

MPC Paper No. A/H19/79A
For Consideration by the
Metro Planning Committee
on 16.8.2019

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**

Appendix II of
MPC Paper No. A/H19/79A

Similar s.16 Application within the "G/IC" Zone

Approved Application

Application No.	Location	Proposed Use(s)	Date of Consideration	Approval Conditions
A/H19/71	HKFYG Stanley Outdoor Activities Centre (STT No. SHX-9)	Proposed Holiday Camp Redevelopment	17.4.2015	A1 & A2

Approval Conditions

- A1 The provision of fire service installations to the satisfaction of the D of FS or of the TPB
- A2 The submission and implementation of tree preservation and landscape proposals to the satisfaction of the Director of Planning or of the TPB

Appendix IV of
MPC Paper No. A/H19/79A

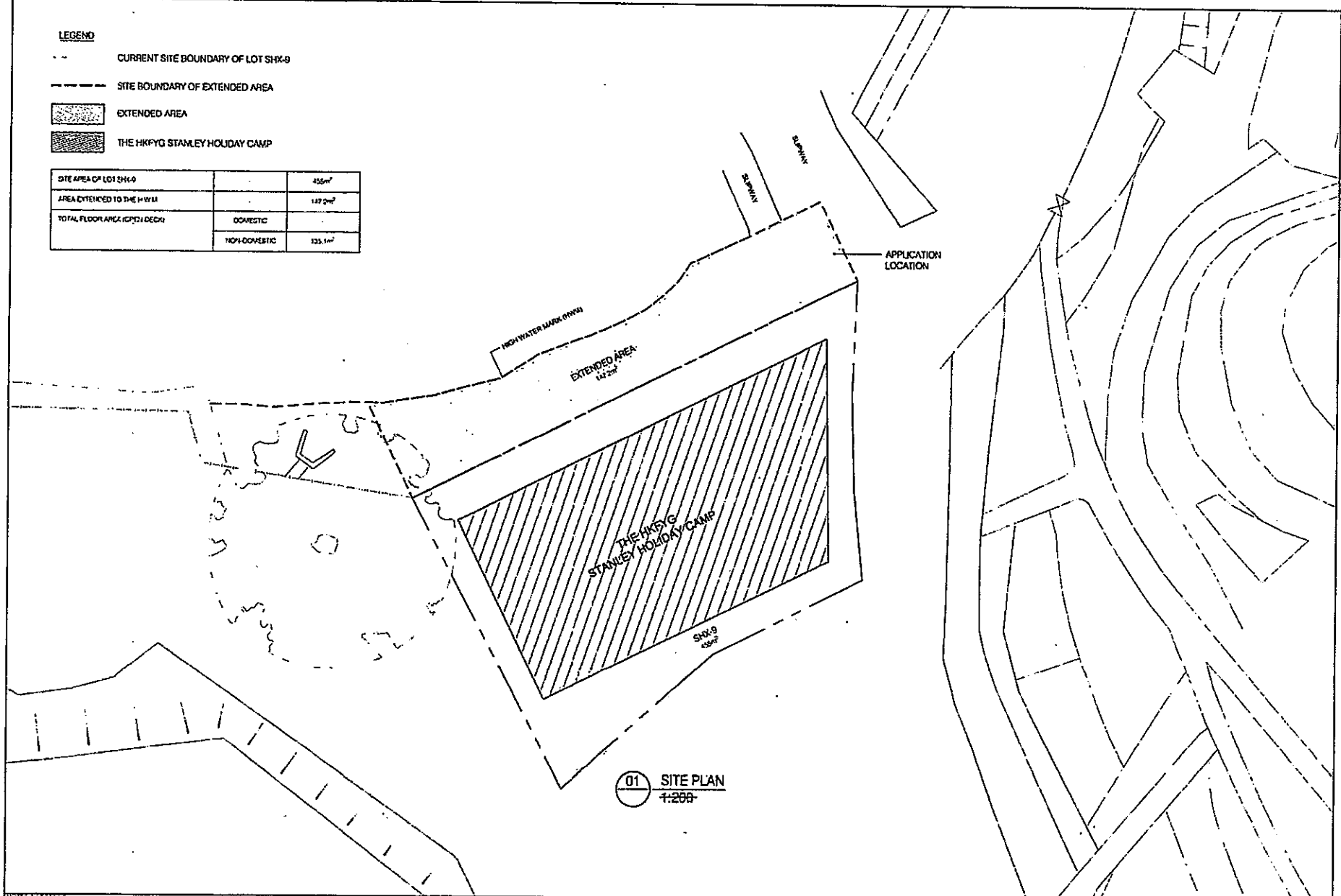
Advisory Clauses

- (a) to apply to the District Lands Officer/Hong Kong West & South, Lands Department for land application;
- (b) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department regarding the requirements under the Building (Planning) Regulations during building plan submission;
- (c) to note the comments of the Director of Environmental Protection regarding the potential water quality impacts;
- (d) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans and to observe the requirement of emergency vehicular access as stipulated in Section 6, Part D of the *Code of Practice for Fire Safety in Building 2011*;
- (e) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department on the frontage treatment and landscape design; and
- (f) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department on the licensing requirements.

LEGEND

- - - CURRENT SITE BOUNDARY OF LOT SHK-9
- SITE BOUNDARY OF EXTENDED AREA
- [Stippled Box] EXTENDED AREA
- [Hatched Box] THE HKPYG STANLEY HOLIDAY CAMP

SITE AREA OF LOT SHK-9		456m ²
AREA EXTENDED TO THE H/W/LL		142.2m ²
TOTAL FLOOR AREA (G/F/D1/D2/D3)	DOMESTIC	
	NON-DOMESTIC	133.1m ²



01 SITE PLAN
1:200

NOTES & LEGENDS

FOR MORE INFORMATION, PLEASE CONTACT THE ARCHITECTURE COMPANY.
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REV.	DATE	REMARKS

