

Justifications

Background

This application is to seek planning approval for Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities and associated filling and excavation of land (the “application”) at Lot Nos. 60, 62, 63, 64, 65, 67, Section B of Lot No. 66 & the Remaining Portion of Lot No. 66 in D.D. 331L (the application site) subsequent to the previous approved application for Holiday Camp use (application no.: A/SLC/178) which was applied by the previous tenant. The previous application was approved with conditions by the Town Planning Board on 24th November 2023 but was revoked on 24th May 2024 as the previous tenant was unable to comply the approval conditions.

As a new holiday camp operator, the applicant commences to apply this application in order to continue the original intended use as holiday camp. It is noted that a Place of Recreation, Sports or Culture (Barbecue Site) was not included in this application.

The application site is zoned “Coastal Protection Area” (“CPA”) on the approved South Lantau Coast Outline Zoning Plan No. S/SLC/23 (the OZP) and situated within the boundaries of South Lantau Coast Regulated Area. According to the Notes of the OZP, 'Holiday Camp' use is within column two of the "CPA" zone.

Operation Plan

Daily Operation Arrangement

The proposed caravan holiday camp comprises 6 caravans to accommodate about 18 visitors with ancillary facilities, including an office and reception, a storage of tools, a refreshment kiosk, toilets and rain shelter. There will be 2 regular staffs working for the camp site operation. Reservations will be made in advance by visitors for caravan holiday camps. Visitors are not permitted to enter without an appointment.

Transport Arrangement

The Site is situated on the southern side of a local access branching off from South Lantau Road. Small to medium size vehicles including emergency vehicles are able to access the site. A light goods vehicle parking space is provided at the Site for staff use only. Visitors are encouraged to use public transport. Since the proposed holiday camp will not significantly increase traffic, it is not expected to have a negative impact on the surrounding road network.

Sewage Arrangement

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD in order to minimize any potential environmental impacts on the nearby environment. Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) are followed which includes using the sewage collection tanks for sewage treatment. Contractors will closely monitor and collect stored sewage for disposal at treatment works to prevent any spillage and environmental impact in the surrounding area. No public announcement system would be provided from the site and visitors would not be allowed to bring such equipment.

Landscape Proposal

Around 26% of the site area is planned to be paved for site formation of structure circulation and parking space. More than 30 trees will be preserved and the proposed use will not induce any direct impacts on the existing trees or vegetation.

Conclusion

The demand for local holiday camping in Hong Kong has significantly risen even after the travel restriction caused by the COVID-19 outbreak. Since the public awareness of health and leisure lifestyle is rising, people are becoming interested in outdoor recreational activities. Therefore, the popularity of holiday camping is constantly increasing.

The proposed holiday camp is in line with the “Lantau Conservation and Recreation Masterplan” formulated by the South Development and Sustainable Lantau Office (SSLO) of Civil Engineering and Development Department (CEDD).

It is also in line with the study recommendations of the “South Lantau Eco-recreation Corridor” formulated by SSLO of CEDD which proposes to shape Cheung Sha into a recreation hub, providing facilities for both dynamic and sedentary activities for families and visitors of all ages. The potential water-based activities and recreation nodes will be explored to add further vibrancy and diversity to the area. Therefore, our proposed caravan holiday camp will align with the South Lantau eco-recreation policy to improve enjoyment and appreciation of the area and is expected to address the needs for the holiday camp in Hong Kong.

In conclusion, the proposed caravan holiday camp will not result in notable negative effects on traffic, environment, and drainage in the nearby areas. After approval from the Board, appropriate measures will be implemented to reduce disruption to the current environment, such as submitting proposals for drainage and fire service installations. Hence, the proposed caravan holiday camp is considered a low-impact, environmentally sustainable and compatible with the conservation and recreation initiatives in South Lantau.