

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-STK/32

<u>Applicant</u>	:	Mr. WAN Kwok Man
<u>Site</u>	:	Various Lots in D.D. 41 and Adjoining Government Land (GL), Sha Tau Kok
<u>Site Area</u>	:	About 6,472.5m ² (including about 842.5m ² of GL, or about 13% of the Site)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
<u>Zonings</u>	:	(i) “Village Type Development” (“V”) (about 5,042.6m ² or 78% of the Site) (ii) “Recreation (1)” (“REC(1)”) (about 1,393.3m ² or 21% of the Site) (iii) Area shown as ‘Road’ (about 36.6m ² or 1% of the Site) ¹
<u>Application</u>	:	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 Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for 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 three years at the application site (the Site) falling within an area zoned “V” and “REC(1)” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture’ and ‘Public Vehicle Park (excluding container vehicle)’ are Column 2 uses within “V” and “REC(1)” zones, which require planning permission from the Town Planning Board (the Board). While ‘Holiday Camp’ and ‘Field Study/Education/Visitor Centre’ are Column 1 uses and always permitted in “REC(1)” zone, there is no provision for such uses in the “V” zone. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. The Site is vacant, partly formed and largely covered with vegetation.
- 1.2 The Site is abutting Sha Tau Kok Road – Shek Chung Au and divided into western and eastern portions by the aforesaid road (**Plan A-2**). An 8m-wide ingress/egress is proposed each at the western and eastern portions of the Site, connecting to Sha Tau Kok Road – Shek Chung Au. According to the applicant, the proposed uses involve six single-storey

¹ A very minor portion of the Site (about 36.6m² or 1% of the site area) falls within an area shown as ‘Road’, which could be regarded as minor boundary adjustment and will not be included in the planning assessment.

structures (about 2.6m in height) with a total floor area of about 90m². Details of the proposed uses are summarised as follows:

	Western Portion ("V" zone)	Eastern Portion ("REC(1)" zone)	Total
Proposed uses (area)	- Holiday camp (277m²) - Hobby farm for public (950m²) - Hobby farm for staff (350m²) - Field study/ education/visitor centre (1,600m²) - Public vehicle park ⁽¹⁾	- Field study/ education/visitor centre (650m²)	--
No. of structures	2 (for tools storage, toilets and portable drinking water point)	4 (for store room, training room and training/study room)	6
Total floor area (about)	30m ²	60m ²	90m ²
Building height (about)	2.6m / 1 storey		
No. of private car parking spaces ⁽²⁾	26	0	26
No. of motorcycle parking spaces ⁽³⁾	6	0	6
No. of light goods vehicle (LGV) parking spaces ⁽²⁾	4	0	4
No. of bicycle parking spaces ⁽³⁾	12	0	12
No. of disabled parking spaces ⁽²⁾	2	0	2
No. of taxi pick-up /drop-off spaces ⁽³⁾	1	1	2

Notes:

- ⁽¹⁾ The area of the public vehicle park is not provided by the applicant.
- ⁽²⁾ The dimensions of parking spaces for private car, disabled and LGV are 2.5m(W) x 5m(L), 3.8m(W) x 5m(L) and 3.5m(W) x 7.5m(L) respectively.
- ⁽³⁾ Dimensions of parking spaces for motorcycle and bicycle and taxi pick-up/drop-off spaces are not provided by the applicant.

1.3 The holiday camp and public vehicle park will operate 24 hours daily². The hobby farm will operate daily from 7:00 a.m. to 7:00 p.m., and the field study/education/visitor centres will operate daily from 8:00 a.m. to 6:00 p.m., both including public holidays. The layout plan submitted by the applicant is shown in **Drawing A-1**.

1.4 According to the applicant, all visitors are required to make an appointment in advance and pay entry fee to access the Site, and no walk-in visitors will be allowed. For the two

² According to the applicant, the holiday camp will not operate on Christmas, New Year and Lunar New Year holidays.

hobby farms at the western portion of the Site, one will be rented to the public and the other will be reserved for staff use only mainly for field study plantation and preparation. The field study/education/visitor centre at the western portion of the Site aims to offer field study and training programmes mainly to children and teenagers on farming knowledge, ecological conservation and environmental awareness, etc., while another field study/education/visitor centre at the eastern portion will provide programmes mainly to adults and young people on cultivation knowledge and operation of field machinery such as excavators, crane trucks, tractors and tillers. The applicant also submitted a landscape plan (**Drawing A-2**) and a drainage proposal in support of the application.