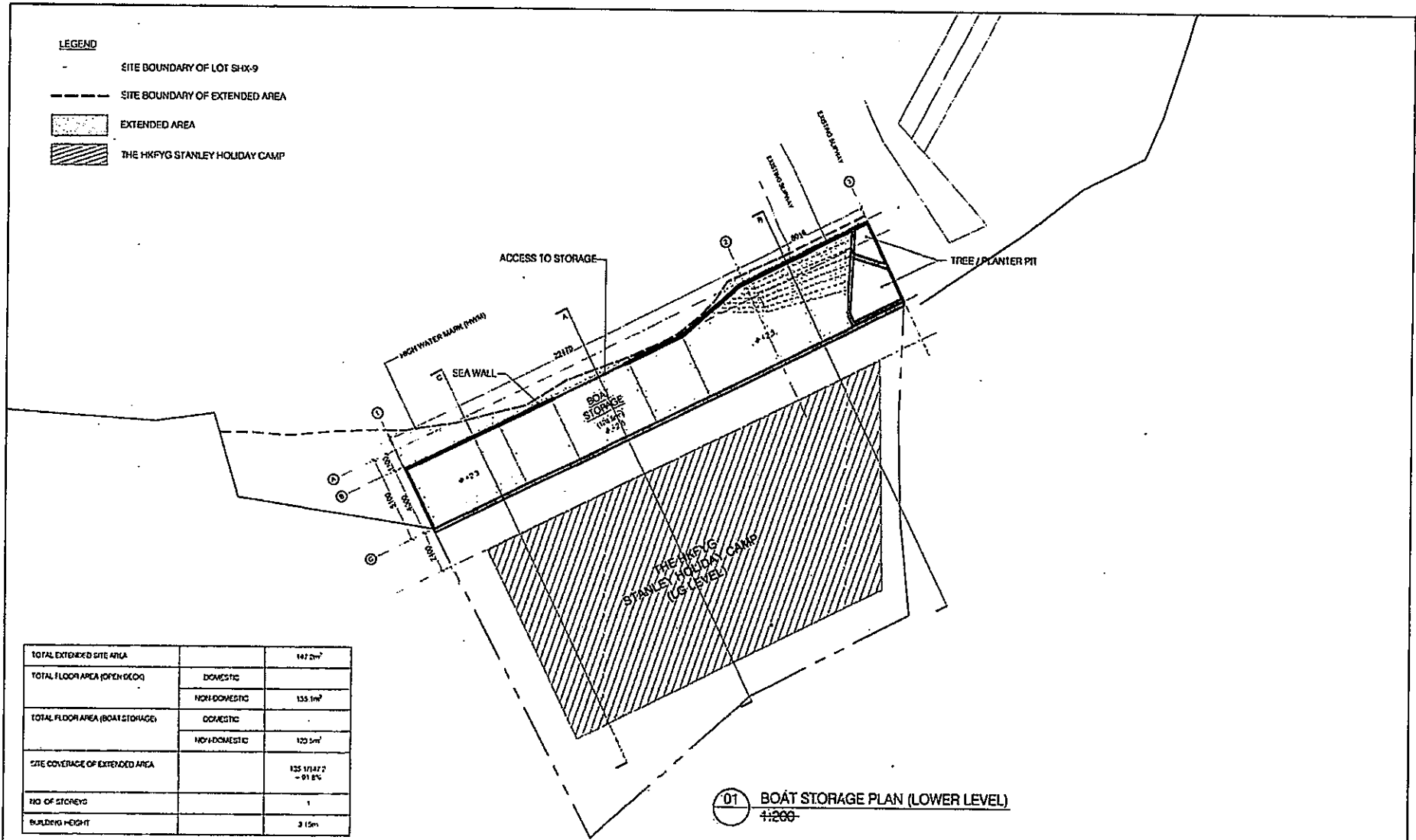
PROJECT NO.	161002	PROJECT NAME	161002-EXA-02
CLIENT	THE HONG KONG FEDERATION OF YOUTH GROUPS	DESIGNER	ARCH
PROJECT NAME	THE HKPYG STANLEY HOLIDAY CAMP	DATE	JULY 25, 2019
SCALE	1:200	DRAWN BY	RL

(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H19/79	繪圖 DRAWING A - 1
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LEGEND

- SITE BOUNDARY OF LOT SH-X-9
- - - SITE BOUNDARY OF EXTENDED AREA
- [Stippled Area] EXTENDED AREA
- [Hatched Area] THE HKFYG STANLEY HOLIDAY CAMP



TOTAL EXTENDED SITE AREA		147.2m ²
TOTAL FLOOR AREA (OPEN DECK)	DOMESTIC	
	NON-DOMESTIC	135.1m ²
TOTAL FLOOR AREA (BOAT STORAGE)	DOMESTIC	
	NON-DOMESTIC	122.5m ²
SITE COVERAGE OF EXTENDED AREA		135.1/147.2 = 91.8%
NO. OF STOREYS		1
BUILDING HEIGHT		3.15m

01 BOAT STORAGE PLAN (LOWER LEVEL)
1:200

NOTES & LEGENDS

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. THE PROPOSED BOAT STORAGE AREA IS SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES.
3. THE PROPOSED BOAT STORAGE AREA IS SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES.



NO.	DATE	REVISIONS

THE HONG KONG FEDERATION OF YOUTH GROUPS
PROJECT NAME:
THE HKFYG STANLEY HOLIDAY CAMP

LAYOUT OF THE PROPOSED
BOAT STORAGE AREA -
EXTENDED AREA PLAN
(LOWER LEVEL)





