

Appendix 3

Justifications

A Justification

on

A Proposed Temporary Holiday Camp (Space Cabins)

and associated excavation of lands on

Lot nos. 107SB, 107RP, 108 and 109RP in DD332L,

Cheung Sha, Lantau

A justification on a proposed temporary holiday camp (space cabins) and associated excavation of lands on Lot nos. 107SB, 107RP, 108 & 109 RP in DD332L, Cheung Sha, Lantau

1. Introduction

This Camp is named “*Cheung Sha Recreational Outward Bound Camp*” (hereinafter called “OBC”) and is situated in Cheung Sha Lower Village on Lot nos. 107SB, 107RP, 108 and 109RP in DD332L, 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 about 18,000 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 Outward Bound Camp to serve the South Lantau locals and tourists; especially the family participants. This OBC 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 Cheung Sha Recreational Outward Bound Camp (“OBC”) may become an excellent outdoor education and adventure camp that provides wilderness-based learning experiences. A further area extension of this OBC might be possible with the support from the relevant authorities to utilize the surrounding Government Lands.

2. Executive Summary on this recreational Outward Bound Camp (“OBC”):

OBC 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 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) Outward Bound Philosophy:

The Outward Bound 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 Outward Bound:

- 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 Outward Bound offers in terms of recreational wilderness camps and programming.

Let us know if you have any other suggestions and questions!

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 OBC to support the Hong Kong local adventure.

4. Accommodations

Outward Bound 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 Outward Bound 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 Outward Bound locations may have rustic cabins, lodges, or other indoor sleeping facilities often with bunks. In this OBC, 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, Outward Bound camps 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 Outward Bound 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 OBC, we would like to provide some basic facilities in this OBC 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;
- 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 OBC 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 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. 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.

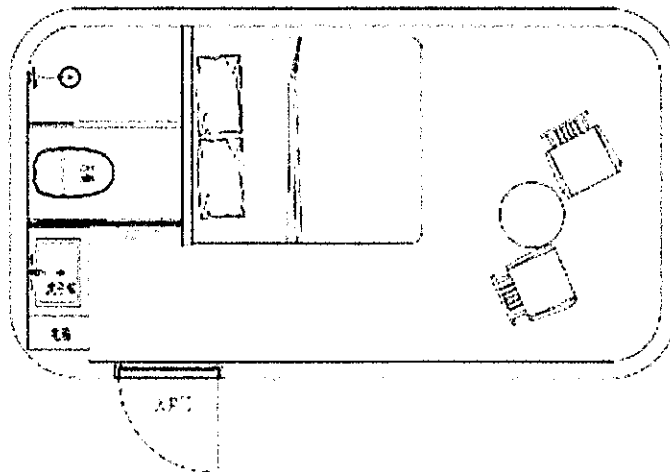
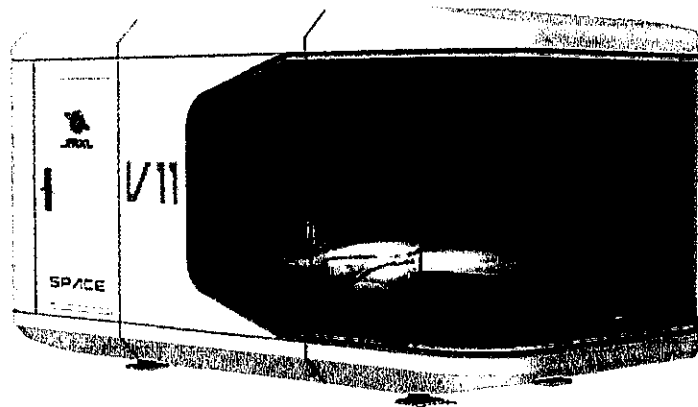
h) Transportation

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: 24~25m²
Occupancy Limit: 2 – 4 people
Capacity: 10KW
Net Weight: 4T

VII 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.



VII Layout Plan