

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H19/79

<u>Applicant</u>	: The Hong Kong Federation of Youth Groups (HKFYG)
<u>Site</u>	: A Strip of Government Land to the North of the HKFYG Stanley Holiday Camp, Stanley Bay, Hong Kong
<u>Site Area</u>	: 147.2 m ² (about)
<u>Land Status</u>	: Government Land
<u>Plan</u>	: Approved Stanley Outline Zoning Plan (the OZP) No. S/H19/12
<u>Zoning</u>	: “Government, Institution or Community” (“G/IC”)
<u>Application</u>	: Proposed Holiday Camp (Open Deck Extension and Boat Storage Area)

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed open deck extension with boat storage at a piece of government land in front of the HKFYG Stanley Holiday Camp at Stanley Bay (the Site) (**Plans A-1 and A-2**). According to the Notes of the OZP, ‘Holiday Camp’ is a Column 2 use within the “G/IC” zone which requires planning permission from the Town Planning Board (the Board).
- 1.2 The proposed extension is ancillary to the adjacent HKFYG Stanley Holiday Camp which was the subject of planning application No. A/H19/71 for ‘Holiday Camp’ use approved with conditions by the Metro Planning Committee (the Committee) of the Board on 17.4.2015. The proposed extension comprises an open deck with an area of 135.1m² above a one-storey boat storage of 123.5m² with a height of about 3.15m. According to the applicant, the proposed boat storage would accommodate about 20 kayaks with associated equipment. Waterfront steps will be provided to access the entrance of the boat storage which is situated in front of the Stanley Bay. The drawings and photomontages submitted by the applicant are at **Drawings A-1 to A-8**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 15.3.2019 (Appendix I)
- (b) Planning Studies Report (Appendix Ia)
- (c) Further information (FI) dated 27.6.2019 (Appendix Ib)
*(accepted and exempted from publication and
recounting requirement)*
- (d) FI dated 24.7.2019 (Appendix Ic)
*(accepted and exempted from publication and
recounting requirement)*
- (e) FI dated 12.8.2019 (Appendix Id)
*(accepted and exempted from publication and
recounting requirement)*

1.4 The application was originally scheduled for consideration by the Committee on 3.5.2019. On 3.5.2019, as requested by the applicant, the Committee agreed to defer a decision on the application for two months to allow time for preparation of FI to address comments from government departments. As the applicant submitted FI on 27.6.2019, the application is scheduled for consideration by the Committee at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are at **Appendices Ia to Id**. They can be summarised as follows:

- (a) The proposal is in line with the planning intention of “G/IC” zone which genuinely complements the facilities and caters the needs of the youth community patronizing the new HKFYG Stanley Holiday Camp. The proposal has received policy support from the Home Affairs Bureau (HAB).
- (b) According to the approved scheme, the basement of the approved HKFYG Stanley Holiday Camp would be utilised for sewage treatment plant room, sprinkler water tank, fire services water tank and pump rooms, in which there is limited area to further accommodate water sport equipment. With the selection of materials and greenings purposely incorporated to blend in with the natural and surrounding environment, the proposed deck extension, which is a horizontal structure, will impose minimal visual impact on the scenic value of the area. It can help to promote a green and sustainable lifestyle. Users will be able to receive adventure training and knowledge under a natural and open environment. The proposal will incorporate a purposed-built waterfront steps for better and safe access to the beachfront coastline area. It is anticipated that the proposed development would not cause adverse traffic or environmental impacts as it is to cater for the same group of users using the new HKFYG Stanley Holiday Camp.

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

As the Site involves government land only, the “owner’s consent/notification” 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. 31A) is not applicable to the application.

4. Previous Application

There is no previous application covering the Site.

5. Similar Application

The applicant has submitted a similar application (No. A/H19/71) for ‘Holiday Camp’ use to redevelop the HKFYG Stanley Holiday Camp adjacent to the Site, which comprises a 4-storey building with 12 dormitory rooms and will provide water and land sports as well as day/overnight camp facilities to serve the youth and the community. The application was approved with conditions by the Committee on 17.4.2015. Details of the application is at **Appendix II** and shown on **Plan A-1**.

6. The Site and Its Surrounding Areas (Plans A-1 and A-2, Aerial Photo on **Plan A-3 and Photos on **Plans A-4 and A-5**)**

6.1 The Site is a vacant rocky bay situated on the coast of Stanley Bay. It is accessible via a footpath from Wong Ma Kok Path without vehicular access.

6.2 The surrounding areas have the following characteristics:

- (a) the area is generally a cluster of low-rise ‘Government, Institution and Community’ (GIC) developments comprising the HKFYG Stanley Holiday Camp to the immediate south, the St. Stephen’s Beach Water Sports Centre operated by the Leisure and Cultural Services Department to the east and the Hong Kong Sea Cadet Corps Jubilee Centre to the west;
- (b) to the further west is coastal protection area and to the further south is the wooded mountain ridge; and
- (c) St. Stephen’s Beach is located to the north-east of the Site which is well visited by public and tourists.