PROJECT NO.	18HK02	PROJECT NAME	181902/02A
DATE	1:200 (SCALE)	DATE	18/06/2018
DATE	JUN 25, 2019	DATE	PL

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

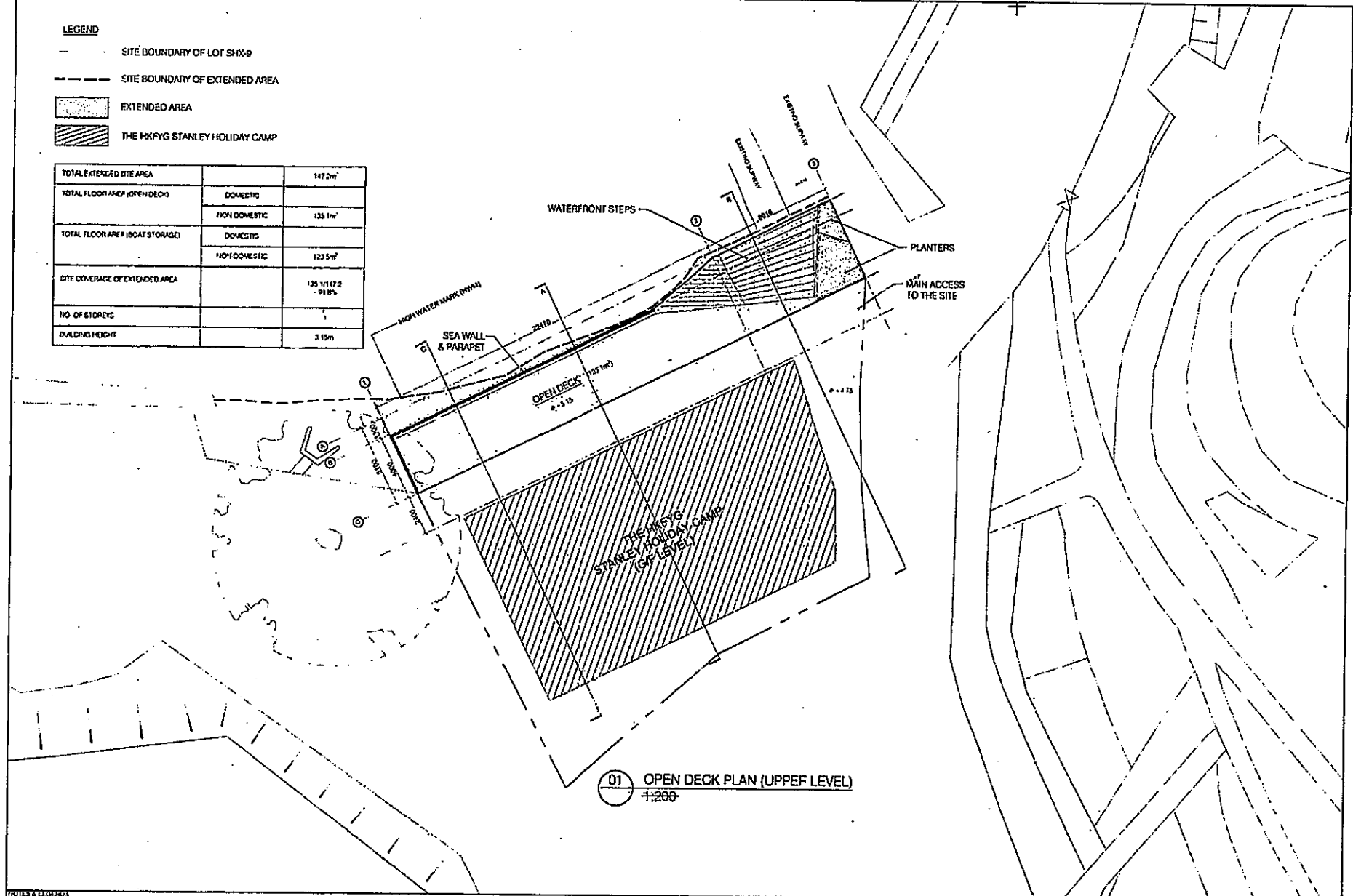
參考編號
REFERENCE No.
A/H19/79

繪圖
DRAWING
A - 2

LEGEND

-  SITE BOUNDARY OF LOT SH-K-9
-  SITE BOUNDARY OF EXTENDED AREA
-  EXTENDED AREA
-  THE HKFYG STANLEY HOLIDAY CAMP

TOTAL EXTENDED SITE AREA		147.2m ²
TOTAL FLOOR AREA (OPEN DECK)	DOMESTIC	
	NON-DOMESTIC	135.1m ²
TOTAL FLOOR AREA (BOAT STORAGE)	DOMESTIC	
	NON-DOMESTIC	123.5m ²
SITE COVERAGE OF EXTENDED AREA		135.1/147.2 91.8%
NO. OF STOREYS		1
BUILDING HEIGHT		3.15m



01 OPEN DECK PLAN (UPPER LEVEL)
1:200

NOTES & COMMENTS
 1. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 3. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

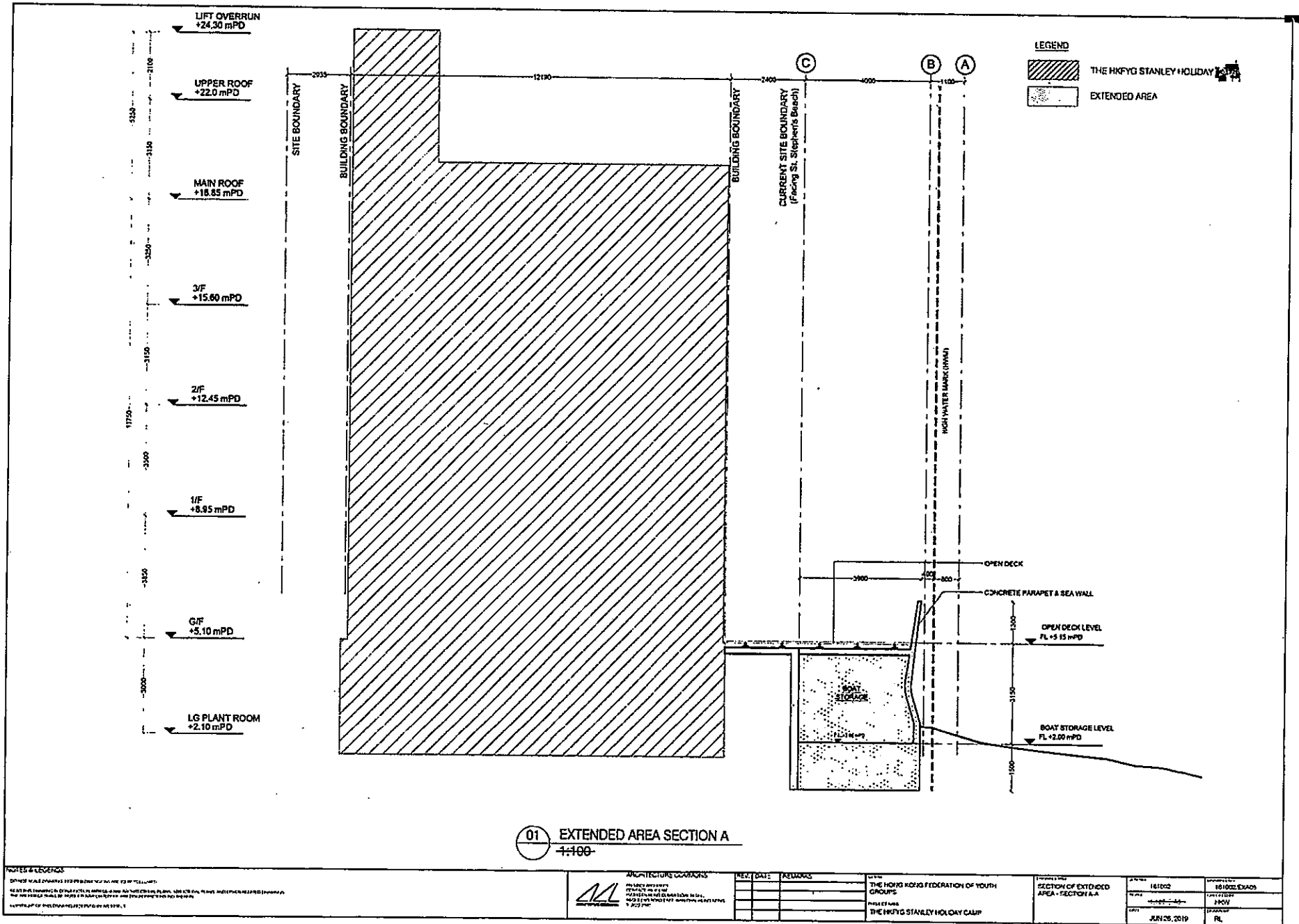
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NO.	DATE	REMARKS

