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Dates Yat Ching YEUNG/PLAND

寄件者: T J Loo <[REDACTED]>
寄件日期: 2025年06月28日星期六 10:29
收件者: tpbpd/PLAND
副本: Dates Yat Ching YEUNG/PLAND; [REDACTED]
主旨: Respond to department comments for a/slc/191
類別: Internet Email

Dear Sir,

Please find our response to department comments as per attached, & feel free to contact me ([REDACTED]) if you have any questions.

Regards

Tj Loo

Responses to Chief Engineer of Hong Kong and Islands Division, DSD

(dated 27th June 2025)

Thank you for your comments.

1. The main principles for this drainage justifications will be;
 - a. The application site will not be flooded or cause the surrounding area to be flooded.
 - b. There are no records of the flooding or in the vicinity in the past 30 years.
 - c. A detailed site survey by ALS will be carried out with spotted levels.
 - d. The application site is dry cultivation farmland (terraced fields) with existing agricultural channels, these U channels will be upgraded to meet the proposed Sandtrap at the final discharge point.
2. Our justification is based on historical records. A detailed site survey with spotted levels will be carried shortly after the approval of this Section 16 Application. Drainage design with calculations will be submitted to DSD for agreement if there is a need for drainage enhancement works & the drainage system will be maintained by the applicant.
3. The invert levels of the nearby stream (on the north-east edge) are higher than the Space Cabin area and the pond area, their invert levels/ground levels will meet/join at the final discharge point ie the sandtrap point.
4. The sewerage proposal has be reviewed by EPD.

Responses to Chief Building Surveyor/NT East (1) & Licensing, BD

(dated 27th June 2025)

Thank you for your comments.

- (i) There are three agricultural temporary structures which were erected shortly after the approval of ECGH Licence No. 453/616 from DLO/Is and AFCD in the year 2003. Our farmers are not informed by the staff of DLO/Is or AFCD about the said requirements by B0. These structures has been there over 20 years and they are very common in the New Territories. They are all agricultural use. As a farmer/layman, we don' t mean to break the regulations of B0. In the past 20 years, we don' t receive any notice from B0. We believe that a separate meeting by our AP with B0 to clarify the situations is required. We will follow B0' s prevailing procedures to regularise the situation. Finally, we still believe that they are exempted works. Please noted that they are not essential elements in relation to this application "Outdoor Education and Expedition Camps". We trust that this a waste if this agricultural issue is missing out. However, worse come to worst we will demolish them if so required by B0;
- (ii) An AP will be appointed to co-ordinate for the proposed building works and works as stated in (i);
- (iii) Noted;
- (iv) Noted; AP will follow all the conditions and regulations of licencing authorities;
- (v) Noted;
- (vi) The application site' s development intensity is very small and the site will limit to receive visitors to a max. of 50 persons in an area of approximate 20,000sf;
- (vii) AP will follow all the requirements at formal building plan submission stage if required.

Responses to District Planning Officer/Sai Kung and Islands, Planning Department
(dated 27th June 2025)

Thank you for your comments.

Relevant parts of the justification (Appendix 3) are amended. A consolidated revised justifications is enclosed for your review.

A Justification

on

A Outdoor Education and Expedition Camp

on

**Lots Nos. 107SB, 107RP, 108 and 109RP in DD332,
Cheung Sha, Lantau Island.**

**A justification on a proposed outdoor education and expedition camp
on Lots 107SB, 107RP, 108 &109 RP in DD332, Cheung Sha, Lantau Island**

1. Introduction

This Camp will be named “***Outdoor Education and Expedition Camp***” (hereinafter called “**OEEC**”) and is situated in Cheung Sha Lower Village on Lot Nos. 107SB, 107RP, 108 and 109RP in DD332, Cheung Sha, Lantau Island.

The existing site is a premium farm (“***the Farm***”) since 2003 with an Environmental Control Greenhouse ‘ECGH’ Licence No. “453/616” granted by the Agriculture, Fisheries and Conservation Department AFCD. The Farm is inactive during the Covid-19 Pandemic and has further impacted by the world economic decline. The site area is approximately 20,000 s.f. with some previously approved farm structures (4nos.) and temporary storage containers for agricultural supplies and equipment.

Following the introduction of the Conservation and Recreation Master Plan in 2020 by the Sustainable Lantau Office of CEDD, some recreational activity stakeholders in South Lantau have come up with an idea of forming an outdoor recreation camp to serve the South Lantau locals and tourists; especially the family participants. This OEEC Camp can provide the basic hangouts/trainings for beginners or families, who are interested in outdoor activities such as organic home farming, aquatic sports and athletics, mountain hiking, camping, sky paragliding and outdoor adventures.

Albeit a small-scale initial set-up, the this Cheung Sha OEEC may become an excellent outdoor education and adventure camp that provides wilderness-based learning experiences. A further area extension of this OEEC might be possible with the supports from the relevant authorities to utilize the surrounding Government Lands.

