

2024年 8月 1 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。

- 1 AUG 2024

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2401594

3/7

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LK/162
	Date Received 收到日期	-1 AUG 2024

- 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)

汽車露營 (香港) 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)

Wong Cheuk Ki

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 2467 (part) and 2452 S.B (part) in D.D.39 and adjoining government land in Shek Chung Au, Sha Tau Kok
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3359 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 284 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	95 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-LK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」
The applicant 申請人 – <input type="checkbox"/> 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)。 <input type="checkbox"/> 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)。 <input checked="" type="checkbox"/> is not a “current land owner” [#] . 並不是「現行土地擁有人」 [#] 。 <input type="checkbox"/> 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 ..2024..... 年7..... 月17..... 日的記錄，這宗申請共牽涉1..... 名「現行土地擁有人」 [#] 。															
(b) The applicant 申請人 – <input type="checkbox"/> has obtained consent(s) of “current land owner(s)” [#] . 已取得 名「現行土地擁有人」 [#] 的同意。 <table><tr><td colspan="3">Details of consent of “current land owner(s)”[#] obtained 取得「現行土地擁有人」[#]同意的詳情</td></tr><tr><td>No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目</td><td>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</td><td>Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> (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)	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)									
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)													

- ☒ has notified1..... "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)
1	D.D. 39 Lot 2452 S.B & Lot 2467	25-7-2024

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp (Private Tent Camping Ground) 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	<input checked="" type="checkbox"/> year(s) 年 3 years <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3,075 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 284 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 7
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	..... 284 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 284 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
- Office 60 sq.m Single Storey 4.5m(H) - Toilet 54 sq.m Single Storey 4.5m(H) - Reception Counter 40 sq.m Single Storey 4.5m(H) - Activity Room 60 sq.m Single Storey 4.5m(H) - Farm Tools and Camping Equipment Storage 70 sq.m Single Storey 4.5m(H)	
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	..... 10 nos
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)	..... 1 nos (light bus)

Proposed operating hours 擬議營運時間 Monday to Sunday 24 hours including Public Holiday			
(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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Sha Tau Kok Road - Shek Chung Au Section Via Local Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(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	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<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>
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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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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 proposed development involves little change of Site.

- The proposed development provide the public with healthy outdoor activity.

- The proposed development is compatible with surrounding area.

- The proposed development does not require filling or excavation of land.

- The proposed development intends to give city people a place to enjoy nature and experience rural life. Therefore an farming area will be proposed and tools be provided for the visitors to try out planting and growing of vegetables.

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

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

Wong Cheuk Ki

Project Director

Name in Block Letters
姓名（請以正楷填寫）

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

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

Date 日期

3-7-2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

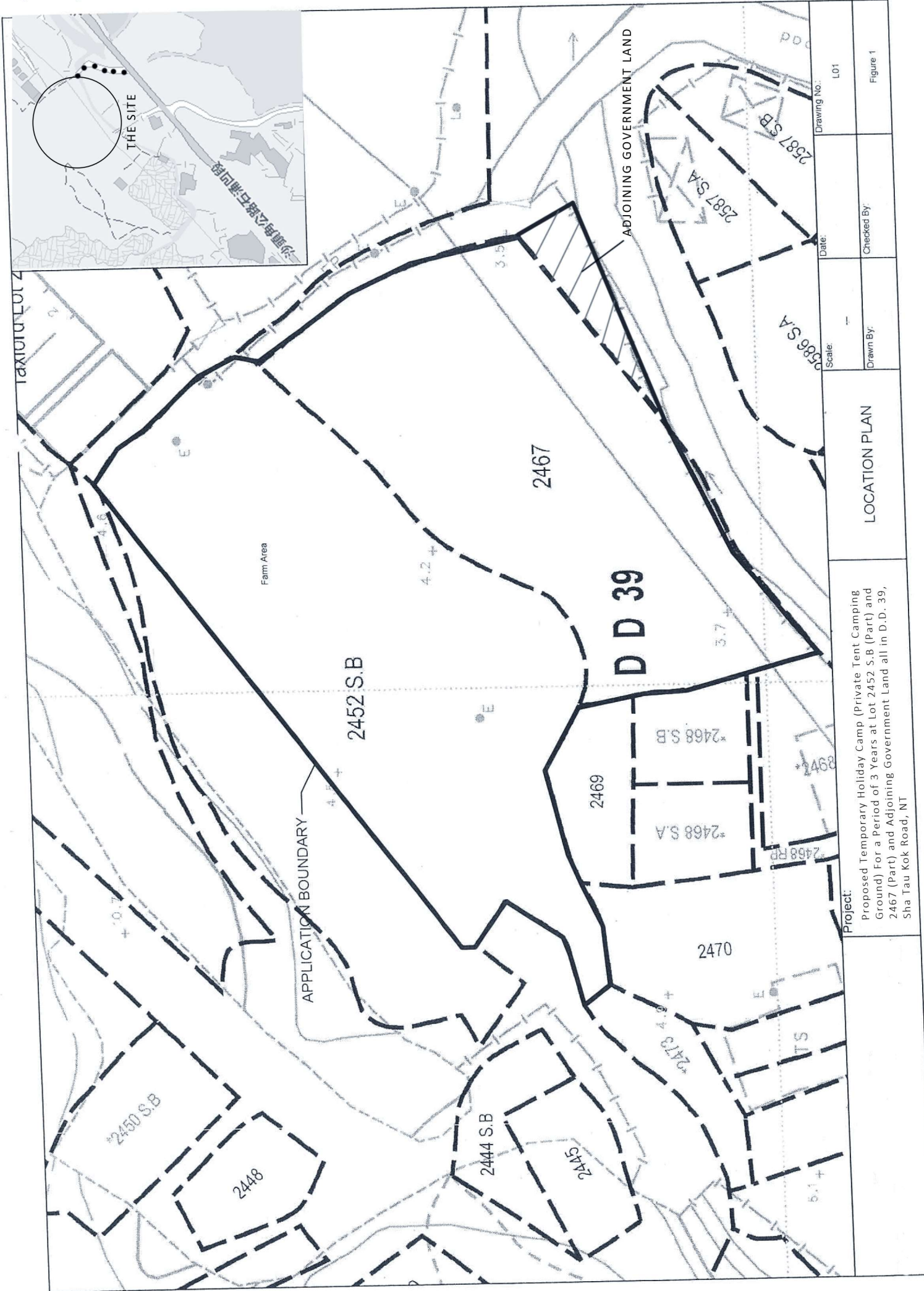
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 2467 (part) and 2452 S.B (part) in D.D. 39 and Adjoining Government Land in Shek Chung Au, Sha Tau Kok
Site area 地盤面積	3,359 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 95 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-LK/11
Zoning 地帶	V
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp (Private Tent Camping Ground) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	284 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.085 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	8.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		10 10 nos Private Car
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Light bus <hr/> <hr/>		1 1 no light bus