PROJECT NAME	THE HONG KONG FEDERATION OF YOUTH GROUPS
PROJECT NO.	181002
DATE	JULY 25, 2019
SCALE	1:200
PROJECT NO.	181002.DWG3
DATE	JULY 25, 2019
SCALE	PL

(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H19/79	繪圖 DRAWING A - 3
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01 EXTENDED AREA SECTION A
1:100

NOTES & LEGENDS
 OTHER SCALE DIMENSIONS FOR FINISHING WORK TO BE AS SHOWN
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 THE HORIZONTAL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
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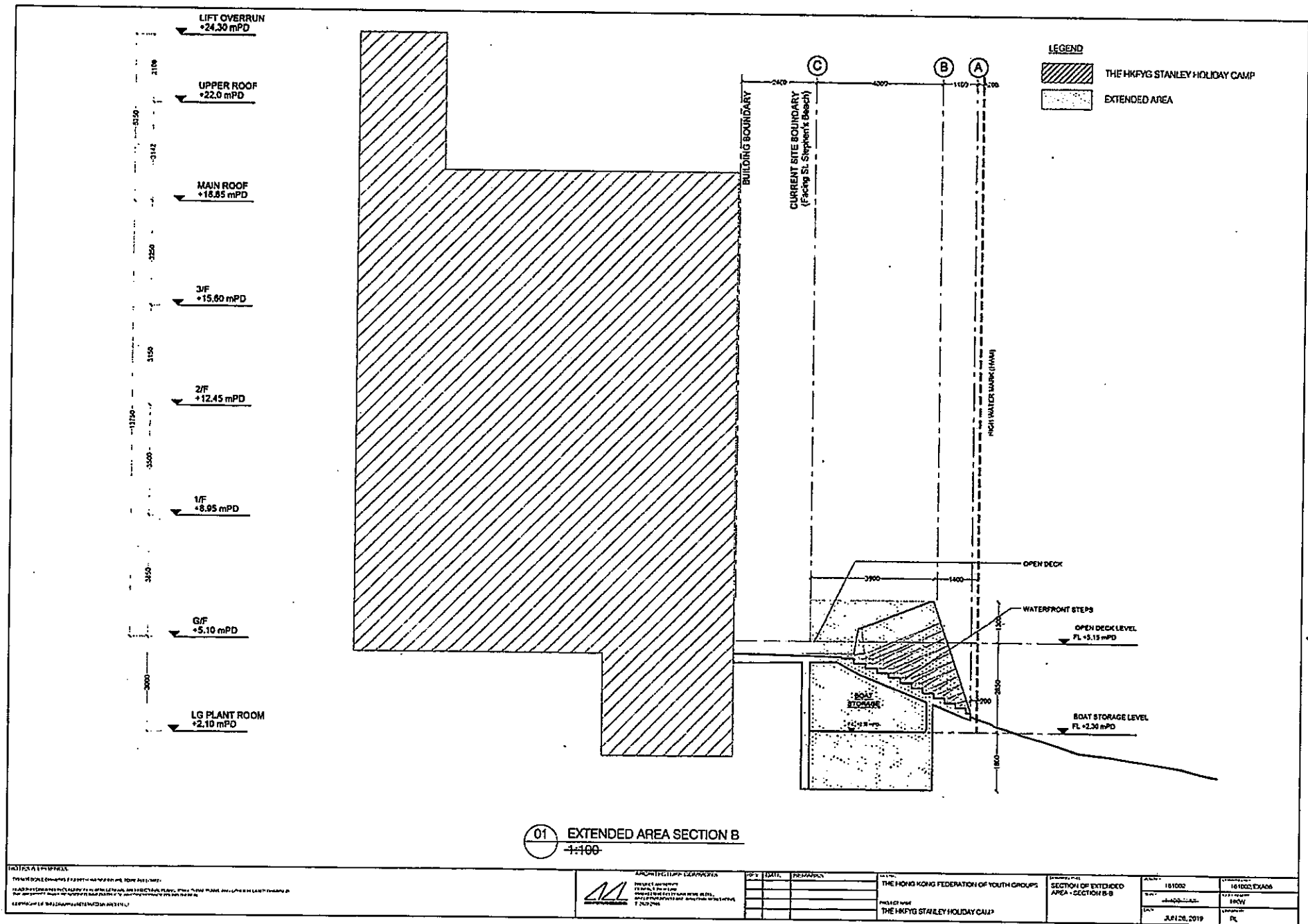
REV.	DATE	REVISIONS

THE HONG KONG FEDERATION OF YOUTH GROUPS
 THE HKFYG STANLEY HOLIDAY CAMP

PROJECT NO.	DATE	SCALE
SECTION OF EXTENDED AREA - SECTION A-A	161002	1:100 (SEE EXAS)
DATE	JUN 26, 2019	FL

(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H19/79	繪圖 DRAWING A - 4
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01 EXTENDED AREA SECTION B
1:100

