 1

Structure 5, 6
Training /Study Room
GFA: about 15 sqm
Height: about 2.6m
No.of storey: 1

Project:
Proposed Temporary holiday camp, place of recreation, sports or culture (hobby farm), Field study/Education/Visitor Centre, and public vehicle park (excluding container vehicle) for a period of 3 years

Drawing No:
03A

Scale 1:500

Drawing Title:
Drainage Plan