7. Planning Intention

The “G/IC” zone is intended primarily for the provision of GIC facilities to serve the needs of local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the

Government, organisations providing social services to meet community needs, and other institutional establishments.

8. Comments from Relevant Government Departments

8.1 The following government departments have been consulted and their views on the application are summarised as follows:

Policy Aspect

8.1.1 Comments of the Secretary for Home Affairs (S for HA):

Given the open deck extension and boat storage area proposed by HKFYG is in line with the policy objective, notably the provision of sports and recreational facilities in the territory, HAB has given policy support for the proposed extension of the HKFYG Stanley Holiday Camp.

Land Administration

8.1.2 Comments of the District Lands Officer/Hong Kong West & South, Lands Department (DLO/HKW&S, LandsD):

- (a) major part of the Site lies on unleased and unallocated government land, i.e. beach and slipway area;
- (b) remaining part of the Site slightly encroaches onto the western part of the non-exclusive right of way (being used as an access to the sea) of Short Term Tenancy No. SHX-988 for the purposes of sailing training centre; and
- (c) the applicant is reminded that a detailed proposal should be submitted to LandsD for consideration and obtain the necessary approval before implementation of the proposal. Upon receipt of detailed application with policy support being given by HAB, LandsD will consider the application in accordance with applicable policy and practice and there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion.

Traffic Aspect

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

- (a) no comment on the application; and
- (b) according to the Planning Studies Report, the proposed deck

extension cum storage area would not generate additional traffic since it is to cater for the same group of participants utilising the new holiday camp.

Environmental Aspect

8.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) based on the information provided, we consider that there would be no adverse environmental impact as a result of the proposed development since the proposed development is small in scale (only 135m²) and the proposed use is not polluting in nature (boat storage). As such, we have no objection to the planning application and no approval condition is required by Environmental Protection Department; and
- (b) notwithstanding the above, since the proposed development is located at the coastline of Stanley Bay, the applicant is advised to observe and properly implement the relevant measures in “ProPECC PN 1/94 – Construction Site Drainage” to minimize the potential water quality impact at the construction stage, and properly install gully grates at the proposed open deck to prevent rubbish from entering storm drains or nearby water bodies at the operation stage.

Visual Aspect

8.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) the Site is situated on the visually sensitive coastline of Stanley Bay, which together with its green backdrop, has high landscape and scenic values of the area. Apart from the Stanley old town, the existing seaside buildings immediately abutting the coastline of Stanley Bay are of low-rise nature ranging from 1 to 2 storeys; and
- (b) the proposal is for a one-storey open deck extension of about 135.1m² and boat storage area of about 30.5m(L) x 5.3m(W) x 3.15m(H). It is of low-rise nature which is generally in keeping with the coastline setting. Nonetheless, it has a relatively long and blank frontage of about 30.5m. Given the area is of high landscape and scenic values, the applicant is advised to give due consideration to the frontage treatment.

8.1.6 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- (a) no comment from architectural and visual impact point of view; and

- (b) based on the information provided, the proposed open deck extension and boat storage area is considered compatible with surrounding areas.

Landscape Aspect

8.1.7 Comments of CTP/UD&L, PlanD:

- (a) no objection to the application from the landscape planning perspective;
- (b) according to the submitted information and site photo records, the Site is currently occupied by a temporary structure and covered by rocks near the coastline. With reference to the aerial photo, 1 no. of existing tree is observed within the site boundary. Nevertheless, the applicant reported this existing tree, i.e. *Ficus mircocarpa*, which had been proposed to be retained in the approved application No. A/H19/71, was recently collapsed due to Super Typhoon Mangkhut. Furthermore, this incident had been informed to LandsD. As such, adverse landscape impact due to the proposed development is not anticipated. Similar low-rise activity centres are scattered along the beach and the proposed development is considered not incompatible with the existing landscape character;
- (c) should the Committee approve the application, landscape condition is not recommended as there is inadequate space for quality landscaping within the Site; and
- (d) other detailed comments on the submission:
 - i. the applicant is reminded to provide adequate soil volume and irrigation provision for the planting areas; and
 - ii. the applicant should review if the proposed plant species are suitable for the coastal environment.