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

ARCHITECT: M. L. LEE ARCHITECTS
1/F, 100, QUEEN'S ROAD EAST, HONG KONG
TEL: (852) 2522 2222
F: (852) 2522 2222

NO.	DATE	REVISION

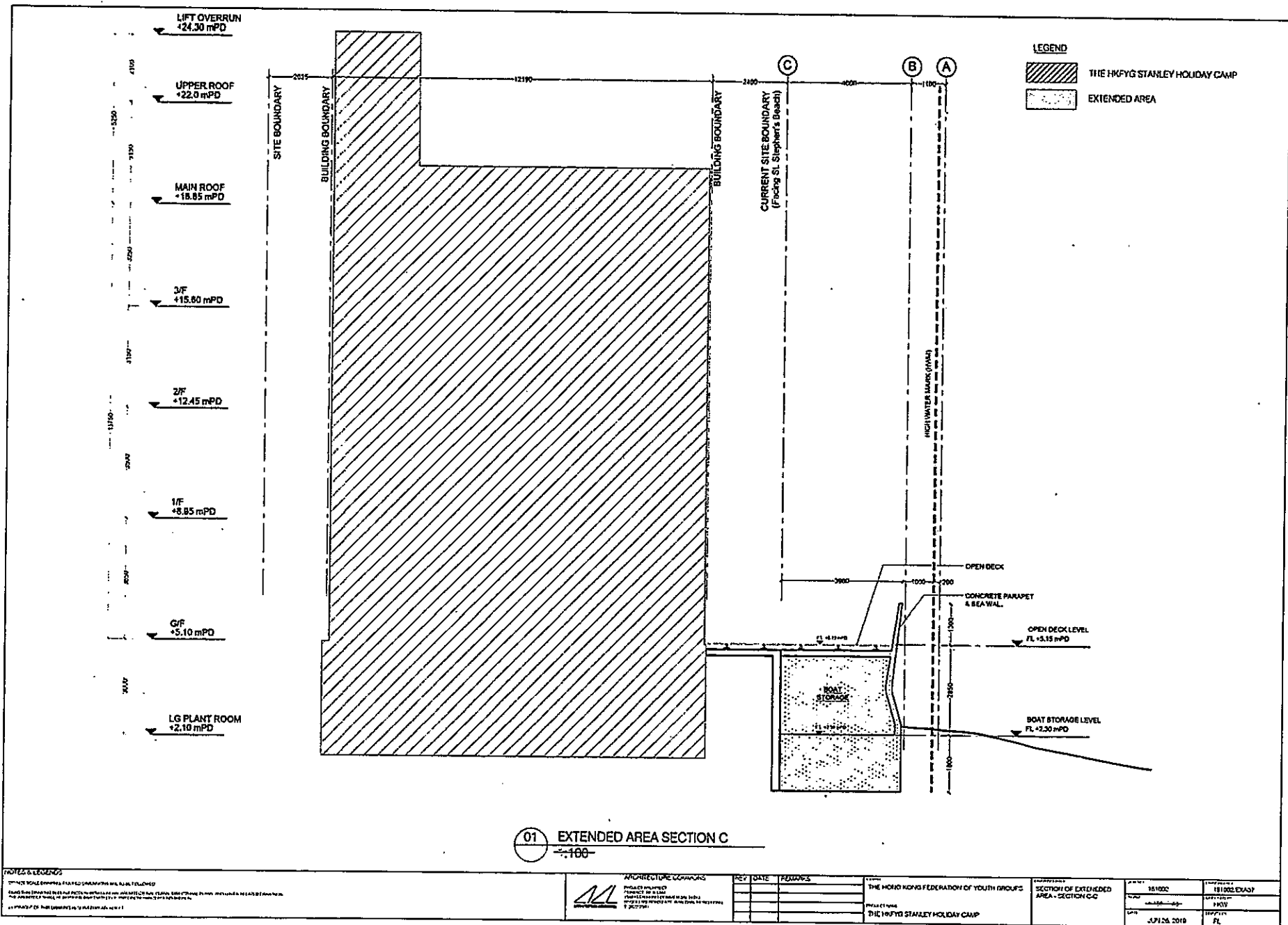
PROJECT NO.:
THE HONG KONG FEDERATION OF YOUTH GROUPS
PROJECT NAME:
THE HKFYG STANLEY HOLIDAY CAMP

NO.	DATE	REVISION

參考編號
REFERENCE No.
A/H19/79

繪圖
DRAWING
A - 5

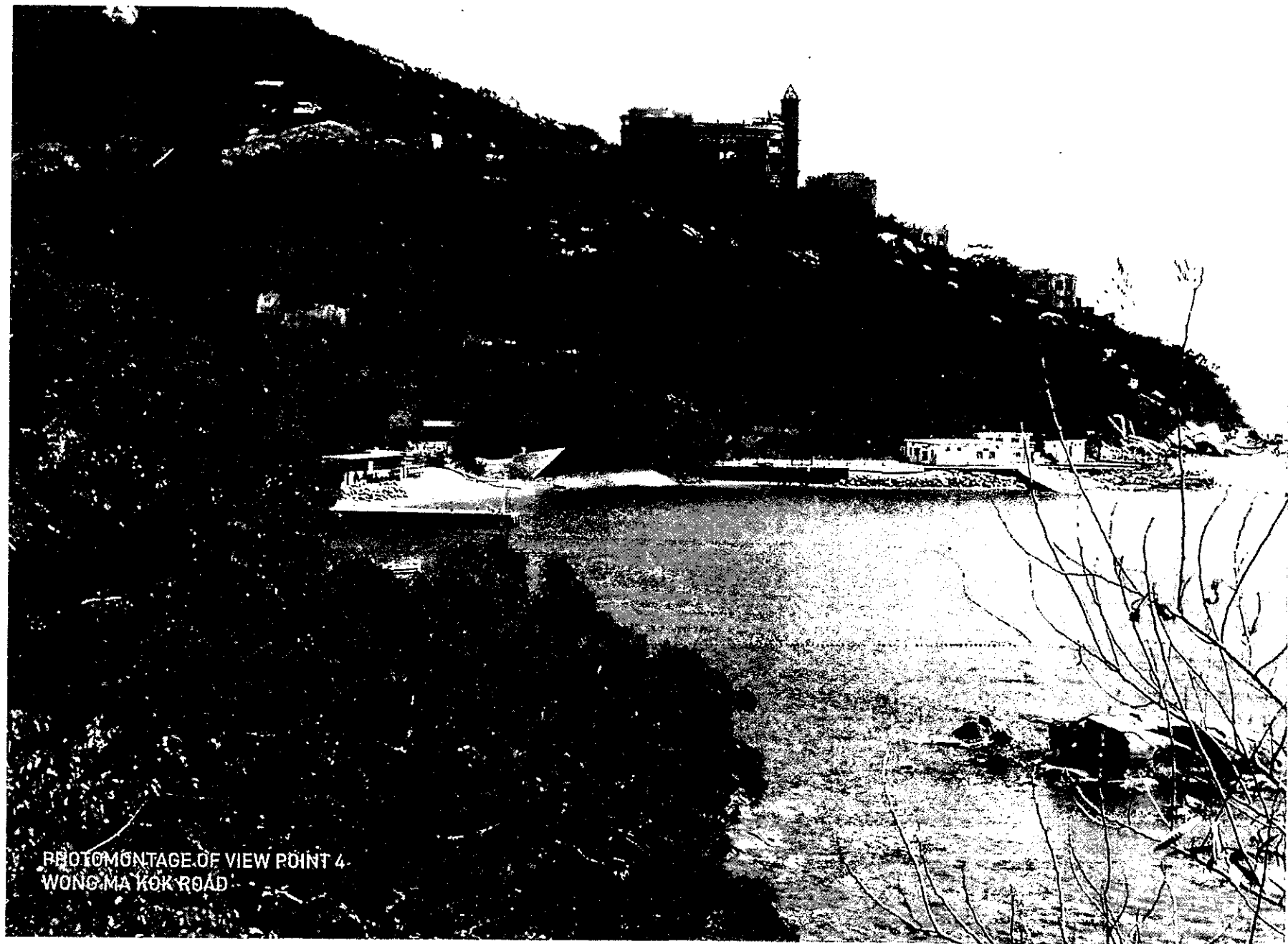
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參考編號
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 A/H19/79