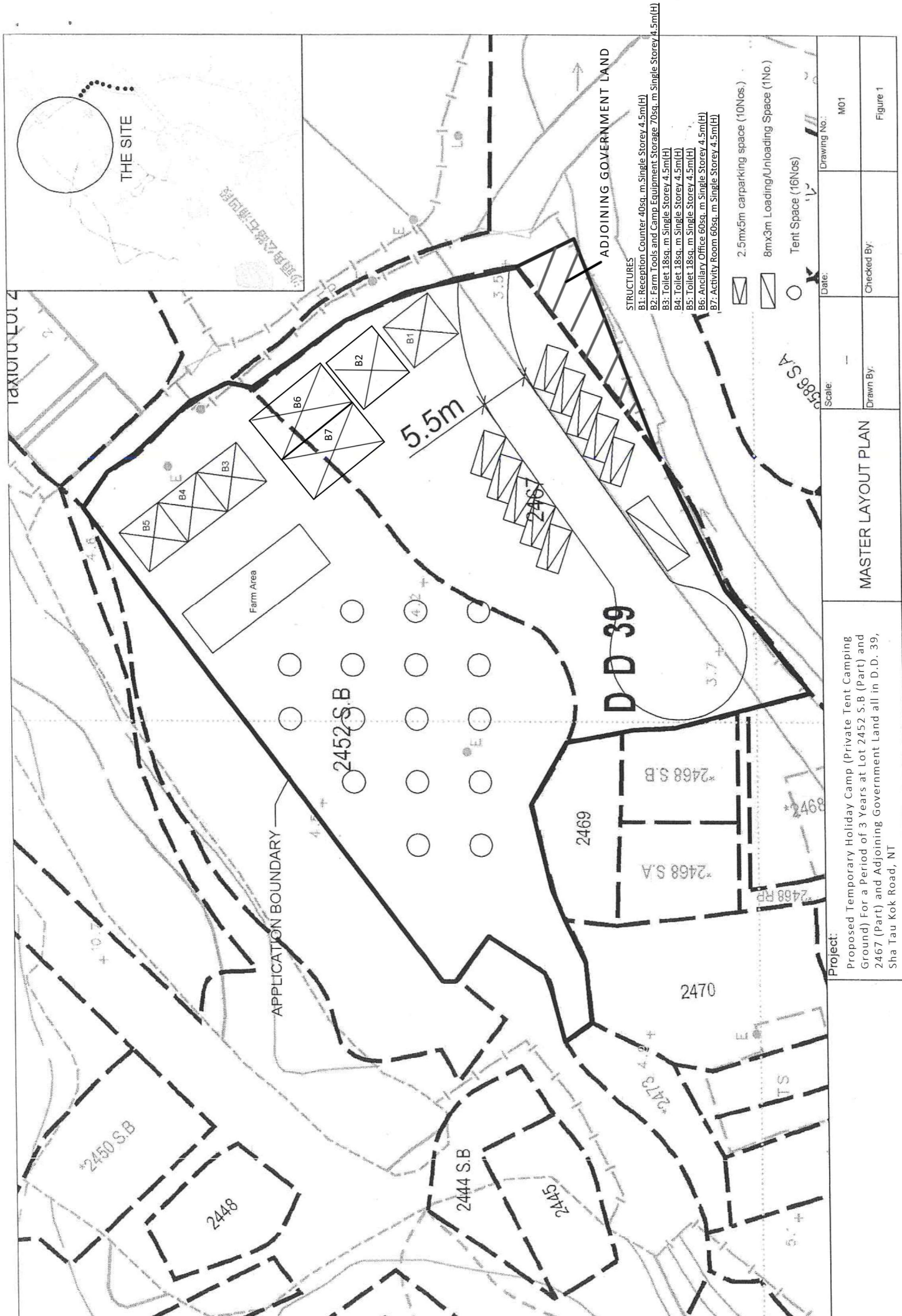
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Drainage Proposal, Swept Path		
- Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。



Project: Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 Years at Lot 2452 S.B (Part) and 2467 (Part) and Adjoining Government Land all in D.D. 39, Sha Tau Kok Road, NT		LOCATION PLAN		Drawing No.: L01	
				Date:	
				Scale:	Checked By:
				Drawn By:	Figure 1



Date:	Drawing No. M01
Scale:	Checked By:
Project:	Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 Years at Lot 2452 S.B (Part) and 2467 (Part) and Adjoining Government Land all in D.D. 39, Sha Tau Kok Road, NT

Dear Sirs,

In submitting this application, the applicant has proactively and thoroughly considered and addressed concerns raised by different departments in a preceding application A/NE-LK/154 in order to facilitate a smooth review of the application. The responses and proposed measures by the applicant are attached in this appendix for your kind consideration.

Given the current business environment, it is very hard for SMEs like the applicant to start a new project. The applicant hopes to maintain a rural place that is suitable for Hong Kong people to enjoy nature. This proposed project would make minimum changes to the site and have almost no impact to the environment as the site will mainly be a beautiful grassland, and it would sure be beneficial to the community. In light of the above, the applicant would deeply appreciate if the committee could review and approve the application as quickly as possible.

I look forward to hearing back from you soon. Thank you.

Yours faithfully,

Wong Cheuk Ki

To: Agriculture, Fisheries and Conservation Department

- (i) There would not be any impact to the watercourse located to the south and southeast of the site.
- (ii) From nature conservation perspective, it is stated in the Appendix that toilets and parking spaces are proposed within the subject site. However, no shower and car washing activity shall be allowed on site. The sewage generated from the visitor shall be collected and disposal by fecal suction truck by weekly basis.

Antiquities and Monuments Office

Built Heritage

It is noted that the subject application site is located in the vicinity of two Grade 3 historic buildings, namely Law Uk and its Ancillary Block, Shek Chung Au.

Archaeology

The application site falls entirely within Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest ("SAI").

Considering the above, only the construction works of proposed drainage system involves very minor excavation works which can be carried out by hand tools instead of excavator, from which, it would not affect the Grade 3 historic building. Single-storey toilets and other facilities are above-ground container type which do not require excavation and site formation.

Furthermore,

- (i) The drainage works, container-type single-storey toilets and other facilities will not require site formation.
- (ii) No other facilities will require excavation works as they are mainly container-type.
- (iii) Proposed drainage channel has a minimal 400mm depth and will be excavated and built by hand tools. No heavy machineries will be involved.
- (iv) Given the minimal excavation by hand tools and no site formation works, there will be no impact on the SAI arising from the proposed drainage works and other facilities.
- (v) Supervisor will be on site at all times to monitor the work and would stop and notify the AMO immediately if there is any findings.

To: Planning Department

A strip of land zoned "Agriculture" to the immediate north of the application site was grassed, but not included in the captioned application. The proposed temporary holiday camp site is only confined to the "V" zone.

To: Drainage Services Department

- (i) The applicant has attached a drainage proposal to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.
- (ii) All works shall be 3m away from the top bank of the streamcourse and all the proposed works in the vicinity of the streamcourse would not create any adverse drainage impacts, both during and after construction.
- (iii) The applicant would minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction.
- (iv) The site is in an area where no public sewerage connection is available.
- (v) It is noted that the limited desk-top checking by DSD on the drainage works covers only the fundamental aspects of the drainage design. The project proponent is obligated to ensure that
 - (i) The proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and
 - (ii) The proposed drainage works and the downstream drainage systems have adequate capacity and are in good conditions to receive the flows collected from the subject locations and all upstream catchments.
- (vi) It is noted that the cover levels of the proposed channels should be flush with the existing adjoining ground level.
- (vii) It is noted that the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. The applicant should also ensure that the flow from this site will not overload the existing drainage system.
- (viii) The applicant noted that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provide on both sides of the walls or kerbs with details to be agreed by DSD. However, no solid fence wall is to be erected.
- (ix) It is noted that the existing discharge location to which the applicant proposed to discharge the storm water from the subject site is not maintained by DSD. The applicant would identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works.
- (x) The applicant noted that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge

points. The applicant would also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

- (xi) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense.
- (xii) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (xiii) The applicant would make good all the adjacent affected areas upon the completion of the drainage works.
- (xiv) The applicant would construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.
- (xv) Catch pit with sand trap would be provided at the outlet of the proposed drainage system. Details of the catch pit with sand trap can be referred to CP2 attached.
- (xvi) The applicant has attached the sectional views of the site in 2 different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for DSD reference.
- (xvii) The applicant would place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Please refer to Drainage Layout Plan.

