

Response to the concerned departmental comments as at 25.8.2025

Planning Application - Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities and associated filling and excavation of land

Application No. A/SLC/193

Comments from District Planning Officer/Sai Kung and Islands, Planning Department	Responses
<p>(i) The planning intention of the subject “Coastal Protection Area” (“CPA”) zone is to “conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development”. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. The applicant is required to provide additional justifications to substantiate the proposal that it is in line with the planning intention of the subject “CPA” zone.</p>	<p>(1) This application site is of small scale and the proposed holiday camp would offer minimum of built development in the locality to foster recreational activities and community engagement to appreciate and enjoy the coastal natural environment.</p> <p>(2) The proposed holiday camp, with the control of activities (by limiting occupancy to a maximum of 18 guests) and provision of facilities, would also be a buffer area between the residential neighborhood at the northern side and the Cheung Sha Beach at the southern side , assist in mitigating potential impacts arising from residential activities on the sensitive coastal ecosystem.</p>

	Responses (continued)
	<p>(3) The approval of development of six caravans on the subject private lots would facilitate and encourage responsible land management, which is essential for the ongoing maintenance and preservation of the area.</p> <p>(4) A substantial portion of the site would remain greenery to match with the surrounding landscape</p> <p>This application is therefore in line with the CPA intent to conserve and protect the natural landscape. The appropriate management of this land will contribute significantly to the overall conservation efforts within the CPA zone.</p>

Comments from District Planning Officer/Sai Kung and Islands, Planning Department	Responses
<p>(ii) Parts of the current Application Site were the subject site of an approved planning application no. A/SLC/178 for Proposed Temporary Holiday Camp (Caravan Holiday Camp) and Place of Recreation, Sports or Culture (Barbecue Site) with Ancillary Facilities for a Period of 3 Years and Associated Filling and Excavation of Land. The application was approved by the Town Planning Board (TPB) on 24.11.2023, however, as that applicant had failed to comply with conditions (b) and (d) satisfactorily by 24.5.2024, the planning permission for the subject application had already been revoked on the same date. Please explain the relationship between A/SLC/178 and A/SLC/193, compare the differences between two cases on land ownership, site area, proposed use(s) and structure(s), as well as how the applicant of the subject application would commit to the proposed development.</p>	<p>The last planning application A/SLC/178 and this application A/SLC/193 was/is submitted by respective then tenant of the lot with no relationship.</p> <p>The site area of this application (A/SLC/193) is slightly larger than the previous application (A/SLC/178). This application does not include any government land</p> <p>The number of temporary structures has been reduced compared to the previous application, with all structures serving specific operational or storage functions. All camp-site activities will be operated from 9:00 am to 9:00 pm, and regular onsite management will be arranged to ensure minimal disturbance to the surrounding area.</p> <p>The applicant has communicated with various departments and the Sustainable Lantau Office in pre-submission stage and fully aware of the planning intention and coming requirement on implementing fire safety measures and ensure effective</p>

	management of drainage issue etc.
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Comments from District Planning Officer/Sai Kung and Islands, Planning Department	Responses
(iii) In view of the above, please elaborate on the considerations of (i) fire service installations and water supplies proposal for firefighting, and (ii) drainage proposal for the current application. Detailed comments should be subject to the views from the Fire Services Department and Drainage Services Department.	Please find the attached layout plan for your reference about the fire safety consideration. For drainage proposal, please refer to the attached surface runoff plan and the reply to Drainage Services Department.
(iv) Please advise the operational hours of the holiday camp and if the 2 regular staffs working for the camp site would stay overnight.	This holiday camp provides overnight caravan operation. However, all camp-site activities will be operated from 9:00 am to 9:00 pm. The two regular staffs will not stay on-site overnight.
(v) Please clarify whether cooking and/or barbeque activities are allowed at the proposed development and if relevant facilities would be provided. If affirmative, what are the ways to minimize potential environmental impacts due to these activities?	Cooking appliance will be allowed within the application site. To mitigate potential environmental impacts, only portable electronic cooking appliances will be utilized. These appliances generate less smoke and waste compared to conventional open-flame cooking methods. Additionally, designated areas for cooking activities will be established to effectively manage smoke and odors, ensuring minimal disturbance to the surrounding environment. Staff will be responsible for overseeing food waste

