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Kary Ka Wai HO/PLAND

寄件者: Brian_Chow <[REDACTED]>
寄件日期: 2026年9月18日星期五 19:42
收件者: Kary Ka Wai HO/PLAND
副本: [REDACTED]
主旨: RE: s.16 planning application No. A/SK-PL/4 – Departmental Comments
附件: 20260918 Public Responses A_SK-PL_4.pdf
類別: Internet Email

Dear Kary,
Please find the attached document for replying the public comment. thanks.

Regards,
Brian Chow
Project Manager
First Join Development Limited, Tuenbo Group

[REDACTED]
[REDACTED]
[REDACTED]

TOWN PLANNING ORDINANCE (CHAPTER 131)
FURTHER INFORMATION SUBMISSION
PLANNING APPLICATION NO. A/SK-PL/4

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years
at Various Lots in D.D. 368, Pak Lap, Sai Kung**

RESPONSES TO PUBLIC COMMENTS TABLE

No.	Key Public Comments	The Applicant's Technical Responses
1	Potential Ecological and Water Quality Impacts on the Stream and Pak Lap Wan: Intensive visitor activities (washing, littering, and wastewater disposal) will pollute the adjacent natural stream. Sewerage Impact: The Objector requested clarification on the capacity of the chemical holding tanks, contingency plans for unexpected leakage or overflow, and the treatment of oily wastewater generated from barbecue activities to evaluate potential sewerage impacts.	(A) Sealed Closed-Loop Scheme & Extra On-Site Spare Holding Tanks: The Applicant is committed to protecting the local environment and watercourses. As specified in the proposal, no open washing basins or surface channels connecting to natural streams will be installed. All restroom sewage and grey water from activity will be piped into sealed holding tanks via independent conduits, achieving zero environmental discharge. To eliminate any risk of overflow, the camp will utilize detachable sewage cassettes and have extra sealed tanks as emergency spares on-site. Staff will monitor the system daily. Once an operating tank reaches 90% capacity, it will be sealed on-site and swapped with an empty spare tank. These sealed cassettes will then be manually transported to Man Yee Road, where a licensed vacuum contractor will pump out the waste. If a scheduled collection cannot take place, the camp will be closed until the tank is emptied. (B) Proactive Staff Patrols & Strict Solid Waste Management: A waste management protocol has been detailed in the proposal. The camp will deploy on-site staff to conduct regular patrols to strictly monitor and control participants' waste disposal behaviours. Littering is strictly prohibited (which is also heavily penalized under Hong Kong Law).

2	Insufficient Information on Wooden Platforms and Grounding Structure: The application lacks structural details of the proposed wooden platforms and fails to specify how they will be anchored to the ground. There is a lack of information on whether excavation, piling, or foundation works are required.	In our proposal, we mentioned that NO site formation, NO piling, NO excavation, or any form of underground concrete foundation works. Platforms will be modular steel frame timber decks, elevated about 450 mm, set on existing grass. If a short ground pin is required for wind restraint, it will be withdrawn when the wooden platform is removed. On expiry of the three-year permission all decks, tents and gazebos will be dismantled and removed by staff. The grass surface is to be left in place.
3	Questionable Feasibility of Wastewater Disposal: Logistical Constraint: The campsite is separated from the nearest vehicular access on Man Yee Road by a horizontal distance of 300m and a vertical elevation of 80m, making heavy vacuum tanker operations impractical.	Overcoming the 80m Elevation Constraint : Detachable sealed tanks (cassettes) will be checked daily. When a tank reaches 90% of its working volume, it will be closed with an airtight lid and carried by staff on a handcart along the existing path to a lay-by at Man Yee Road to be emptied by a licensed collector. Empty tanks will be returned via the same path. Spare sealed tanks will be kept on site. If a tank cannot be removed as planned, the camp will be closed until it is emptied
4	1. 15 Tents in 6200sqm? 2. Are the BBQ and Picnic areas for the registered campers?	1. Reserve significantly spacious and open space : This spacious buffer is designed to allow visitors to immerse themselves in the natural. It provides a vast, safe and unpaved environment for children to run, play and explore nature, while offering an unobstructed night-sky view free of light pollution, allowing families to stargaze on the lawn and enjoy the absolute tranquility of the rural landscape. Additional tents will not be permitted. Walk-in visitors and unregistered day users will be refused at a staffed entrance. 2. Barbecue and picnic facilities will be available only to persons holding a confirmed booking. They will not be offered as a separate public product.

5	No shower room and not to provide drink water?	Yes. The camp will not provide shower rooms or drinking water , which is the same practice as most Government campsites in Hong Kong.
6	Question about A/SK-PL/1, A/SK-PL/2, A/SK-PL/3	The previous application is unrelated to the current application (A/SK-PL/4), and therefore no response will be provided. This application (A/SK-PL/4) does not include an education campus, visitor centre, sewage treatment plant, wetland polishing area, solar farm or any building. The Applicant does not respond paragraph by paragraph to those earlier letters. The controls in this table are the answer to the live issues.
7	The holiday camp will attract too many visitors during weekends and public holidays	Strict Booking Network and Capping Capacity at 50 Persons: A strict online reservation platform will be deployed as mentioned in the proposal. Regardless of weekends or public holidays, the maximum daily capacity is permanently capped at 50 persons . On-site staff will distribute identification wristbands to ensure effective entry control, eliminating capacity overload.
8	Use of agrochemicals?	No Agrochemicals : No chemical fertiliser, pesticide or herbicide will be stored or applied on the Application Site.
9	The Objector mentioned that camp's toilet facilities would be opened to non-registered public visitors as mentioned in Pak Lap supporting letter, creating a severe risk of sewerage infrastructure overloading.	Clarification on Operational Intention and Village Support Letter: The Applicant wishes to clarify that the true intention of the villagers' Support Letter is to divert existing illegal wild campers from the Pak Lap beach into this regulated camp zone, thereby utilizing the camp's managed amenities to improve the current beach sanitation issues. It does not imply that the facilities will be opened to the general public or hikers.

10	Conflict with stray cattle	The Applicant wishes to clarify that the Application Site is fenced private agricultural lots. The mentioned content about “Stray cattle usually wander” is incorrect. The Application Site and land immediately beyond it are already enclosed by an existing fence. This application does not propose a new fence line, an extension of the enclosed area, or any change to the routes cattle presently use outside that enclosure. Cattle access outside the existing fence is therefore not affected by the applied use. Cattle will not be fed or confined overnight as part of the camp operation.
11	The Objector claimed that the site was a seasonal wetland and freshwater marsh that suffered from unauthorized land filling and vegetation clearance in the past, and a statutory Enforcement Notice was issued by the Planning Department in 2021. They object to the application to prevent setting an undesirable precedent.	(A) Past Agricultural Clearance Resolved; The Applicant reiterates that the historical matters regarding the farmland clearance have been resolved with the Planning Department. The Applicant is now pursuing this temporary holiday camp development strictly through the proper, transparent, and statutory town planning channel. (B) This application is for a three-year reversible use of the land in its present grassed condition. No further filling, clearance or site formation forms part of the application. Platforms will sit on the existing grass surface. All structures will be removed when the permission expires.