2. Executive Summary on this recreational OEEC :

This OEEC operates wilderness adventure camps in various locations of South Lantau; including Shap Long, Pui O, Cheung Sha, Tong Fuk, Shui Hau, Shek Pik and Lantau Peak sub-areas. These sub-camps will offer multi-day education and expeditions in rugged natural environments like mountains, forests, sky and coastal areas.

Activities shall include backpacking, tree climbing, canoeing, kayaking, snorkeling, dog training and more, depending on the sub camps' location, their programs and the span of support from the target audiences.

The goals are to build character, family relationship building, leadership and practical skills through challenging outdoor experiences. Courses may range from 1 days to 5 days, with the options for youths, adults and custom groups. Participants shall learn technical outdoor skills as well as soft skills like communication, problem-solving, and teambuilding.

a) Outdoor education and expedition Philosophy:

The OEEC Philosophy centers around experiential learning in nature. The belief is that by pushing oneself physically and mentally in the open, participants develop greater self-awareness, resilience and an ethic of service. Courses are designed to take people out of their comfort zones in a safe and supportive environment. Reflection reports and group discussions are the key components, allowing participants to further process their experiences.

b) Benefits of OEEC:

- Develops leadership, communication, and teamwork skills;
- Builds self-confidence, problem-solving abilities, and resilience;
- Fosters appreciation for the nature;
- Transformation for youth, especially the at-risk populations; and
- Provides adventurous and character-building experiences for all ages.

This short overview gives a better sense of what OEEC offers in terms of recreational wilderness camps and programming.

3. Recreational camps often offer a wide variety of activities and programs for the campers. Some of the more common ones are:

- a) Sports and Athletics:
 - Team sports (e.g., soccer, basketball, volleyball, softball, flag football)
 - Individual sports (e.g., tennis, archery, golf, rock climbing, hiking)
 - Aquatic activities (e.g., swimming, canoeing, kayaking, sailing, waterskiing)
- b) Arts and Crafts:
 - Painting, drawing, and other visual arts
 - Ceramics, pottery, and sculpture
 - Woodwork, metalwork, and jewelry making
 - Drama, music, and dance performances
- c) Outdoor Adventures:
 - Hiking, camping, and backpacking
 - Rope courses and zip lines
 - Nature study and environmental education
 - Survival skills and wilderness training
- d) Educational Programs:
 - STEM workshops (e.g., robotics, coding, engineering)
 - Language learning and cultural exchange
 - Leadership and teambuilding activities
 - College and career preparation
- e) Special Events and Activities:
 - Talent shows and variety performances
 - Carnival-style games and competitions
 - Theme days or weeks (e.g., Olympics, carnival, talent shows)
 - Dancing, socials, and campfires

Other camps may also offer specialized programs or tracks, such as equestrian activities in Ngong Ping, culinary arts, or adventure trips, depending on the camp's focus and resources. These specific activities can vary widely based on the camp's location, facilities, and the interests of its target audience. Some of these camps can be in the Greater Bay Area if they are interested in joining this OEEC to support the Hong Kong local adventure.

4. Accommodations

OEEC programs typically utilize a variety of sleeping accommodations depending on the specific course and location. Here are some of the common options:

a) Tent Camping

For many OEEC expeditions, participants sleep in sturdy, multi-person tents camping in the wilderness. Tents are provided and instructions will be given on proper tent setup and camp craft. This allows participants to experience living and sleeping outdoors.

b) Cabins/Lodges/ Glamping

Some OEEC locations may have rustic cabins, lodges, or other indoor sleeping facilities often with bunks. In this OEEC, we provide glamping for the young families, elderly or disabled. It provides basic accommodations which offers a chance to rest and recharge in a sheltered setting.

c) Backcountry Shelters (e.g. Shap Long and Shek Pik Area)

In remote wilderness areas, OEEC may utilize pre-established backcountry shelters like lean-tos or huts. These provide minimal cover but allow participants to sleep under the stars. Using these collective shelters is a key part of the wilderness living experience.

d) Camping under the Stars (e.g. Shui Hau Area)

On some expeditions, participants may sleep directly under the stars without tents or shelters, which immerses them fully in the natural environment. However, due to safety concerns, some family participants may require basic tent camping, as such a good knowledge of campcraft is required. Instructors will provide training on sleeping bag selection and site selection so that they can stay warm and dry.

Other specific accommodations will depend on the OEEC course, location, season, and weather conditions. But the overall goal is to provide a safe, comfortable, and meaningful wilderness living experience for the participants.

5. Proposed Facilities

Due to the limited size of 1,650 s.m. privately-owned area for this OEEC, we would like to provide some basic facilities in this OEEC as follows:

- i) A watchman shed attached with a new electricity main box (200Amp);
- ii) Two agriculture structures for demonstration of Plant Tissue Culture and Hydroponics;
- iii) Convert a Licensed green house to a teaching hall or erected as a temporary shed on as needed basis;
- iv) Four chemical toilets for visitors;
- v) A refreshment /coffee kiosk for members only;
- vi) 8 nos. of prefabricated Space Cabin type camps (see photos);
- vii) 2 nos. 1.2 m dia. Soakaway tanks or trench (EPD's ProPECC PN5/93 refers);
- viii) Upgrade of existing agricultural surface channels to meet the requirements of DSD;
- ix) Provisions of fire extinguishers to meet the requirements of FSD;
- x) Solar-lights panels/posts to provide DC to the basic needs of outdoor lightings or visitor chargers etc.; &
- xi) Convert an existing fish pool to a training pool for water-based sports with filtration room.