	and refuse management, with an emphasis on recycling and proper disposal practices.
Comments from District Planning Officer/Sai Kung and Islands, Planning Department	Responses
(vi) Please clarify if the proposed refreshment kiosk would serve either the visitors or general public and tourists or both of them. Please also clarify if the proposal involves 'Shop and Services' use in addition to the claimed 'Holiday Camp' use, if so, the applicant is required to rectify the application since the subject "CPA" zone has no provision for the 'Shop and Services' use.	The proposed refreshment kiosk is to mainly accommodate vending machines solely to serve the pre-registered camp users. i.e. who are required to make an appointment prior to entering the site. This facility is designed to support the needs of these visitors and is not accessible to the general public. This application does not involve "shops and services" use. No retail stores open to the public will be established within the application site.
(vii) It is noted from the applicant that about 26% of the site area is planned to be paved for site formation. According to the on-site observation, some parts of the land at the Application Site have been formed/excavated/filled. Please advise when the relevant works commence and if the subject application is to regularise the existing formed/excavated/filled land and propose new parts to be formed/excavated/filled. Relevant site area and depth of existing works and proposed works should be provided.	This application seeks to regularize the current land filling and excavation works. Applicant is intended to reduce the existing paved surfaces and to expand the lawn area in accordance with the proposed paving ratio. The overall landscape plan aims to preserve the majority of the site as green space through effective landscape management.
(viii) Besides, the applicant is advised to respond to the public comments received on the captioned application.	Noted. Applicant will manage and operate the site appropriately to minimize the impact on environmental, drainage, transport

	<p>and landscape aspects.</p> <p>Please refer to the reply to each departments for more details.</p>
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Comments from Chief Engineer of Hong Kong and Islands Division, Drainage Services Department	Responses
<p>- The applicant should provide a drainage proposal to demonstrate that the surface runoff within the site could be properly drain away and avoid flooding to the adjacent land.</p>	<p>No flooding event has occurred at the Site and surrounding area during the previous extreme weather incidents, including Typhoon Signal No. 10 from Typhoon Wipha and multiple Rainstorm Black Warnings in summer 2025. The storm water could be drained away naturally. Relevant site rules will be established to deploy precautionary measures for staff and visitors in the event of adverse weather incidents. By site observation, surface runoff can be properly drain away and no flooding issue around the site raised before. For details, please refer to the attached surface runoff plan.</p> <p>Coordination with departments will be undertaken to ensure compliance with applicable requirements.</p>

Comments from Director of Environmental Protection	Responses
<ul style="list-style-type: none"> - Please confirm whether the sewage stored in the sewage collection tanks will be collected regularly for disposal by licensed collectors. - It is noted that the proposed camp site is designed to accommodate 18 visitors with 2 regular staff on site. Please be reminded that according to S.5.2.4(b) of the HKPSG, "at location where public sewerage is not available and population is more than 50 people, sewage treatment plants should be installed..." 	<p>Licensed collectors will closely monitor and regularly collect stored sewage for disposal.</p>
<ul style="list-style-type: none"> - Whilst no public announcement system would be provided on site and visitors would not be allowed to bring such equipment, please also clarify whether any portable loudspeaker or any form of amplification system would be allowed within the Site, and (ii) whether there would be any administrative measures to minimise the potential noise nuisance to the surrounding sensitive receivers (e.g. post notices to remind all campers about noise control). - It is noted that visitors are not permitted to enter the site without appointments. Under such circumstances, please remind the future operator to comply with the Noise Control Ordinance (Cap. 	<p>Portable loudspeakers are not permitted on-site. Notices will be posted to remind users about the noise control.</p>

400)(NCO), and to observe the requirement and compliance of NCO Section 13 if outdoor loudspeaker or broadcasting system would be allowed to use.	
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Comments from District Lands Officer/Islands from Lands Department	Responses
Recent inspection revealed that the Government land ("GL") adjoining the Site was being fenced off without Government's prior approval. Any occupation of GL without Government's prior approval is not allowed. Although such portion of GL does not form part of the Site, the applicant should immediately cease this illegal occupation of GL as demanded by Lands Department. His office reserves the rights to take necessary land control actions against the illegal occupation of GL without further notice.	Noted and to be revised.

Comments from Chief Town Planner of Landscape Unit, Planning Department	Responses
According to the Landscape Plan (Dwg. No. A003), the proposed structure B2 and hard paved area at southwest of the Site seem to be in conflict with existing trees T2, T3 and T6. Please consider minor adjustment on the layout to avoid impact on these trees.	Noted. Please find the attached landscape plan for your reference.

There are two trees marked as “T1” in the Landscape Plan. Please review.	
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