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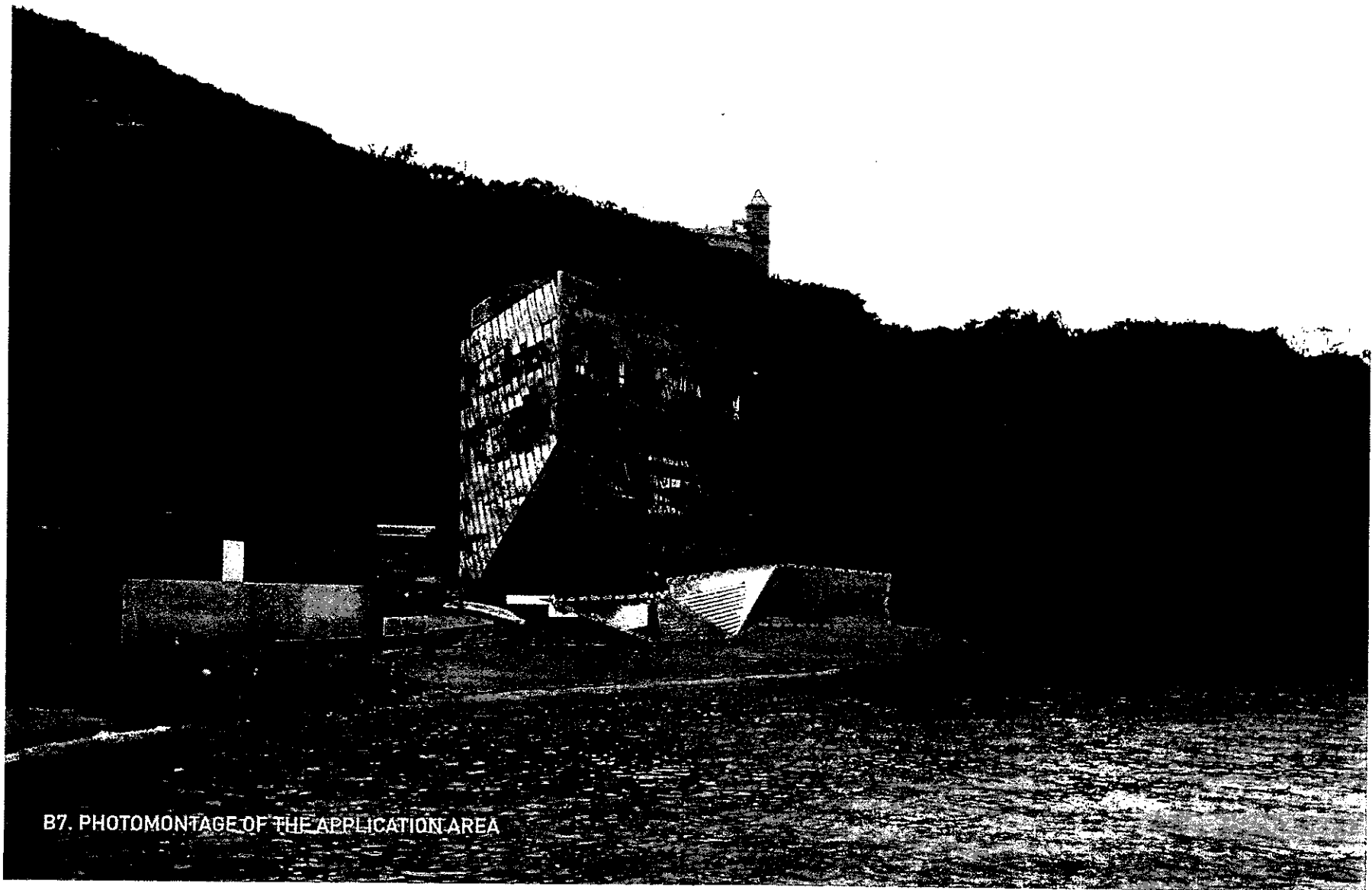
繪圖
 DRAWING
 A - 6



PHOTOMONTAGE OF VIEW POINT 4
WONG MA KOK ROAD

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H19/79	繪圖 DRAWING A - 7
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B7. PHOTOMONTAGE OF THE APPLICATION AREA

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H19/79	繪圖 DRAWING A - 8
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赤柱灣
STANLEY BAY

申請地點
APPLICATION SITE

銅人排
TONG YAN PAI

71 (17.4.15)

圖例 LEGEND

- 71 (17.4.15) 獲批准的申請
APPROVED APPLICATION
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議度假營（露天延伸部分及船隻貯存）
 香港赤柱灣香港青年協會赤柱假日營北面的一塊政府土地
 PROPOSED HOLIDAY CAMP
 (OPEN DECK EXTENSION AND BOAT STORAGE AREA)
 STRIP OF GOVERNMENT LAND TO THE NORTH OF
 THE HONG KONG FEDERATION
 OF YOUTH GROUPS STANLEY HOLIDAY CAMP
 STANLEY BAY, HONG KONG
 SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H19/79

圖 PLAN
A - 1

本摘要圖於2019年7月15日擬備，
所根據的資料為於2015年12月1日
核准的分區計劃大綱圖編號S/H19/12
EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON OUTLINE ZONING PLAN
No. S/H19/12 APPROVED ON 1.12.2015



赤柱灣
STANLEY BAY

聖士提反灣泳灘
ST. STEPHEN'S
BEACH

聖士提反書院
附屬小學
ST. STEPHEN'S COLLEGE
PREPARATORY SCHOOL

申請地點
APPLICATION SITE

香港海軍訓練隊銀禧中心
HONG KONG SEA
CADET CORPS
JUBILEE CENTRE

聖士提反灣水上活動中心
ST. STEPHEN'S BEACH
WATER SPORTS CENTRE

香港青年協會赤柱假日營
THE HONG KONG FEDERATION
OF YOUTH GROUPS
STANLEY HOLIDAY CAMP

圖例 LEGEND

- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY
 - O 休憩用地
OPEN SPACE
 - OU 其他指定用途
OTHER SPECIFIED USES
 - GB 綠化地帶
GREEN BELT
 - CPA 海岸保護區
COASTAL PROTECTION AREA
 - ① ◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

擬議度假營（露天延伸部分及船舶貯存）
香港赤柱灣香港青年協會赤柱假日營北面的一塊政府土地
PROPOSED HOLIDAY CAMP
(OPEN DECK EXTENSION AND BOAT STORAGE AREA)
STRIP OF GOVERNMENT LAND TO THE NORTH OF
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STANLEY BAY, HONG KONG

SCALE 1:1 500 比例尺

METRES 30 0 30 60 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/H19/79

圖 PLAN

A - 2

本摘要圖於2019年7月15日擬備，
所根據的資料為測量圖編號
15-NE-17B

EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON SURVEY SHEET No.
15-NE-17B