As a start of this dream OBC, a gradual and moderate pace is crucial to the success of the outdoor recreational education and adventures.

6. Justification

- a) This application is on a formed land with licensed structures for agricultural uses. The site can be reached on foot and does not have a vehicular access. The site is situated in the CPA area and is surrounded by a R(C) Site on the North and a V-zone on the South (i.e. Cheung Sha Lower Village).

This application site is close to a Cheung Sha Gazetted Beach which is also a famous gourmet venue within South Lantau. Tourists and local residents will spend time there enjoying themselves during their holiday breaks. This OEEC site will also generate local employment opportunities for the locals to serve the tourists, the Eco attractions, recreational users and stakeholders. In recent years, tourists from the Greater Bay Area are also interested to come over to spend their leisure time in Cheung Sha since the opening of the Hong Kong-Zhuhai-Macao Bridge (HZM Bridge).

- b) Sewerage Treatment

There are eight (8) nos. of Space Cabin, each cabin will be equipped with a fibre-glass prefabricated septic tank for 15 persons. These tanks will be further connected to two soakaway pits or trenches for further soakaway. There is also an existing Septic Tank in the middle of the application site which will be upgraded to meet with the requirements of EPD's practice notes.

- c) Refreshment Kiosk

A Refreshment Kiosk will serve as a coffee place for the member visitors. This kiosk is a prefabricated metal container with a sitting area on the roof if approved. The kitchen design will meet the FEHD's license requirements for a coffee shop. This Kiosk is only for the enjoyment of our members only.

- d) Noise, Light and Air Pollution

The site is close to a Gazetted Beach and the receiving capacity of the application site is limited to 40 persons including 4 staff members (less than 50 persons). No broadcasting nor group BBQ activities will be conducted on site. The catering will be provided by the associated restaurants in the Village.

- e) Landscaping

More than half of the site (approximately 80%) will be covered with grass or shrubs.

f) Surface Drainage

The existing site is a dry cultivation farmland with terraced fields (梯田) stepping downwards. There are existing surface U-channels across the down sides of the dwarf rubble walls. These U-channels will be upgraded to meet the requirements of DSD. A sand trap will be provided on the outmost end of this surface drainage line before discharging to the existing stream. Furthermore, a 2m wide buffer area will be provided along this stream to prevent possible spill-over to this stream. Please note that the invert levels of this existing stream route are pre-dominantly higher than the application site. No flooding has been recorded on this site for the past 30 years.

g) Site Formation Works

The site is surrounded by fruit trees and most of the site is formed by terraced fields. No tree cutting is required. There are no steep slopes nor steep terraces within this site.

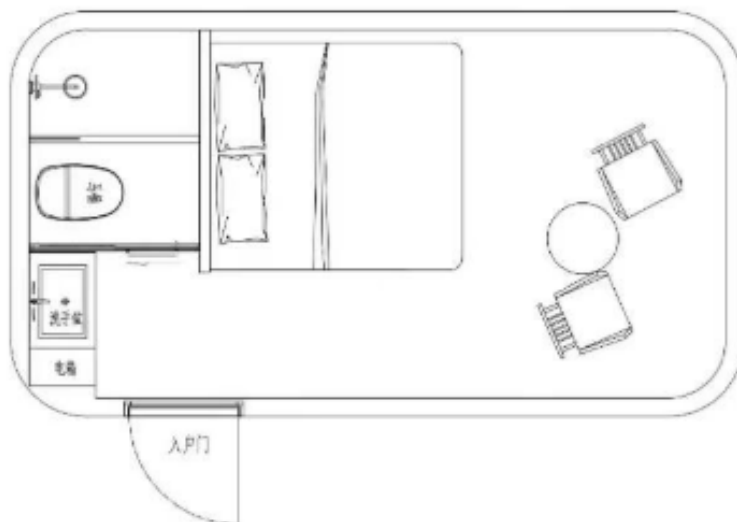
h) Transportation

The Camp Activities will be arranged through appointments only. No walk-in customers will be entertained. Customers are encouraged to use public transport to reach the camp site. No parking facility will be provided.

Prefabricated Space Cabin VII

Product:	Prefabricated Space Cabin
Model:	VII
Size:	7.3m L * 3.2m W * 3.5m H
Plan Area:	24~25m ²
Occupancy Limit:	2 – 4 people
Capacity:	10KW
Net Weight:	4T

V11 has its own unique charm. Its bright-coloured sophisticated design comes with french windows and an intelligent control system. All these indispensable features make your romantic experience comparable to the star-rated hotels.



V11 Layout Plan