To: Lands Department

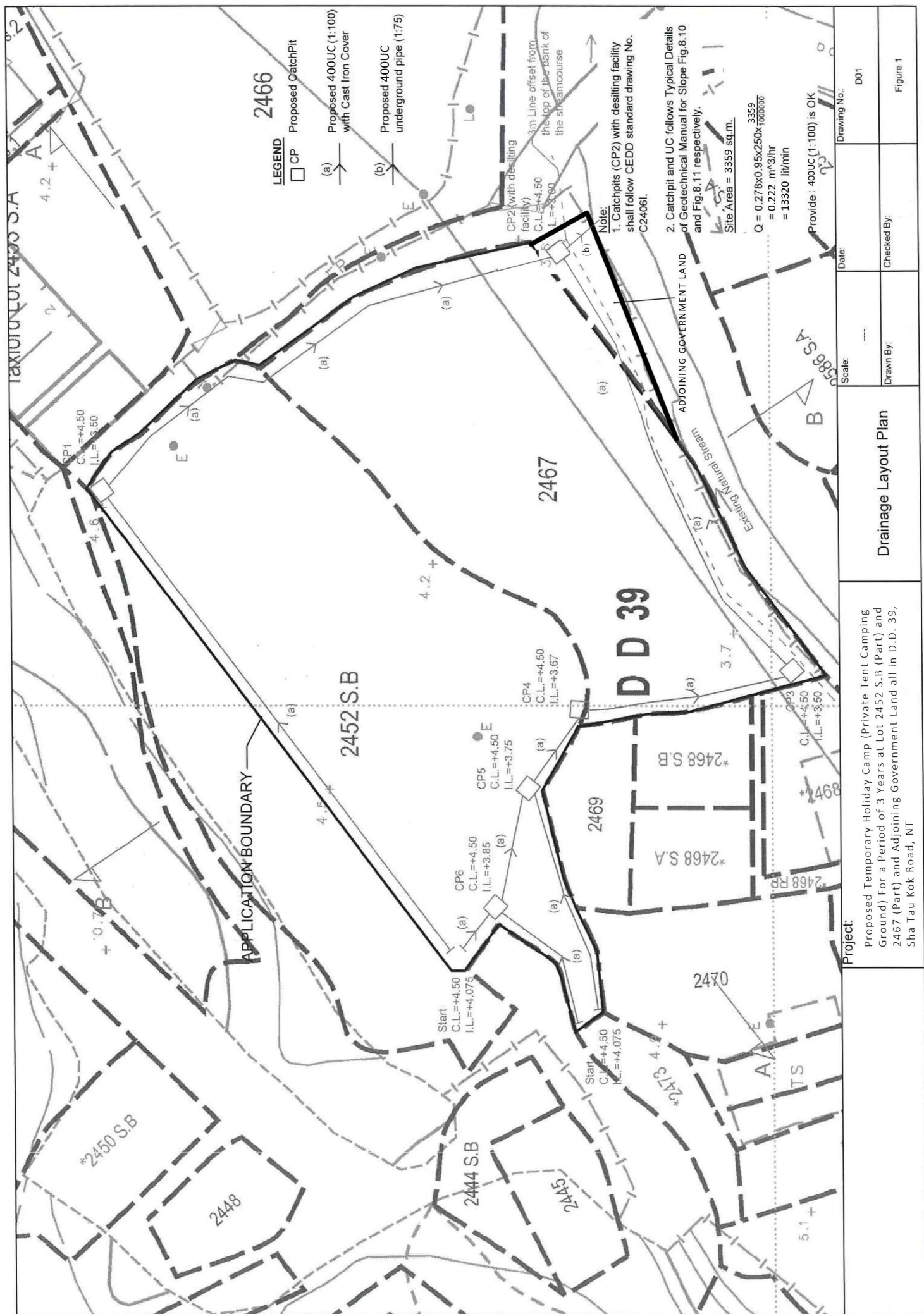
- (i) The applicant site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. It is noted that NO right of access via Government Land is granted to the application site.
- (ii) Lot No. 2467 in D.D. 39 is partly covered by a Letter of Approval (LoA) No. 4401 for purpose of erection of temporary structures. It is noted that the LandsD reserves the right to take enforcement action for irregularities and cancel the LoA appropriate.
- (iii) Should planning approval be given to the subject planning application, the lot owners will apply to the LandsD for a STT for the adjoining government land of approximately 95 sq.m. included in the application site. No occupancy or usage of the land until obtaining approval from the LandsD.
- (iv) Any existing structures, if found on government land in the vicinity, will be removed no later than the end of August. Photos will be submitted to the LandsD as evidence. For the avoidance of doubt, existing structures, if there are any, are not related to the applicant.
- (v) Should planning approval be given to the subject planning application, the lot owners will apply to the LandsD for a STW to permit the structure(s) erected/to be erected on site. Besides, it is noted that given the proposed use is temporary in nature, only application for regularization or erection of temporary structures(s) will be considered. It is noted that the application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it is noted that its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD.

To: Transport Department

From a traffic engineering point of view:

- (i) Please be advised about the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions:
Total 16 camp tents are proposed. 4 persons per tent.
Assume:
 - 1. 5 persons per private car
 - 2. 50% occupation from Sunday to Thursday
 - 3. 75% from Friday to Saturday

Therefore, there are maximum 48 persons per day which generated 20 private car trips per day and 10 carparking spaces needed. It is not significant to the Sha Tau Kok Road and considered no adverse impact.
- (ii) Based on above number of vehicles visiting the subject site, 10 carparking spaces and 1 no. of loading/unloading is enough.
- (iii) The width of the vehicular access leading to the site can be referred to the Location Plan as enclosed.
- (iv) Please be advised about the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site: A staff shall be responsible for reservation service in order to well manage the leaving and arrival time of the visitor. And he is also responsible for controlling the car leaving and arrival.
- (v) Please be advised about the provision and management of pedestrian facilities to ensure pedestrian safety: A sign “注意車輛” shall be provided in the entrance of the site as indicated on the Location Plan.
- (vi) It is noted that the vehicular access between Sha Tau Kok Road (Shek Chung Au) and the application site is not managed by TD. The applicant would seek comments from the responsible party.



$$\text{Site Area} = 3359 \text{ m}^2$$

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 3359 \text{ m}^2$$

$$= 0.003359 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\text{Therefore, } Q = 0.278 * 0.95 * 250 * 0.003359$$

$$= 0.222 \text{ m}^3/\text{sec}$$

$$= \underline{\underline{13320 \text{ lit/min}}}$$

Calculation Maximum Capacity of Proposed 400 mm dia. Underground pipe.

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

$$\text{where } R = \frac{\pi r^2}{2 \pi r} \quad \begin{array}{ll} \text{dia} & 400 \text{ mm} \\ r = & 0.2 \text{ m} \\ & \text{m} \end{array}$$