赤柱灣
STANLEY BAY

聖士提反海灘
ST. STEPHEN'S BEACH

聖士提反書院
附屬小學
ST. STEPHEN'S COLLEGE
PREPARATORY SCHOOL

申請地點
APPLICATION SITE

香港海事訓練隊銀禧中心
HONG KONG SEA
CADET CORPS
JUBILEE CENTRE

聖士提反水上活動中心
ST. STEPHEN'S BEACH
WATER SPORTS CENTRE

香港青年協會赤柱假日營
THE HONG KONG FEDERATION
OF YOUTH GROUPS
STANLEY HOLIDAY CAMP

黃麻角徑
WONG MA KOK PATH

黃麻角徑
WONG MA KOK ROAD

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2019年7月15日擬備，所根據的資料為地政總署於2018年5月24日拍得的航攝照片編號E041978C
EXTRACT PLAN PREPARED ON 15.7.2019 BASED ON AERIAL PHOTO No.E041978C TAKEN ON 24.5.2018 BY LANDS DEPARTMENT

擬議度假營（露天延伸部分及船舶貯存）
香港赤柱灣香港青年協會赤柱假日營北面的一塊政府土地
PROPOSED HOLIDAY CAMP
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OF YOUTH GROUPS STANLEY HOLIDAY CAMP
STANLEY BAY, HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H19/79

圖 PLAN
A - 3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2019年7月15日擬備，所根據的資料為攝於2019年3月22日的實地照片
EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON SITE PHOTOS TAKEN ON 22.3.2019

擬議度假營（露天延伸部分及船舶貯存）
香港赤柱灣香港青年協會赤柱假日營北面的一塊政府土地
PROPOSED HOLIDAY CAMP
(OPEN DECK EXTENSION AND BOAT STORAGE AREA)
STRIP OF GOVERNMENT LAND TO THE NORTH OF
THE HONG KONG FEDERATION
OF YOUTH GROUPS STANLEY HOLIDAY CAMP
STANLEY BAY, HONG KONG

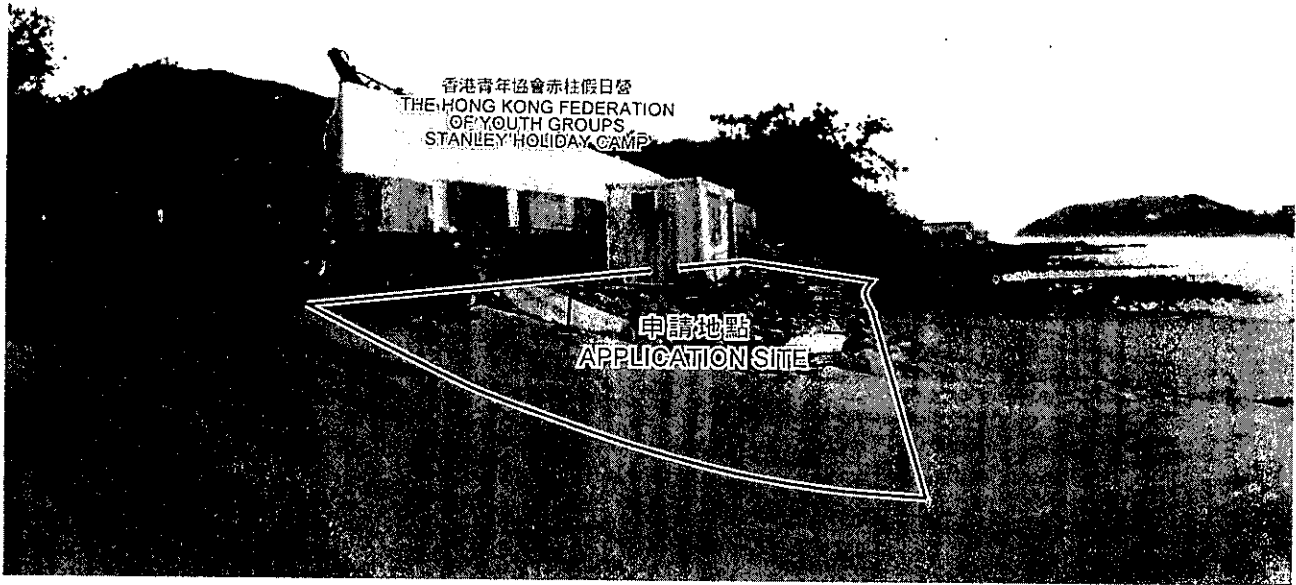
規劃署
PLANNING
DEPARTMENT



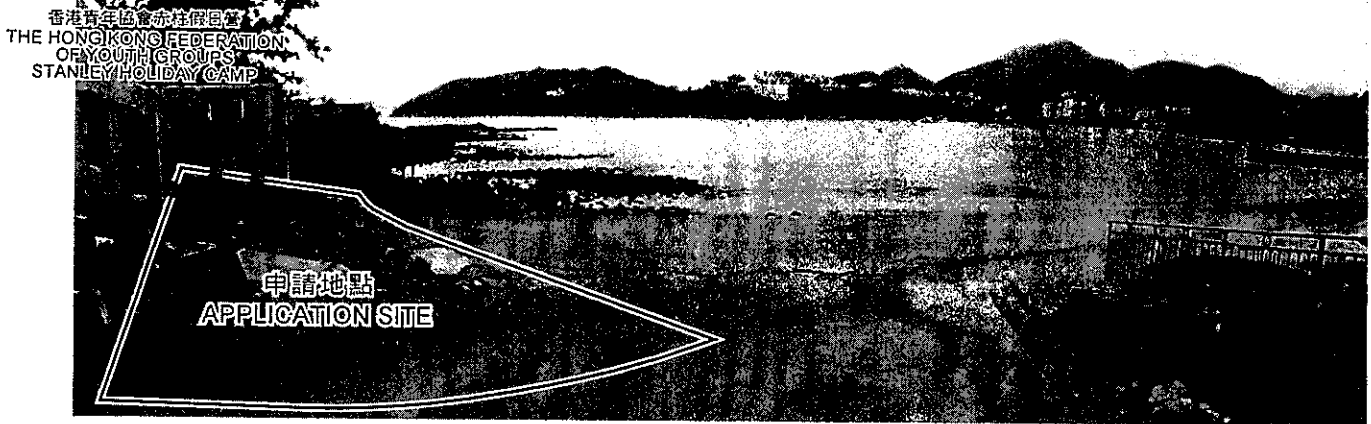
參考編號
REFERENCE No.
A/H19/79

圖 PLAN
A - 4

3



4



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議度假營（露天延伸部分及船舶貯存）
香港赤柱灣香港青年協會赤柱假日營北面的一塊政府土地
PROPOSED HOLIDAY CAMP
(OPEN DECK EXTENSION AND BOAT STORAGE AREA)
STRIP OF GOVERNMENT LAND TO THE NORTH OF
THE HONG KONG FEDERATION
OF YOUTH GROUPS STANLEY HOLIDAY CAMP
STANLEY BAY, HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H19/79