- 1.5 According to the applicant, no tree felling will be required for the proposed uses. 2m high metal profile hoarding will be installed along the drip line of the tree crowns during construction, which will be replaced by permanent fencing during operation, and metal rail will be erected on both sides of the site entrance to protect the trees along Sha Tau Ko Road – Shek Chung Au. Staff will be deployed at the ingress/egress to manage traffic when necessary, and warning signs will be installed to ensure pedestrian safety.
- 1.6 In support of the application, the applicant has submitted the following documents:
- | | |
|---|------------------------|
| (a) Application Form with attachments received on 30.1.2026 | (Appendix I) |
| (b) Supplementary Information (SI) received on 4.2.2026 | (Appendix Ia) |
| (c) Further Information (FI) received on 24.4.2026* | (Appendix Ib) |
| (d) FI received on 20.7.2026* | (Appendix Ic) |
| (e) FI received on 28.7.2026* | (Appendix Id) |
| (f) FI received on 1.8.2026 and 5.8.2026* | (Appendix Ie) |
- *accepted and exempted from publication and recounting requirements*
- 1.7 On 27.3.2026 and 5.6.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months each as requested by the applicant.

2. Justifications from the Applicant

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

- (a) the proposed uses aim to create a green, clean and sustainable environment and avoid unnecessary buildings. The nearby watercourse and coastline will be carefully considered and protected. The proposed structures are located away from the mangrove and fences are installed to keep the mangrove ecosystem from being disturbed by visitors. Foul waste discharge from the toilets will be treated off-site, and preventive measures will be adopted to address pollution and littering issues;
- (b) notices and reminders on the proposed uses, 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 operation, staff will manage pedestrians and direct local traffic when necessary to create acceptable and smooth working conditions and minimise impact on the overall environment, the people and the nearby traffic; and
- (c) the proposed uses provide parking and other basic facilities for the visitors of the Site and Robin's Nest Country Park, which could help reduce parking issues along Sha Tau Kok Road – Shek Chung Au.

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

The applicant is one of the “current land owners” and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting notice at the Site and sending notice to Sha Tau Kok District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion within the Site, the “Owner’s Consent/Notification” Requirements under TPB PG-No. 31B are not applicable.

4. **Background**

The Site is not subject to active planning enforcement action.

5. **Previous Application**

The Site is not the subject of any previous application.

6. **Similar Application**

6.1 There is a similar application (No. A/NE-STK/28) with a site area of about 230.5m² for proposed temporary public vehicle park (excluding container vehicle) for a period of three years within the same “REC(1)” zone in the vicinity of the Site in the past five years. The application was approved with conditions by the Committee on 11.4.2025 mainly on the considerations that the proposed use was considered not incompatible with the surrounding area; and there was no major adverse departmental comment or the departmental concerns could be addressed by relevant approval conditions.

6.2 There is no similar application for public vehicle park use within the same “V” zone, or holiday camp, hobby farm and field study/education/visitor centre uses in the same “V” and “REC(1)” zones in the vicinity of the Site in the past five years.

6.3 Details of the similar application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

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

7.1 The Site is:

- (a) vacant, partly formed and largely covered with vegetation; and
- (b) abutting Sha Tau Kok Road – Shek Chung Au and divided into western and eastern portions by the aforesaid road.

7.2 The western portion of the Site falls within Sha Tau Kok San Tsuen Site of Archaeological Interest (SAI) (**Plan A-1**).

- 7.3 The surrounding areas are rural in character mainly comprising fallow agricultural land, residential dwellings, storage yards and workshop. There are existing trees planted along Sha Tau Kok Road – Shek Chung Au (**Plan A-4b**). To the south of the Site is a watercourse and to the east is Starling Inlet with mangroves along the shoreline. To the further north and northwest of the Site are the village clusters of San Tsuen and Tong To respectively.