$$= r/2$$

$$= 0.1$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

$$1/75 \quad S_f = 0.0133$$

$$\text{Therefore, } V = 0.1^{2/3} * 0.0133^{0.5} / 0.012$$

$$= 2.071 \text{ m/sec}$$

$$\text{Maximum Capacity (Q}_{\text{max}}) = V * A$$

$$= 2.071 * \pi r^2$$

$$= 0.260 \text{ m}^3/\text{sec}$$

$$1 \text{ nos of pipe } = 0.260 \text{ m}^3/\text{sec}$$

$$= 15600 \text{ lit/min}$$

$$> 13320 \text{ lit/min}$$

Provide 400 mm dia underground pipe (1:75) is OK

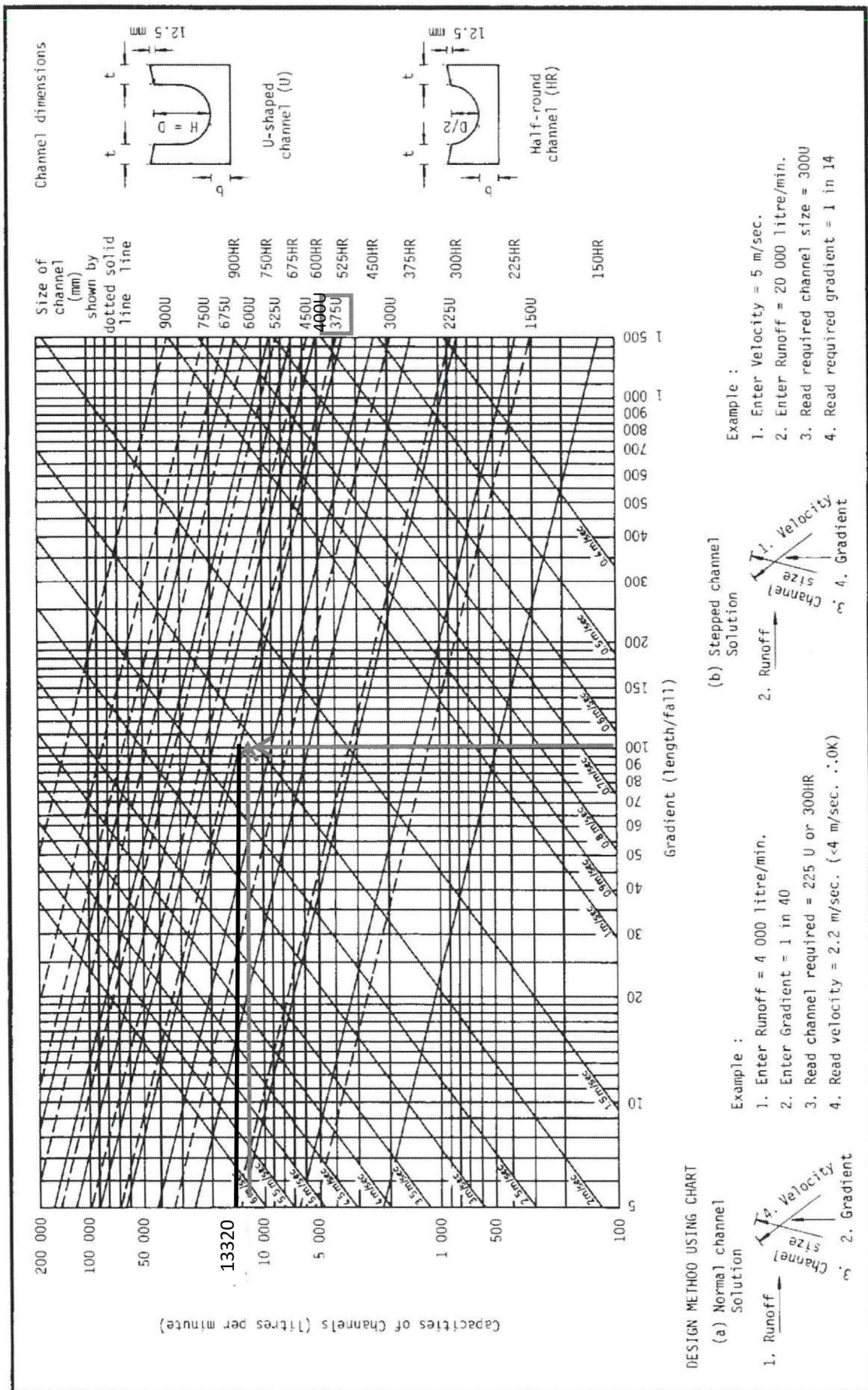
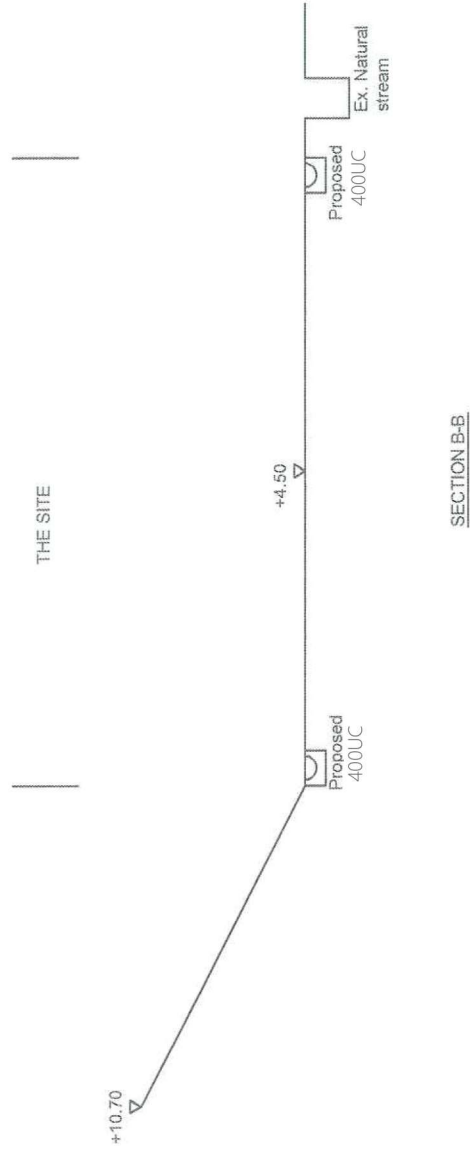
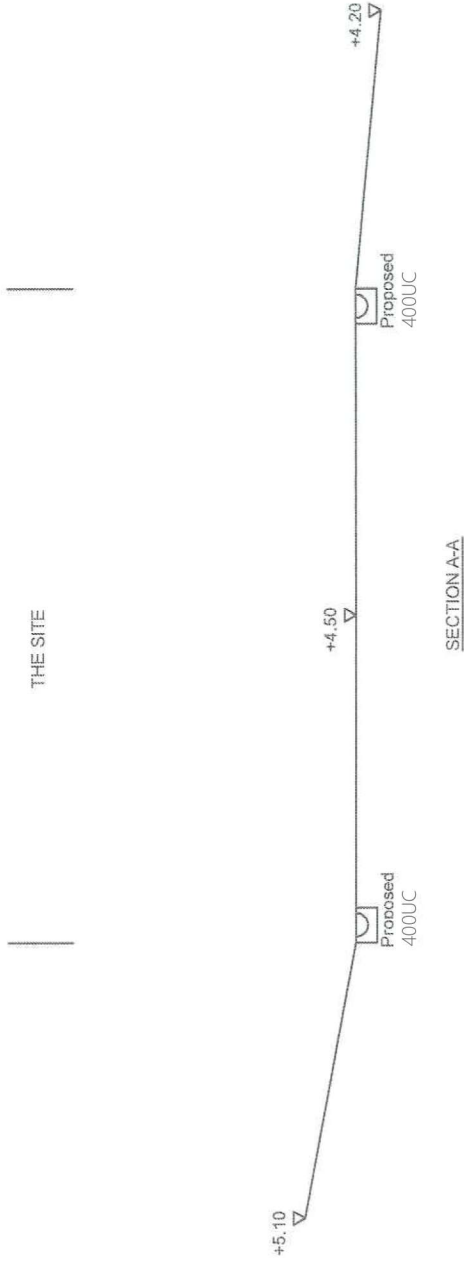
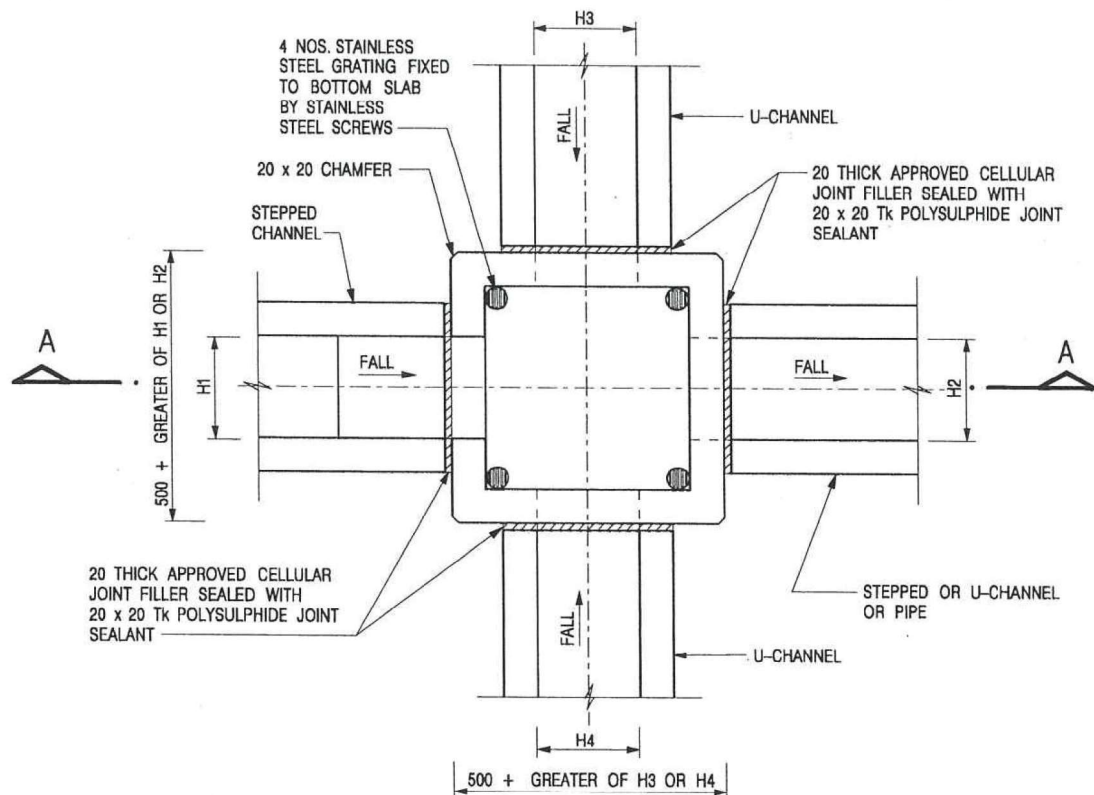