圖 PLAN
A - 5

本圖於2019年7月15日擬備，所根據的資料為攝於2019年3月22日的實地照片
EXTRACT PLAN PREPARED ON 15.7.2019
BASED ON SITE PHOTOS TAKEN ON
22.3.2019

Extract From Minutes Of 633rd MPC Meeting Held On 16.8.2019

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H19/79 Proposed Holiday Camp (Open Deck Extension and Boat Storage Area)
in “Government, Institution or Community” Zone, Strip of Government
Land to the North of the Hong Kong Federation of Youth Groups Stanley
Holiday Camp, Stanley Bay, Hong Kong

(MPC Paper No. A/H19/79A)

57. The Secretary reported that the application was submitted by The Hong Kong Federation of Youth Groups (HKFYG) and Mr Alex T.H. Lai had declared interests on the item for his firm was having current business dealings with HKFYG. As Mr Alex T.H. Lai had no direct involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

58. With the aid of a PowerPoint presentation, Mr Vincent W.Y. Wong, STP/HK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed holiday camp (open deck extension and boat storage area);
- (c) departmental comments – departmental comments were set out in paragraph 8 of the Paper. The Home Affairs Bureau (HAB) had given policy support to the application for proposed extension of HKFYG Stanley Holiday Camp. Other concerned government departments had no objection to or adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, two public comments were received from individuals, including one supporting and one objecting. Major views were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment made in paragraph 10 of the Paper. The proposed extension was in line with the planning intention of the “Government, Institution or Community” zone. In view of its small scale, the applied use was considered not incompatible with the surrounding area, which was mainly low-rise Government, Institution and Community developments. Concerned departments had no objection to or adverse comment on the application.

59. Some Members enquired the following:

- (a) whether the deck and the adjoining area would continue to be opened for public access or the application site would be fenced off;
- (b) the reduced area of the existing beach if the application was approved;
- (c) the land status of the application site;
- (d) the type of boat that would be stored at the application site and the location of the high-water mark (HWM); and

- (e) the major concerns of the Chief Town Planning/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) in relation to the long frontage of the open deck which was about 30.5m.

60. In responses, Mr Vincent W.Y. Wong, STP/HK, made the following points:

- (a) according to the applicant's submission, the concerned open deck, which formed an extension of an approved holiday camp, would be mainly used by the campers at the holiday camp. The existing public access across/leading to the application site would remain opened;
- (b) the application site was a shingle beach and did not form part of any gazetted public beach. The public mainly used the adjacent St. Stephen's Beach for swimming and water sports activities;
- (c) the application site was on unleased and unallocated government land. Application to the Lands Department (LandsD) for land grant was required to implement the proposal; and
- (d) the proposed boat storage was for storage of kayaks and related equipment. The HMW was along the northern end of the proposed open deck.

Deliberation Session

61. Members discussed the necessity and appropriateness of providing an open deck cum storage space at the application site. Some Members had queries on the large size of the proposed structure and made the following points:

- (a) there might be other alternatives, such as use of outdoor racks similar to those in the training centre adjoining the application site, for storage. The applicant failed to demonstrate the need of using the waterfront space, which was of high landscape and scenic values, for storage purpose;
- (b) the proposed elongated and bulky structure along the coastline was

considered visually intrusive. There was insufficient information to justify the seemingly massive structure;

- (c) part of the natural beach would be covered up by the proposed structure and approval of the application would reduce the beach area for public enjoyment; and
- (d) no information had been provided by the applicant to explain why boats could not be stored within the proposed holiday camp, which was previously approved by the Committee at the adjoining government land. The applicant should exhaust the use of space within the holiday camp building or other inland area before extending the coverage and taking up part of the natural beach. Boat storage should be planned as an integral part of the holiday camp development in the outset.

62. Members noted that there was limited space available for the proposed storage as the adjoining government land had already been allocated to the Hong Kong Sea Cadet Corps Jubilee Centre. With respect to the approved holiday camp redevelopment, Members noted that general building plans for the redevelopment scheme had been approved by the Building Authority in December 2017. According to the approved scheme, no floor space had been reserved for storage of kayaks in the holiday camp. A Member pointed out that apart from boat storage, the open deck extension was required for canoeing practice, and hence the Committee should take into account user friendliness in terms of maintenance and training and give favourable consideration to the application.

63. Although Members generally supported the use of the site for water sports, some Members had reservations on using a large part of the beach area for boat storage area and the applicant should have considered the provision of storage space for water sports equipment in the approved holiday camp scheme. Besides, it appeared that outdoor storage space could still be made available in area next to the approved holiday camp building. Those Members considered that the application should be rejected.

64. Some Members considered that the applicant should endeavour to reduce the scale of the proposal; refine the design of the proposed structure; and ensure that the proposal

could blend in with the surrounding natural environment. Those Members considered that more information should be provided to justify the proposed development.

[Mr Alex T.H. Lai left the meeting at this point.]

65. Members then discussed whether the application should be rejected or deferred for a decision pending the applicant to provide more information. A vote was then taken. Majority of the Members voted for rejecting the application.

66. After deliberation, the Committee decided to reject the application for the following reason:

“the proposed development is not in keeping with the natural character of the application site and the surrounding area. No strong planning justification has been given in the submission in support of the proposed development.”

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (3755 7155)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/H19/79

6 September 2019

The Hong Kong Federation of Youth Groups
21/F, The Hong Kong Federation of
Youth Groups Building
21 Pak Fuk Road
North Point, Hong Kong
(Attn: Greg Tse Chi Kwok)

Dear Sir/Madam,

Proposed Holiday Camp (Open Deck Extension and Boat Storage Area) in "Government, Institution or Community" Zone, Strip of Government Land to the North of the Hong Kong Federation of Youth Groups Stanley Holiday Camp, Stanley Bay, Hong Kong

I refer to my letter to you dated 15.8.2019.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reason is :

- the proposed development is not in keeping with the natural character of the application site and the surrounding area. No strong planning justification has been given in the submission in support of the proposed development.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 16.8.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 27.9.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal

should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Vincent Wong of Hong Kong District Planning Office at 2231 4945.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Advisory Clauses

- (a) to apply to the District Lands Officer/Hong Kong West & South, Lands Department for land application;
- (b) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department regarding the requirements under the Building (Planning) Regulations during building plan submission;
- (c) to note the comments of the Director of Environmental Protection regarding the potential water quality impacts;
- (d) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans and to observe the requirement of emergency vehicular access as stipulated in Section 6, Part D of the *Code of Practice for Fire Safety in Building 2011*;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department on the frontage treatment and landscape design; and
- (f) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department on the licensing requirements.