Building Aspect

8.1.8 Comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (CBS/HKE&H, BD):

- (a) no objection to the application;
- (b) as the Site does not abut any specified street not less than 4.5m wide, the development intensity including the height of a building, the maximum site coverage (SC) and maximum plot ratio (PR) permitted shall be determined by the Building Authority (BA) under the Regulation 19(3) of the Building (Planning)

Regulations (B(P)R). In making a determination under B(P)R 19(3), BA will take into considerable factors relating to safety, traffic, servicing access, drainage discharge capacity and comments from relevant government departments. In this connection, we reserve further comments on the PR and SC until formal submission stage;

- (c) provision of access and facilities for persons with a disability should be complied with the requirements under B(P)R 72; and
- (d) detailed comments on compliance with the Buildings Ordinance would be given upon formal building plans submission.

Fire Safety Aspect

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

- (a) no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of its department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (b) as no details of the emergency vehicular access (EVA) have been provided, comments could not be offered by its department at the present stage. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the *Code of Practice for Fire Safety in Building 2011* which is administrated by BD.

Leisure and Recreational Aspects

8.1.10 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) no objection to the application, subject to the open deck will not induce danger or adverse impact to the nearby water sports centres/public users, and the infrastructure of the deck is strong enough to withstand the adverse weather in view of the serious damages of the adjacent beaches and water sports centres after super typhoons in the past years; and
- (b) no comment on the application regarding the impact on the St. Stephen's Beach Water Sports Centre.

Licensing

8.1.11 Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), HAD):

- (a) no objection to the application;
- (b) the applicant should submit a copy of the occupation permit for the proposed holiday camp together with the open deck extension with boat storage area when making an application under the Hotel and Guesthouse Accommodation Ordinance (HAGAO); and
- (c) the licensing requirements will be formulated after inspections by his Building Safety Unit and Fire Safety Team upon receipt of an application under HAGAO.

District Officer's View

8.1.12 Comments of the District Officer (Southern) (DO(S)), HAD:

- (a) no comment on the application; and
- (b) he did not receive any comment from the public during the publication period.

8.2 The following departments have no comment on / no objection to the application:

- (a) Chief Highway Engineer/Hong Kong, Highways Department;
- (b) Director of Agriculture, Fisheries and Conservation (DAFC);
- (c) Director of Marine;
- (d) Antiquities and Monuments Office, Development Bureau;
- (e) Director of Electrical and Mechanical Services;
- (f) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (g) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (h) Chief Engineer/Construction, Water Supplies Department; and
- (i) Commissioner of Police.

9. Public Comment Received during Statutory Publication Period

On 22.3.2019, the application was published for public inspection. During the first 3 weeks of the statutory public inspection period, which ended on 12.4.2019, two public comments were received from individuals. Whilst one commenter supported the application to promote healthy life style, the other commenter raised objection to the application on the ground that the proposed ancillary facilities should be restricted within the HKFYG's site and that the proposed extension would restrict public access to the beach area (**Appendix III**).

10. Planning Considerations and Assessment

- 10.1 The application is to seek planning permission for an open deck extension with an area of 135.1m² and a boat storage underneath (123.5m² in area) to the immediate north of the HKFYG Stanley Holiday Camp which is the subject of a previously approved application No. A/H19/71. According to the applicant, as there is limited area in the proposed HKYSG Stanley Holiday Camp to accommodate the water sport equipment, the proposed extension is to meet the operational and training needs of the HKFYG Stanley Holiday Camp. As such, the proposed extension is in line with the planning intention of the “G/IC” zone. S for HA has also given his policy support to the proposed extension.
- 10.2 In view of its small scale, the proposed extension is considered not incompatible with the surrounding area, which is mainly a cluster of low-rise GIC developments. It is also not envisaged that the proposed extension would have any significant traffic, environmental, visual and landscape impacts. Relevant government departments including C for T, DEP, DAFC, CA/CMD2, ArchSD and CTP/UD&L have no objection to or no adverse comment on the application. As for D of FS’s concern on fire service installations and water supplies for firefighting, it will be deal with at the building plan submission stage.
- 10.3 Regarding the adverse public comment, the assessment above is relevant. It should also be noted that the Site does not fall within any gazetted beach area.

11. Planning Department’s Views

- 11.1 Based on the assessment made in paragraph 10 above and, having taken into account the public comments mentioned in paragraph 9, PlanD has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 16.8.2023, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following advisory clauses are suggested for Members’ reference:

Advisory Clauses

The recommend advisory clauses are attached at **Appendix IV**.

- 11.3 There is no strong reason to recommend rejection of the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application form received on 15.3.2019
Appendix Ia	Planning Studies Report
Appendix Ib	FI dated 27.6.2019
Appendix Ic	FI dated 24.7.2019
Appendix Id	FI dated 12.8.2019
Appendix II	Similar Application
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawings A-1 to A-3	Layout Plans submitted by the applicant
Drawings A-4 to A-6	Section Plans submitted by the applicant
Drawings A-7 to A-8	Photomontages submitted by the applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 and A-5	Site Photos

**PLANNING DEPARTMENT
AUGUST 2019**