Figure 8.7 - Chart for the Rapid Design of Channels

A



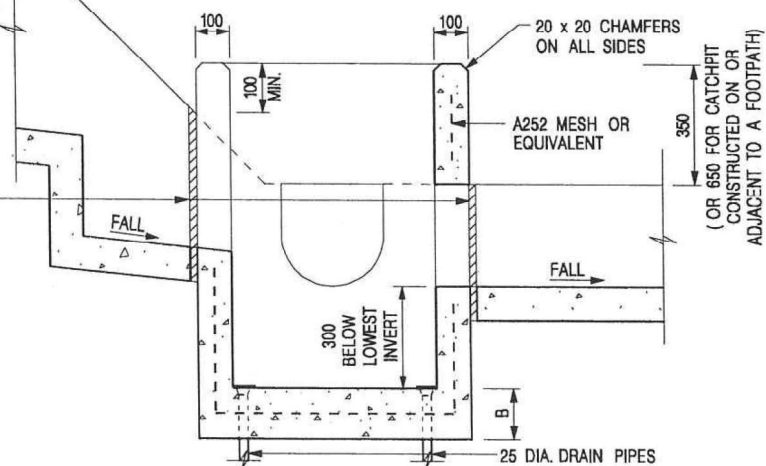
Project:	Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 Years at Lot 2452 S.B (Part) and 2467 (Part) and Adjoining Government Land all in D.D. 39, Sha Tau Kok Road, NT			SECTIONS		Date:	Drawing No.:
						Scale:	D02
					Checked By:	Drawn By:	Figure 2



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

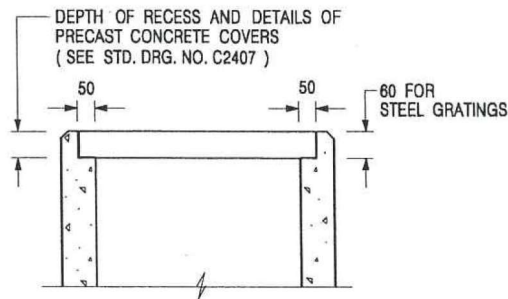
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2

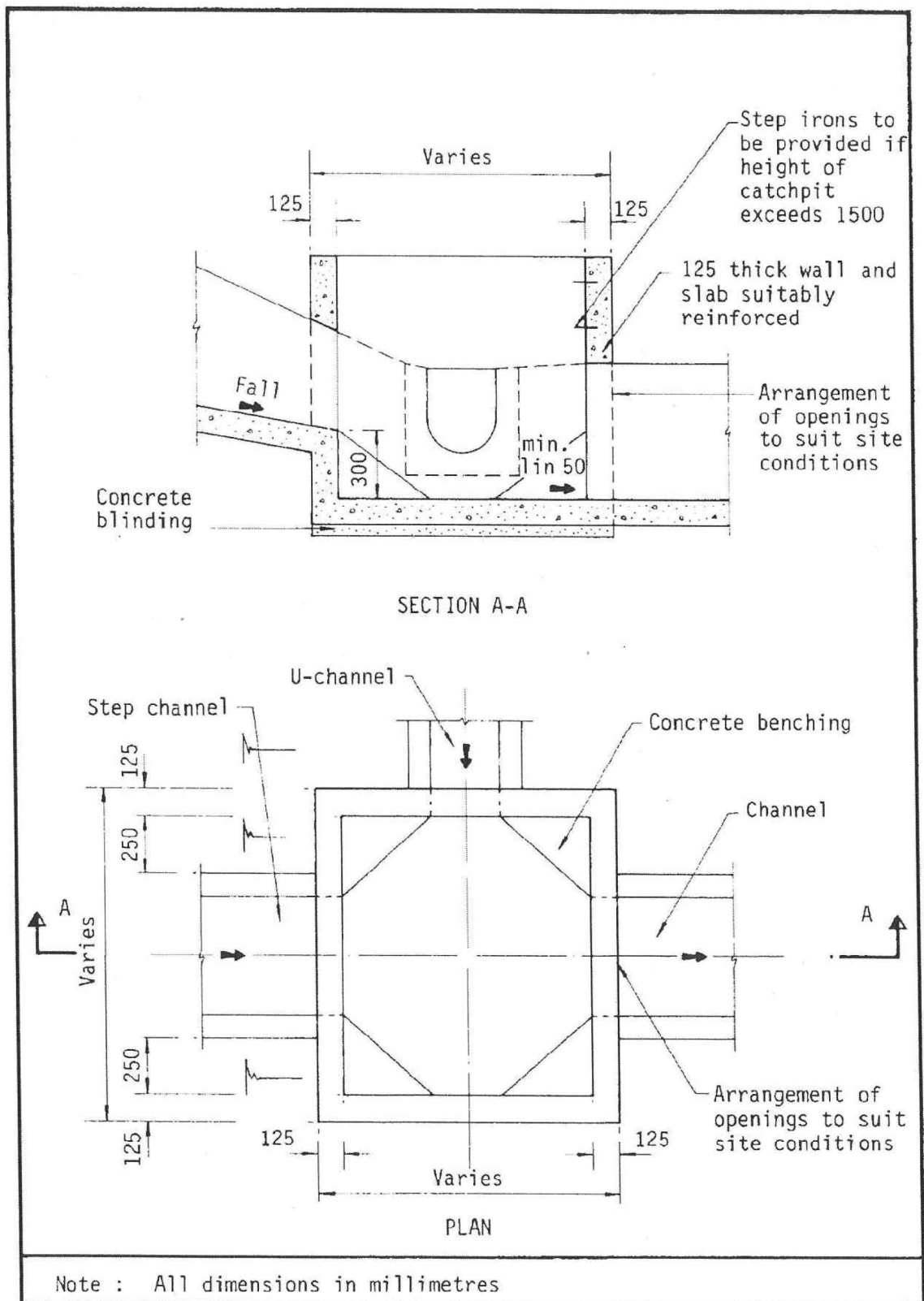


Figure 8.10 - Typical Details of Catchpits

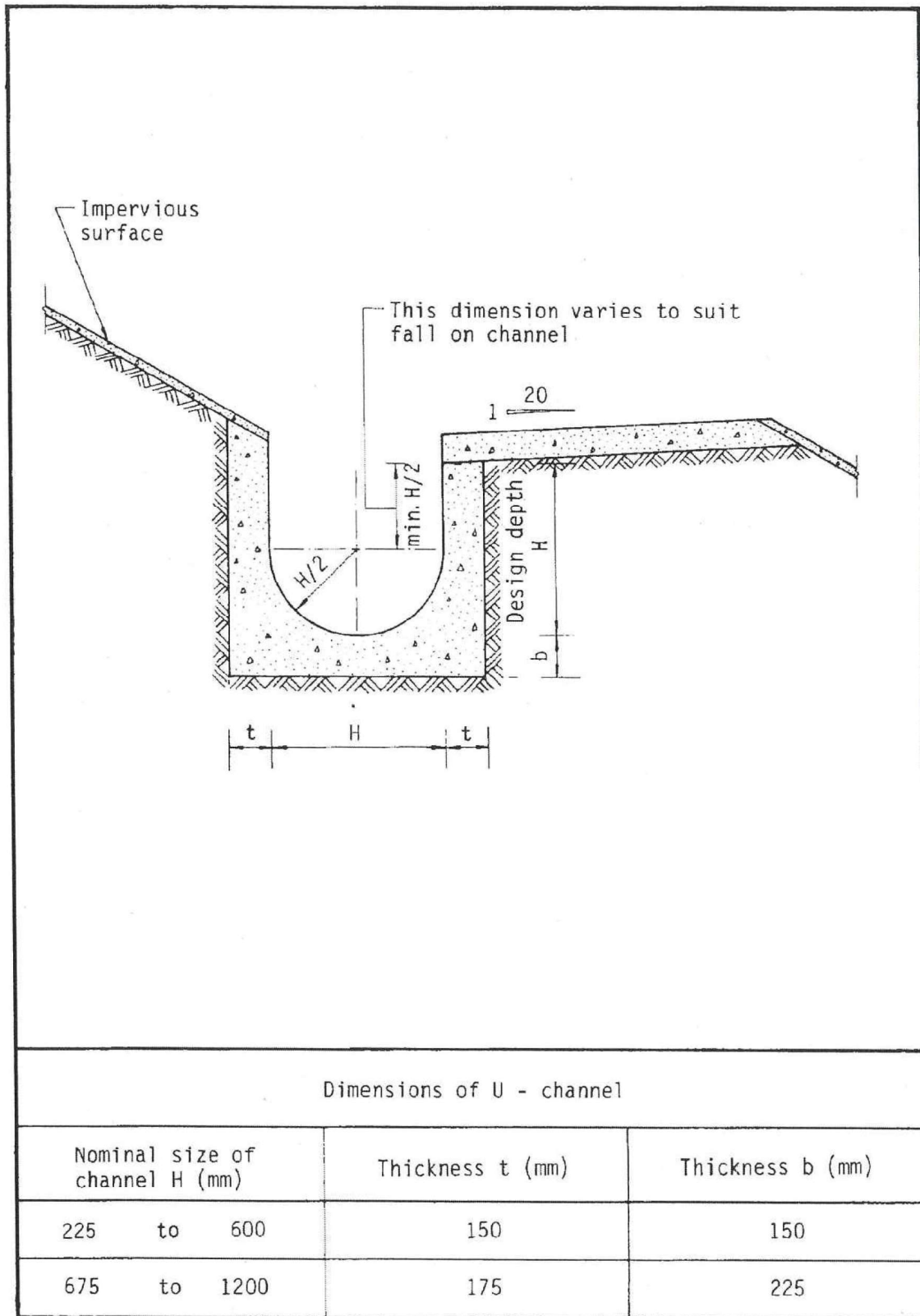
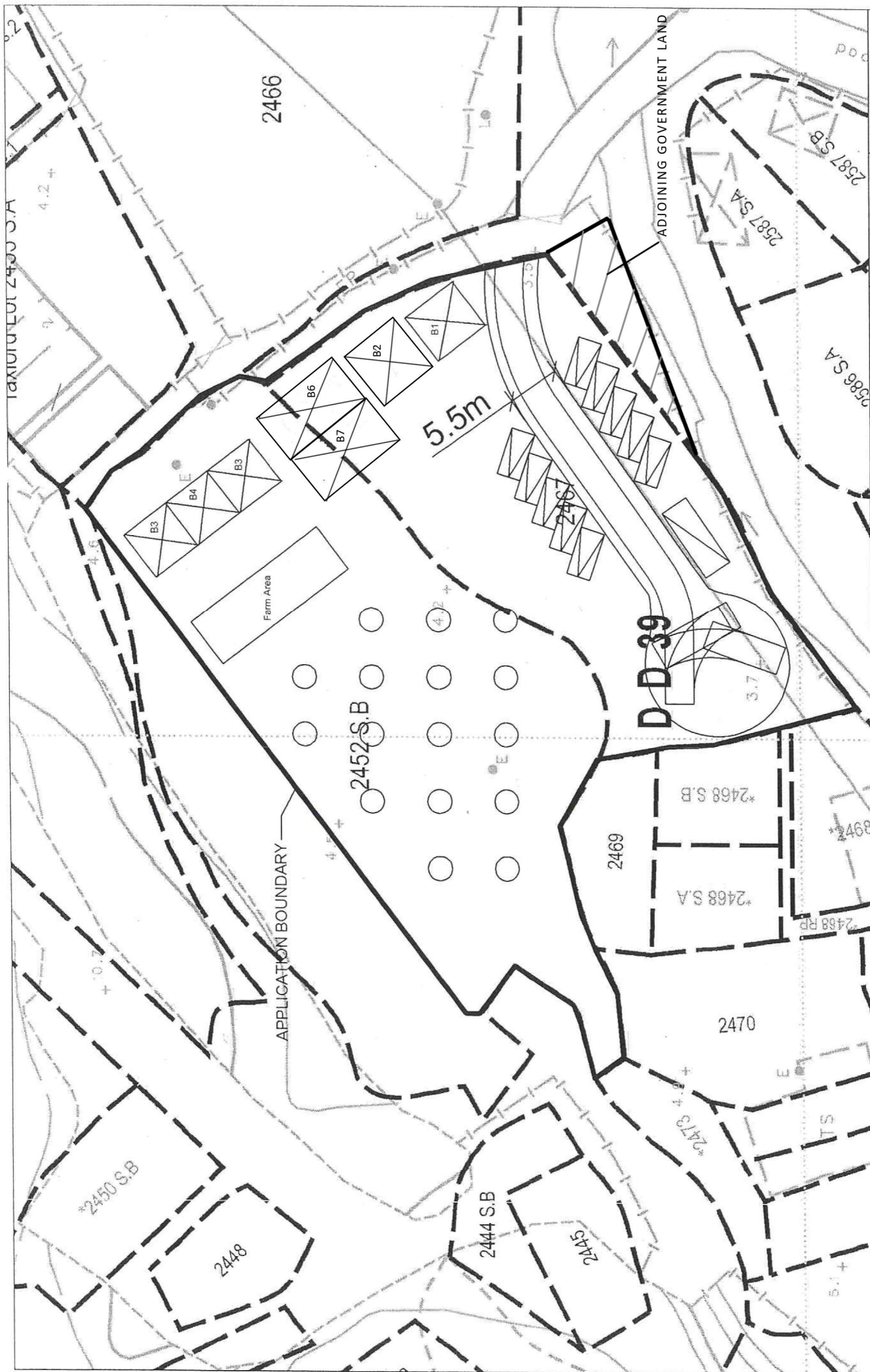
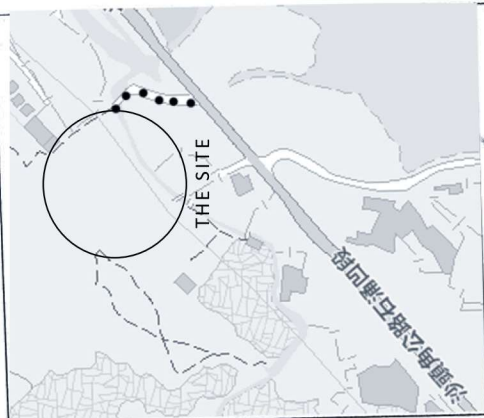


Figure 8.11 - Typical U-channel Details



Project: Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 Years at Lot 2452 S.B (Part) and 2467 (Part) and Adjoining Government Land all in D.D. 39, Sha Tau Kok Road, NT	SWEPT PATH			Scale: — Drawn By: — Checked By: — Date: —	Drawing No.: S01
Figure 1					



Project:		LOCATION PLAN		Drawing No. L01	
Proposed Temporary Holiday Camp (Private Tent Camping Ground) For a Period of 3 Years at Lot 2452 S.B (Part) and 2467 (Part) and Adjoining Government Land all in D.D. 39, Sha Tau Kok Road, NT		Date:		Checked By:	
		Scale:		Drawn By:	
				Figure 1	

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

寄件者: Enrico Wong
寄件日期: 2024年08月26日星期一 3:19
收件者: William Shu Tai WONG/PLAND
副本: Johnny Chung Yin LAM/PLAND; Katie Yuet Yee LEUNG/PLAND
主旨: Re: Application No. A/NE-LK/162 - Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in "V" Zone, Lots 2452 S.B (Part) and 2467 (Part) in D.D. 39 and Adjoining Government Land, Shek Chung Au, Sha Tau Kok
附件: Master Layout Plan - AFCD.png; LandsD -1.HEIC; LandsD -1.HEIC; LandsD -2.HEIC; LandsD -3.HEIC
類別: Internet Email

Dear William,

Thank you for your email. Please see our response to AFCD below:

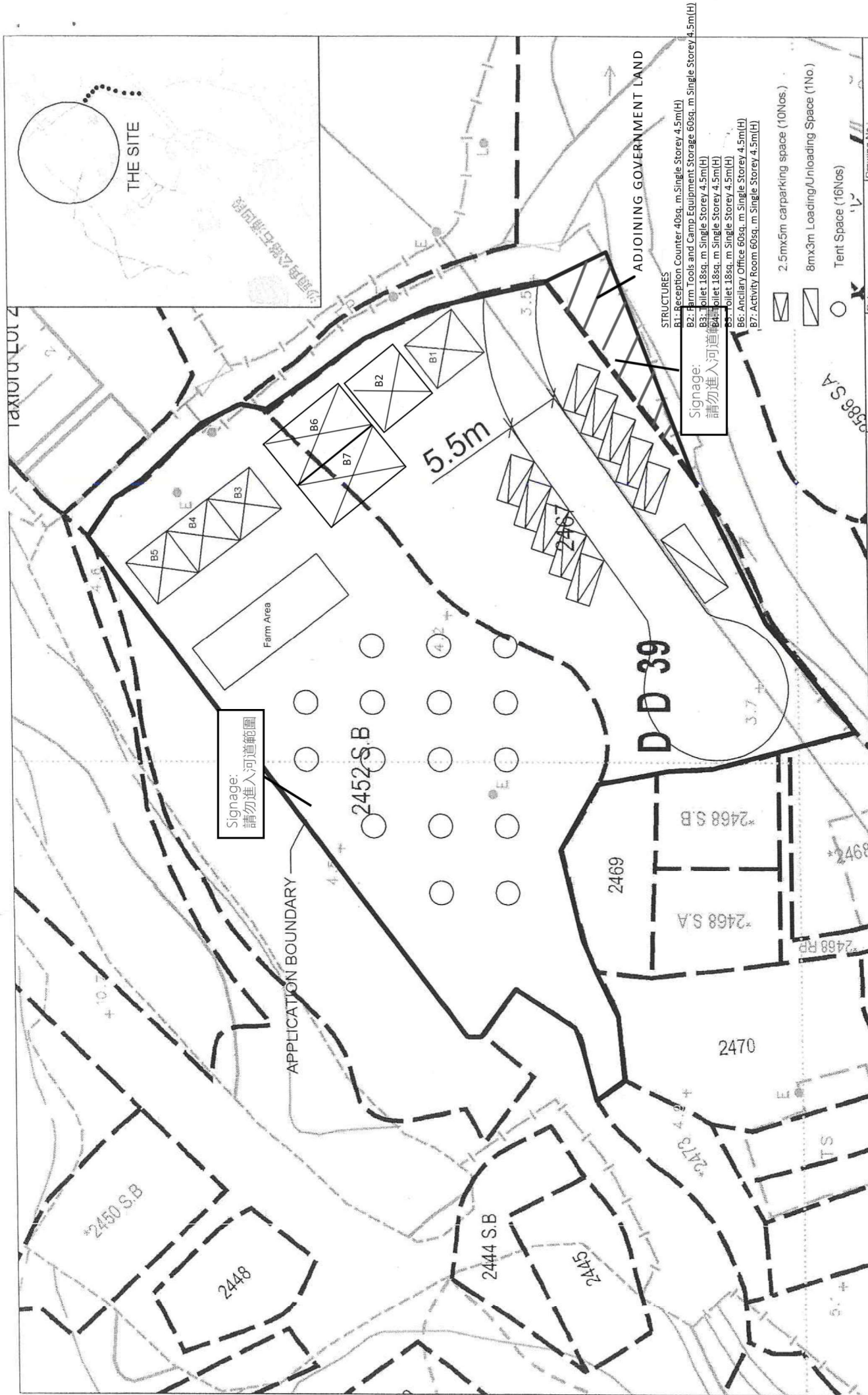
Please be advised that there would not be any impact to the watercourses. No shower and car washing activity shall be allowed on site. The sewage generated from the visitors shall be collected and disposed by fecal suction truck on a weekly basis. In addition, no holiday camping activities will be allowed within 3m to the watercourses. This will be ensured by erecting signages between the watercourses and the camping area to alert campers to stay away, and that staff will arrange campers to set tents in areas that are at least 3m away from the watercourses. Please see attachment - Master Layout Plan AFCD.

In addition, please kindly inform LandsD that the applicant, as promised, has already demolished and removed structures that were possibly erected by previous occupant/owner on government land in the southeast corner of Lot 2467. The applicant has also removed pots that were stacked on adjoining government land. Please see attached photos as evidence. On-site inspection is welcomed anytime. Please also note that structures on the other direction (along the boundary of Lot 2466) does not belong to the applicant or the owner of Lot 2467, and the applicant is in no position to demolish those structures.

Please do not hesitate to contact me if there is any further concerns.

Thank you and we look forward to hearing back from you soon.

Best regards,
Enrico Wong



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

寄件者: Enrico Wong
寄件日期: 2024年08月26日星期一 11:48
收件者: William Shu Tai WONG/PLAND
副本: Johnny Chung Yin LAM/PLAND; Katie Yuet Yee LEUNG/PLAND
主旨: Re: Application No. A/NE-LK/162 - Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in "V" Zone, Lots 2452 S.B (Part) and 2467 (Part) in D.D. 39 and Adjoining Government Land, Shek Chung Au, Sha Tau Kok
附件: LandsD_-2.jpg; LandsD_-3.jpg; LandsD_-1.jpg
類別: Internet Email

Dear William,

Please find the JPG photos. Thank you.

Best regards,
Enrico







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

寄件者: Enrico Wong
寄件日期: 2024年08月28日星期三 11:47
收件者: William Shu Tai WONG/PLAND
副本: Johnny Chung Yin LAM/PLAND; Katie Yuet Yee LEUNG/PLAND
主旨: Re: Application No. A/NE-LK/162 - Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in "V" Zone, Lots 2452 S.B (Part) and 2467 (Part) in D.D. 39 and Adjoining Government Land, Shek Chung Au, Sha Tau Kok
附件: IMG_8037.jpeg; IMG_8038.jpeg
類別: Internet Email

Dear William,

Two more photos for LandsD's reference. Thank you.

Best regards,
Enrico Wong





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

寄件者: Enrico Wong
寄件日期: 2024年09月11日星期三 14:56
收件者: William Shu Tai WONG/PLAND
副本:
主旨: Re: Application No. A/NE-LK/162 - Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 3 Years in "V" Zone, Lots 2452 S.B (Part) and 2467 (Part) in D.D. 39 and Adjoining Government Land, Shek Chung Au, Sha Tau Kok
附件: Further Information to departmental comments - 2024.9.11.pdf

Dear William,

Please find attached the Further Information the Applicant submits for the PlanD and other departments' consideration. Thank you.

Best regards,
Enrico

Please find below the applicant's reply to the departments concerned.

Lands D:

- STW and STT will be applied for temporary structures and government land covered by the planning application
- Fencing in government land covered by the planning application has been removed and photos provided
- Fencing in government land along the border of another Lot not covered by the planning application does not belong to Applicant, and the Applicant is in no position to deal with other's property. The applicant will continue to communicate with Lands D on the matter during the application of STT upon planning approval, if granted.
- Noted about Lands D's comment on STW and STT.

Environmental Protection Department:

No public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on site at any time during the planning approval period.