8. Planning Intentions

- 8.1 The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 8.2 The planning intention of the “REC(1)” zone is primarily for low-intensity recreational developments to promote agri-tourism and eco-tourism. Major recreational facilities and uses in support of the recreational developments may be permitted subject to planning permission.

9. Comments from Relevant Government Bureau/Departments

- 9.1 Apart from the government bureau/departments as set out in paragraphs 9.2 and 9.3 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided at **Appendices III** and **IV** respectively.
- 9.2 The following government bureau and department have adverse comments on the application:

Traffic

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

- (a) she has reservation on the application;
- (b) the applicant has not provided sufficient information to demonstrate that the proposed uses would not cause adverse traffic impact on the area. The following comments have not yet been addressed by the applicant:
 - the applicant should indicate the existing trees on the layout plan to better illustrate their relationship with the egress/ingress points. The sightline checking should be provided;

- the applicant shall provide a proposal on the vehicular access arrangement including the run-in/out design for the vehicles leaving/entering the proposed uses to her satisfaction; and
 - the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site to her satisfaction;
- (c) should the application be approved, approval conditions on the submission, implementation and maintenance of traffic management measures should be imposed; and
- (d) her advisory comments are at **Appendix IV**.

Heritage Conservation

9.2.2 Comments of the Executive Secretary (Antiquities & Monuments)2, Antiquities and Monuments Office (ES(AM)2, AMO), Development Bureau:

- (a) the Site falls within Sha Tau Kok San Tsuen SAI (**Plan A-1**). According to the previous archaeological works, significant cultural remains dated to Early to Late Neolithic, Bronze age and the period of Warring States to Western/Eastern Han were yielded from the SAI;
- (b) according to the application, the proposed uses involve building works such as construction of structures and related utilities (e.g. drainage). With no mitigation measures in place, the proposed works will inevitably disturb the soil profile and the potential archaeological resources at the SAI;
- (c) the applicant is advised to clarify the works scope and scale for the proposed uses within the SAI, particularly site formation and excavation activities that may disturb the soil profile and any potential archaeological resources therein. If adverse impacts on the SAI are identified, appropriate mitigation measures should be formulated and implemented by the applicant. The assessment should be carried out by cultural heritage specialist and submitted as a supplement to the application for further comments by the AMO. As the required assessment remains outstanding, the potential archaeological impact arising from the proposal remains unverified; and
- (d) the applicant is advised to explore no excavation (including but not limited to site formation works, construction of structures, drainage works, widening of footpath, etc.) when carrying out the proposed uses at the Site. If excavation is found unavoidable, the applicant is required to conduct an Archaeological Impact Assessment (AIA), which includes a baseline review and field investigation, to evaluate the archaeological impact imposed by the proposed uses and their associated works. Should the AIA involve fieldwork and excavation, the applicant shall engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance, Cap. 53. An Archaeological Action Plan shall be submitted to AMO for agreement before the licence application. Subject to the findings of the AIA,

appropriate mitigation measures, if needed, shall be recommended for agreement by AMO and implemented by the applicant to the satisfaction of AMO; and

- (e) should the application be approved, the approval conditions on the submission of an AIA before the commencement of any construction works or operation including site formation works and the implementation of the mitigation measures identified in the AIA should be imposed.

9.3 The following department provides views on the application:

Land Administration

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

- (a) he has no comment on the application;
- (b) there are eight Small House applications being processed within the Site; and
- (c) his advisory comments are at **Appendix IV**.

10. Public Comments Received During Statutory Publication Period

On 17.4.2026, the application was published for public inspection. During the statutory public inspection period, a total of 80 comments were received (**Appendix V**). 79 comments from the Indigenous Resident Representative (IRR) of San Tsuen, Resident Representative (RR) of San Tsuen, IRR and RR of Tong To, local residents and individuals object to the application mainly on the grounds that the Site is located too close to the existing village houses and the proposed uses are incompatible with the surrounding area; there are Small House applications received at the Site; the proposed uses would induce adverse environmental, traffic, noise and ecological impacts, as well as security concerns for local villagers; there is a lack of technical assessments in support of the application; the Site is susceptible to flooding; and the proposed uses are not in line with the planning intention of the “V” zone. The remaining comment from the Chairman of Lung Shan Area Committee indicates no comment on the application.

