

**Previous Application covering the Application Site
on South Lantau Coast Outline Zoning Plan**

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/SLC/148	Proposed filling of land (1.2m) for permitted agricultural use	26.1.2018	R1 – R3

Rejection Reasons

- R1. There is insufficient information in the submission to justify the need for 1.2m land filling for permitted agricultural use.
- R2. The applicant fails to demonstrate that the proposed filling of land will not have adverse ecological and landscape impacts on the surrounding areas.
- R3. Approval of the application would set an undesirable precedent for similar applications within the “Coastal Protection Area” zone and the cumulative effect of approving such applications would lead to a general degradation of the natural environment of the area.

**Similar s.16 Application in the vicinity of the Site and within the same “CPA” zone
on the South Lantau Coast Outline Zoning Plan**

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/SLT/28	Holiday Camp to include Various Recreational Facilities	24.1.1992	R1 – R2

Rejection Reasons

- R1. The go-cart racing activity in the proposed development would cause excessive noise nuisance to the village, school and playground in its close proximity.
- R2. The motor oil and petrol contamination in the operation of the go-cart racing facility would cause environmental pollution to the nearby water course and Pui O Beach.

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/SLT/29	Holiday Camp to include Various Recreational Facilities	22.5.1992	A1 – A3, A9
A/SLT/47	Holiday Camp	12.7.1996	A1 – A6, A9
A/SLC/88	Holiday Camp to include Various Recreational Facilities	6.6.2008	A1 – A3, A5 – A9
A/SLC/155	Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and Excavation of land (Sewage and Drainage Facilities)	20.12.2019	A2 – A4, A6, A7, A9 – A13

Approval Conditions

- A1. the submission of a master layout plan, including the details of the design of the buildings and an implementation programme of the proposed development
- A2. the submission and/or implementation of a landscape plan and/or including the tree felling/replanting proposal

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- A3. the provision of sewage treatment and disposal facilities / sewage treatment facilities / wastewater treatment facilities / septic tank
- A4. the provision / submission and implementation of drainage facilities / proposal
- A5. the provision of emergency vehicular access to the site
- A6. the provision / submission and implementation of car-parking spaces and loading/unloading facilities / proposal
- A7. the provision of water supplies for firefighting and fire service installations
- A8. the submission and implementation of archaeological mitigation measures
- A9. the permission shall cease to have effect on XX.XX.XXXX unless prior to the said date either the development hereby permitted is commenced or this permission is renewed
- A10. no more than 10 caravans, as proposed by the applicant, is allowed to be provided on-site at any time during the planning approval period
- A11. no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period
- A12. access shall be provided within the site for Lots No. 638, 643, 644, 645 and 646 in D.D. 316L, as proposed by the applicant, at all times during the planning approval period
- A13. upon the expiry of the planning permission, the reinstatement of the application site to an amenity area

Recommended Advisory Clauses

1. to note the comment of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that the Lot is held under Block Government Lease for agricultural use. No structure shall be erected on the Lot without his prior approval;
2. to note the comment of the Commissioner for Transport that the existing access roads in the vicinity of the Site are not managed by the Transport Department (TD);
3. to note the comment of the Chief Highway Engineer/NT East, Highways Department (HyD) that the road fronting the Site is not maintained by HyD;
4. to note the comment of the Director of Environmental Protection that:
 - (a) the proposed holiday camp itself is an air sensitive use, sufficient buffer distance for road and chimney emission in Table 3.1 of Hong Kong Planning Standards and Guidelines (HKPSG) should be provided. Prior agreement with TD on the type of road for the determination of the buffer distance required for roads should be sought and documented;
 - (b) the applicant should also pay attention that according to Section 5.3.2 of the HKPSG, no new discharge outlet, either storm or foul drain, nor any soakaway pit for effluent disposal should be located within 100m of the boundaries of any gazetted beach in any direction, including rivers and streams; and
 - (c) to observe and comply with the prevailing guidelines & legislative requirements on waste management issues arising from the proposed development;
5. to note the comments of the Director of Fire Services that:
 - (a) as there is no information related to the provision of fire service installations (FSI), comment on the aspect of FSI cannot be made at the moment. Licensing requirements will be imposed upon receipt of formal licence application;
 - (b) the applicant is advised to observe the following guidelines and conditions which are available on the website of the Office of the Licensing Authority of Homes Affairs Department:
 - (i) A Layman's Guide to Licence Applications under the Hotel and Guesthouse Accommodation Ordinance;
 - (ii) A Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under the Hotel and Guesthouse Accommodation Ordinance; and
 - (iii) General Licensing Conditions for Caravan Camp Site providing short-term sleeping accommodation.
6. to note the comments of the Chief Building Surveyor/New Territories East(1) & Licence, Buildings Department (CBS/NTE(1)&L, BD) that:
 - (a) if the proposed development involves building works, prior approval and consent should be obtained from the Building Authority (BA). In this connection, the following should be observed:

- (i) the permissible site coverage (SC) and plot ratio (PR) of the development(s) / building(s) should comply with Regulations 20 and 21 of the Building (Planning) Regulations (B(P)R);
 - (ii) if the Site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the BA under B(P)R19(3) upon formal submission of building plans to BD;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R5 and 41D respectively;
 - (iv) detailed comments under Buildings Ordinance (BO) on the private development(s) / building(s) such as permissible PR, SC, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;
- (b) if there are existing structures which had been erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under this application;
- (c) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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;
- (d) if the proposed use under application is subject to the issue of a licence, please be reminded that the building safety and other relevant requirements as may be imposed by the licensing authority would need to be complied with; and
- (e) in connection with the drainage/sewage proposal, the applicant's attention is drawn to the provisions of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, in particular its Regulations 40 and 41;
7. to note the comment of the Chief Officer (Licencing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), OLA, HAD) that:
- (a) for the proposed caravan holiday camp with provision of short-term sleeping accommodation at a fee, if their mode of operation falls within the definition of 'hotel' or 'guesthouse' under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (the 'HAGAO'), a licence under the HAGAO must be obtained before operation;
 - (b) the applicant is strongly advised to observe the 'General Licensing Conditions for Caravan Camp Site providing short-term sleeping accommodation' and 'A Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349)' (the Guide) available in the website of the Office of Licensing Authority. Particular attention should be drawn to the requirements of site location as set out in the Guide;

- (c) for any structure which constitutes as 'building works' or 'building' under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Buildings Authority (BA) or a Certificate of Compliance issued by Lands Department when making an application under the HAGAO; and
 - (d) detailed licensing requirements will be formulated upon receipt of application under HAGAO.
8. to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(AM), AMO), Development Bureau that the applicant is required to inform AMO the construction schedule for his site inspection and inform AMO immediately if antiquities or supposed antiquities are discovered within the Site.