Further information related to the applicant's operation:

- Booking for campsite and carparking space via WhatsApp will be required in advance (usually at least one week ahead). Booking will be accepted on a first come first serve basis and be confirmed by payment. Booking for the date will stop once the maximum capacity of 16 camp and 10 carparking space is reached. No walk-in customers or visitors will be allowed, and booked customers must register at reception for entry. Only cars or light bus pre-registered with their plate numbers will be allowed entry. Gate will be usually closed to prevent unauthorised access.
- The maximum capacity of the campsite is 64 visitors.
- Three full time staff will be positioned in the campsite, handling check-in, cleaning and daily maintenance work etc.
- Light bus means 16 seater that may be hired by big group of customers, e.g. three families of friends etc. Customers will hire the light bus from third-party coach operators and the campsite does not provide any light bus services itself. The light bus shall leave the site once customers arrive to check-in and only come back for pick-up when they check-out.

We appreciate your consideration on the above matters.

Previous S.16 Application

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LK/119	Proposed Temporary Open Storage of Building Materials with Ancillary Office for a Period of 3 Years	13.9.2019 (on review)	R1 – R3

Rejection Reasons

- R1 The development was not in line with the planning intention of “Village Type Development” (“V”) zone which was to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone was primarily intended for development of Small Houses by indigenous villagers. It was also not in line with the planning intention of the “Agriculture” (“AGR”) zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There were no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13E) in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant government departments and local objections against the application; and the applicant has failed to demonstrate that the development would have no adverse traffic, environmental and drainage impacts on the surrounding areas.
- R3 The approval of the application would set an undesirable precedent for other similar applications within the “AGR” and “V” zones. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Traffic

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

- no comment on the application; and
- approval condition on the implementation of traffic management measures to his satisfaction shall be imposed.

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

- the proposed access arrangement of the Site should be commented and approved by Transport Department (TD);
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- the access road connecting the Site with the nearby public road is not and will not be maintained by his office. His Office should not be responsible for maintaining any access connecting the Site.

2. Drainage

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions should be imposed to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ ineffective during operation;
- the applicant should construct drains, at his own cost, to collect runoff water generated on site to an existing streamcourse in the vicinity; and
- the Site is in an area where public sewerage connection is not available.

3. Fire Safety

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

no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction.

4. Heritage Preservation

Comments of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office (CHE(AM), AMO):

Archaeological Perspective

- the Site falls entirely in the Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest (SAI). While the proposed works does not require site formation and land filling, it will involve construction of a drainage system which will require ground excavation by hand tools. After reviewing the location, scope of works and findings of previous archaeological surveys in the surrounding area, he has no objection in principle to the application;

Built Heritage Perspective

- it is noted that the Site is located in the vicinity of two Grade 3 Historic Buildings, namely (i) Law Uk, Shek Chung Au and (ii) Law Uk, Ancillary Block, Shek Chung Au (the Graded Buildings); and
- noting that the construction of the proposed drainage system only involves very minor excavation works to be carried out by hand tools, which would not affect the Graded Buildings in the vicinity, he has no adverse comment on the application from the built heritage perspective.

5. Nature Conservation

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

- his recent inspection revealed that Site is covered with common plant species. There is a watercourse located to the north of the Site and another watercourse located to the south of the Site which will flow to the Starling Inlet and mangroves were recorded at the estuary; and
- having reviewed the further information submitted by the applicant, he has no further comment on the subject application.

6. Other Departments

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

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW of BD);
- (b) Project Manager/North, Civil Engineering and Development Department (PM/N of CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO) of GEDD);
- (d) Commissioner of Police (C of P);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C of WSD); and
- (f) District Officer (North), Home Affairs Department (DO(N) of HAD).

Recommended Advisory Clauses

(a) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

- (i) the application site (the Site) comprises Old Schedule Agricultural Lots 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. No right of access via Government Land (GL) is granted to the Site;
- (ii) the following irregularities covered by the subject planning application have been detected by his office:

Unauthorised structures within the said private lots covered by the planning application

there are unauthorised structures on the private lot. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

Unlawful occupation of GL adjoining the said private lots covered by the planning application

the GL within the Site (about 95m² as mentioned in the application form) has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iii) the following irregularities not covered by the subject planning application has been detected by this office:

Unlawful occupation of GL not covered by the planning application

the GL adjoining the said private lots has been fenced off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

- (iv) the lot owner/applicant shall either (i) cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and the occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the detection of the unauthorised structures/occupation of GL and

administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.

- (b) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimize potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by Transport Department (TD);
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by his office. His Office should not be responsible for maintaining any access connecting the Site;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage system should be rectified if they are found inadequate/ ineffective during operation;
 - (ii) the applicant should construct drains, at his own cost, to collect runoff water generated on site to an existing streamcourse in the vicinity; and
 - (iii) the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the proposed use;

- (e) to note the comments of the Director of Fire Services (D of FS) that :
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iii) if there is an electric vehicle charging station involved, the applicant is reminded to make reference to the “Requirements for the Fireman’s Emergency Switch” issued by his department at **Appendix IVa**;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is required to implement good site practice to avoid adverse impact on the watercourse and natural habitats nearby;
- (g) to note the comments of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office (CHE(AM), AMO) that:
- (i) the applicant is required to inform AMO immediately when antiquities or supposed antiquities are discovered in the course of works; and
 - (ii) his comments on the proposed works (including drainage works) will be offered upon receiving any referrals from respective departments under the current internal monitoring mechanism for the protection of the historic buildings; and
- (h) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works (including containers/ open sheds as temporary building, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- (iv) for UBW erected on leased land, enforcement action may be taken by 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;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.

Appendix

Requirements for the Fireman's Emergency Switch

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.

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

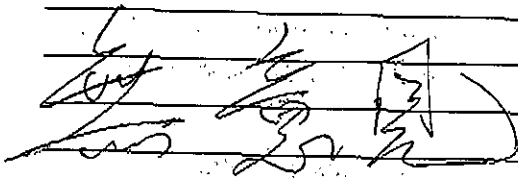
By Fax : 2877 0245 or 2522 8426

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-LK/162

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

簽署 Signature  日期 Date 2024.8.20

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-LK/162

意見詳情 (如有需要，請另頁說明)

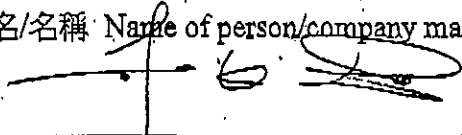
Details of the Comment (use separate sheet if necessary)

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

21 - 8 - 2024

From:
Sent: 2024-08-29 星期四 03:07:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LK/162 DD 39, Shek Chung Au Tent City SAI

Dear TPB Members,

154 withdrawn. Back with more details including Drainage and Transport assessments.

However it is now disclosed that:

The application site falls entirely within Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest ("SAI").

Considering the above, only the construction works of proposed drainage system involves very minor excavation works which can be carried out by hand tools instead of excavator, from which, it would not affect the Grade 3 historic building. Single-storey toilets and other facilities are above-ground container type which do not require excavation and site formation.

It is not appropriate that "SAI" be overrun with constant movement of vehicles and visitors.

The application should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 27 September 2023 2:14 AM HKT
Subject: A/NE-LK/154 DD 39, Shek Chung Au Tent City

A/NE-LK/154

Lots 2452 S.B (Part) and 2467 in D.D. 39, Shek Chung Au, Sha Tau Kok

Site area : About 3,264sq.m (3,359sq.mt including 95sq.mt Government Land)

Zoning: "VTD"

Applied use: 16 Tent Camp Sites / 11 Vehicle Parking

Dear TPB Members,

148 withdrawn, back with a slightly smaller footprint. More parking, fewer tents but no data on the issues of toilets, drainage, water supply, garbage removal, etc.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 16 November 2022 2:36 AM CST

Subject: A/NE-LK/148 DD 39, Shek Chung Au Tent City

A/NE-LK/148

Lots 2452 S.B (Part) and 2467 in D.D. 39, Shek Chung Au, Sha Tau Kok

Site area : About 3,450sq.m

Zoning: "VTD"

Applied use: 27 Camp Sites / 4 Vehicle Parking

Dear TPB Members,

Complete lack of supporting data. 27 Camp Sites??? Caravans or Tents???. Either could generate up to 100 guests. But no details on sewerage, drainage, cooking facilities, removal of garbage, etc. Parking facilities inadequate for a remote location.

Members should reject this application as an opportunistic, jump on the bandwagon enterprise.

Mary Mulvihill