11. Planning Considerations and Assessments

- 11.1 The application is for 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 three years at the Site falling within an area zoned “V” (about 78%) and “REC(1)” (about 21%) on the OZP³. While the proposed uses are not entirely in conflict with the planning intention of the “REC(1)” zone, they are not in line with the planning intention of the “V” zone. DLO/N, LandsD advises that there are eight Small House applications being processed within the Site. There is no

³ The remaining 1% of the Site falls within an area shown as ‘Road’, which could be considered as minor boundary adjustment. Footnote 1 is relevant.

strong planning justification provided in the submission for a departure from the planning intention of the “V” zone, even on a temporary basis.

- 11.2 The Site is located in an area of rural character mainly comprising fallow agricultural land, residential dwellings, storage yards and workshop. There are existing trees planted along Sha Tau Kok Road – Shek Chung Au. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective.
- 11.3 C for T has reservation on the application and advises that the applicant fails to provide sufficient information in the submission, including sightline checking, run-in/out design and traffic management measures, to demonstrate that the proposed uses would not cause adverse traffic impact on the surrounding area. As the Site falls within the Sha Tau Kok San Tsuen SAI, ES(AM)2, AMO advises that the applicant should clarify the works scope and scale for the proposed uses within the SAI, particularly site formation and excavation activities that may disturb the soil profile and the potential archaeological resources in the SAI, and an impact assessment should be submitted to supplement the application. Since the applicant has not submitted relevant information in support of the application, she considers that the potential archaeological impact arising from the proposal remains unverified. Other relevant government departments consulted have no objection to or no adverse comment on the application.
- 11.4 There was a similar approved application for proposed temporary public vehicle park (excluding container vehicle) for a period of three years within the same “REC(1)” zone in the vicinity of the Site in the past five years as detailed in paragraph 6.1 above. As the current application straddling both “V” and “REC(1)” zones involves a larger site area and other uses including holiday camp, hobby farm and field study/education/visitor centre with the proposed public vehicle park within the “V” zone, and comments from concerned departments cannot be fully addressed, the planning circumstances of the current application are different from those of the approved similar application.
- 11.5 Regarding the public comments as detailed in paragraph 10 above, the government departments’ comments and planning assessments above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments in paragraph 10 above, PlanD does not support the application for the following reasons:
- (a) the proposed uses are not in line with the planning intention of the “V” zone which is to provide land primarily for development of Small House by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
 - (b) the applicant fails to demonstrate that the proposed uses will not cause adverse traffic impact on the surrounding areas.
- 12.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 11.9.2029. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) the submission of an archaeological impact assessment before the commencement of any construction works or operation including site formation works to the satisfaction of the Executive Secretary (Antiquities & Monuments)² of Antiquities and Monuments Office or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the mitigation measures identified in the archaeological impact assessment before the commencement of any construction works or operation including site formation works to the satisfaction of the Executive Secretary (Antiquities & Monuments)² of Antiquities and Monuments Office or of the Town Planning Board;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.3.2027;
- (d) in relation to (b) and (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Executive Secretary (Antiquities & Monuments)² of Antiquities and Monuments Office or of the Town Planning Board by 11.6.2027;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 11.3.2027;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 11.6.2027;
- (h) the submission and implementation of traffic management measures, as proposed by the applicant, before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (i) in relation to (h) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (j) the submission of the design of vehicular run-in/out to the Site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 11.3.2027;
- (k) in relation to (j) above, the provision of vehicular run-in/out to the Site within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 11.6.2027;
- (l) if any of the above planning condition (a) or (b) is not complied with before the commencement of any construction works or operation including site formation works, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (m) if the above planning condition (h) is not complied with before the commencement of any operation, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (n) if any of the above planning condition (e) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (o) if any of the above planning condition (c), (d), (f), (g), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

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

13. Decision Sought

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

14. Attachments

Appendix I	Application Form with attachments received on 30.1.2026
Appendix Ia	SI received on 4.2.2026
Appendix Ib	FI received on 24.4.2026
Appendix Ic	FI received on 20.7.2026
Appendix Id	FI received on 28.7.2026
Appendix Ie	FI received on 1.8.2026 and 5.8.2026
Appendix II	Similar Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Landscape Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos