

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/I-SW/1
關於申請編號 A/I-SW/1 的擬議用途/發展的概括發展規範**

| | | | |
|---|--|-------------------------|--------------------|
| Application No. 申請編號 | A/I-SW/1 | | |
| Location/address 位置/地址 | Lot 327 (part) in D.D. 308L, San Shek Wan, Lantau Island 大嶼山磡石灣丈量約份第 308 約地段第 327 號 (部份) | | |
| Site area 地盤面積 | About 約 4,759 sq. m 平方米 | | |
| Plan 圖則 | Approved Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/2 深屈及磡石灣分區計劃大綱核准圖編號 S/I-SW/2 | | |
| Zoning 地帶 | "Green Belt" 「綠化地帶」 | | |
| Type of Application 申請類別 | Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年 | | |
| Applied use/ development 申請用途/發展 | Proposed Temporary Holiday Camp for a Period of 3 Years and Associated Excavation of Land 擬議臨時度假營 (為期 3 年) 及相關挖土工程 | | |
| Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率 | | sq. m 平方米 | Plot ratio 地積比率 |
| | Domestic 住用 | - | - |
| | Non-domestic 非住用 | About 約 642 | About 約 0.135 |
| No. of block 幢數 | Domestic 住用 | - | |
| | Non-domestic 非住用 | 29 | |
| Building height/ No. of storeys 建築物高度/層數 | Domestic 住用 | - | m 米 |
| | | - | mPD 米(主水平基準上) |
| | | - | Storey(s) 層 |
| | Non-domestic 非住用 | Not more than 不多於 2 - 7 | m 米 |
| | | - | mPD 米(主水平基準上) |
| | | Not more than 不多於 1 | Storey(s) 層 |
| Site coverage 上蓋面積 | About 約 13.5 % | | |

| | |
|--|---|
| No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目 | - |
|--|---|

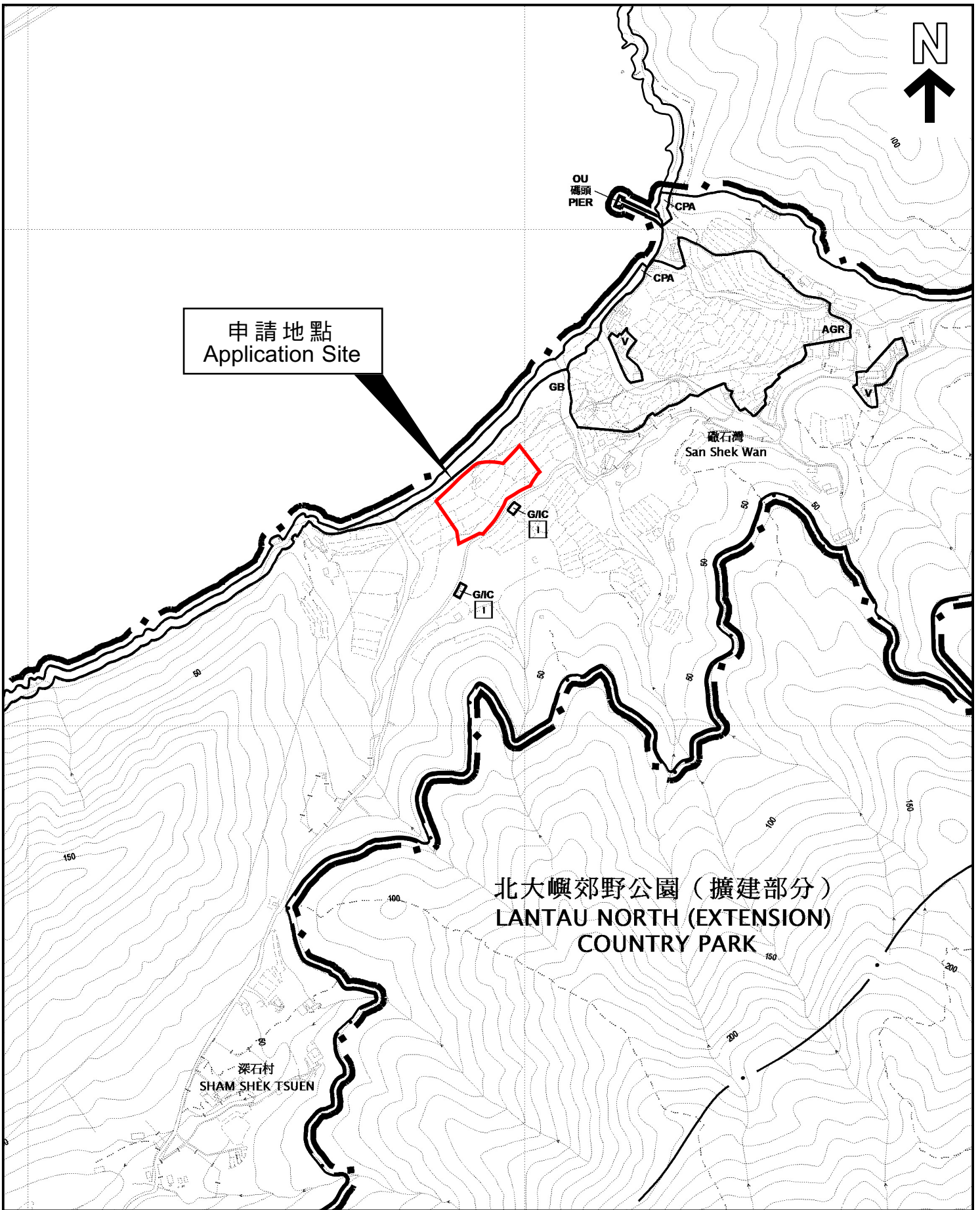
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Location Plan 位置圖</u> | | |
| <u>Site Plan 平面圖</u> | | |
| <u>Plan showing the General Area 週邊地方圖</u> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement / Justifications 規劃綱領 / 理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Ecological Survey 生態調查</u> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



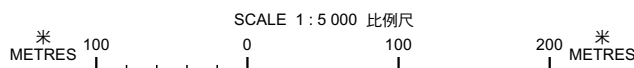
申請地點
Application Site

北大嶼郊野公園（擴建部分）
LANTAU NORTH (EXTENSION)
COUNTRY PARK

本摘要圖於2023年8月8日擬備，
所根據的資料為於2022年12月6日
核准的分區計劃大綱圖編號S/I-SW/2

EXTRACT PLAN PREPARED ON
8.8.2023 BASED ON OUTLINE ZONING
PLAN No. S/I-SW/2 APPROVED ON
6.12.2022

位置圖 LOCATION PLAN



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

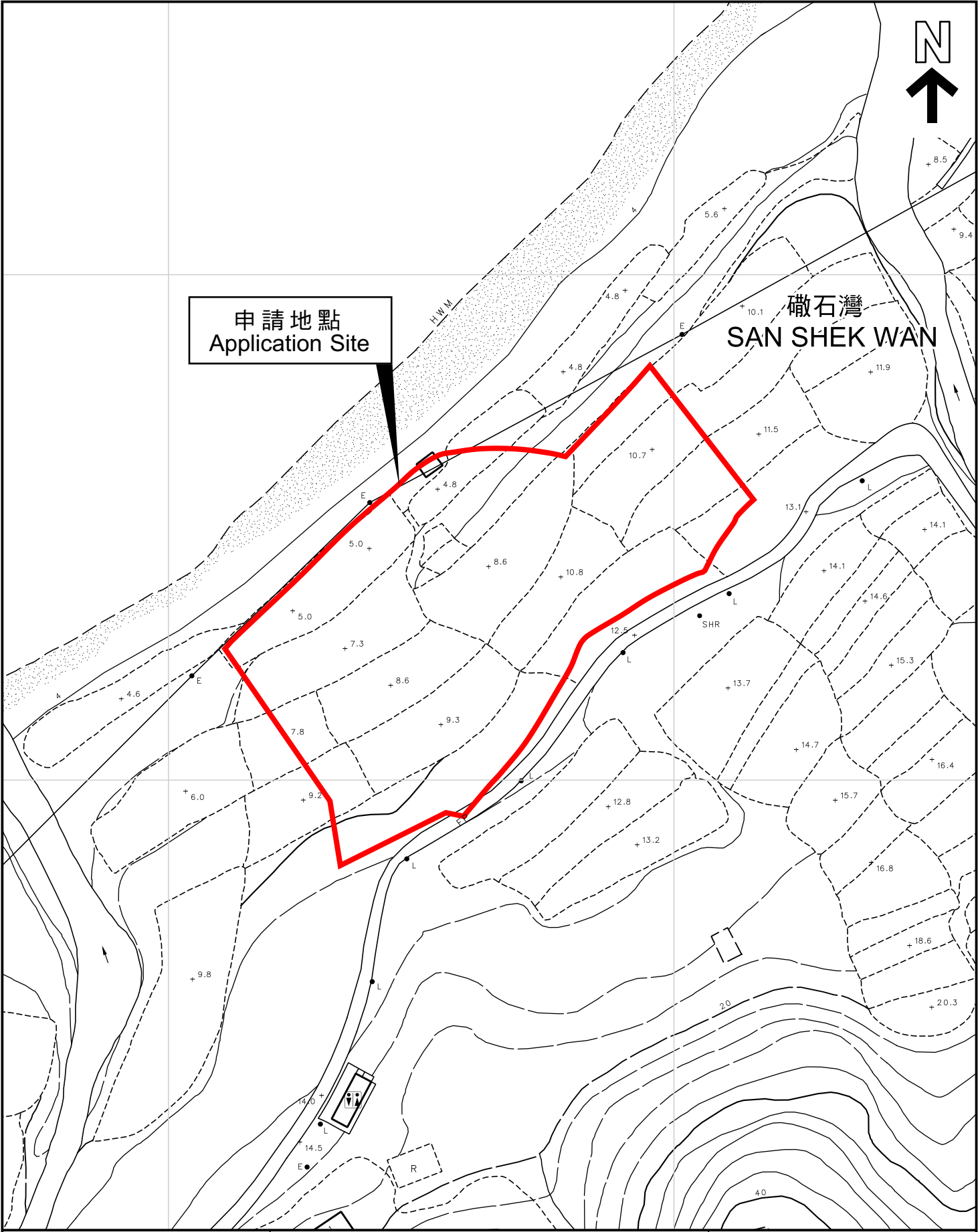
參考編號
REFERENCE No.

A/I-SW/1



申請地點
Application Site

礮石灣
SAN SHEK WAN



本摘要圖於2023年8月8日擬備，
所根據的資料為測量圖編號9-SW-10D
EXTRACT PLAN PREPARED ON
8.8.2023 BASED ON SURVEY SHEET
No. 9-SW-10D

平面圖 **SITE PLAN**

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/I-SW/1

Executive Summary

This planning application is prepared by Top Bright Consultants Ltd. on behalf of the Applicant to the Town Planning Board (the “Board”) to seek planning permission for the proposed temporary holiday camp (the “Proposed Development”) for a period of three years and associated excavation of land at Lot 327 (Part) in DD308, San Shek Wan, Lantau Island, New Territories (the “Application Site”).

The proposed temporary holiday camp is a response to the Government’s policy and Sustainable Blueprint conducted by the Development Bureau on the provision of passive recreational activities in South Lantau to meet the ever-increasing needs for leisure, recreation and entertainment. In areas of lower environmental sensitivity, some low-impact leisure and recreation activities could be considered. Lantau possesses rich assets for recreation and tourism purposes. Diversified recreation and tourism facilities should be developed to shape Lantau as a kaleidoscopic leisure and recreation destination.

The Application Site is located at San Shek Wan on the northern coast of Lantau Island and along the Tung O Ancient Trail. The Application Site, covering a total of 4,759 square metres, is mostly vacant and covered by trees, shrubs and herbs. In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the original terrain. All the trees will be retained to ensure that the ecological environment will not be affected. 50m clearance setbacks from the eastern and western boundaries of the Application Site to the existing seasonal water channels are proposed to serve as a physical ‘no trespassing buffer area’.

The Proposed Development comprises 29 temporary structures amounting to a total GFA of about 642 square metres, including static camping tents atop raised wooden platforms, an office/visitor center, an activity room, toilets and other supporting facilities. There will be no parking and loading/unloading space provided within the Application Site. The Proposed Development is proposed to operate 24 hours from Mondays to Sundays, including public holidays.

The Application Site falls within the “Green Belt” (“GB”) zone on the Approved Sham Wat and San Shek Wan Outline Zoning Plan (“OZP”) No. S/I-SW/2. According to the Notes of the OZP, ‘Holiday Camp’ is a Column 2 use in the “GB” zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The justifications of this application are: In Line with the 2022 Policy Address; Policy Support from the Government; Meeting Soaring Demand for Outdoor Relieving Areas; Would Not Contravene the Planning Intention; Compliance with TPB PG-No. 10; Minimal Effect to Existing Site Character/Environment, Promoting Local Tourism; Compatible with Surrounding Land Uses; Approval of Similar Applications; Site Suitability for Proposed Use; and Planning Gains. The Applicant therefore respectfully requests the Board to approve this application for a period of 3 years.

行政摘要

這宗規劃申請乃代表申請人向城市規劃委員會(“城規會”)呈交，擬議在新界大嶼山礮石灣丈量約份第 308 約地段第 327 號(部份) (“申請地點”)，用作擬議臨時度假營(為期 3 年)及相關挖土工程的規劃申請(“擬議發展”)。

擬議臨時度假營是響應政府政策及發展局制定的可持續發展藍圖，在大嶼山提供康樂活動場地，以滿足日益增加的休閒、康樂及娛樂需求。在生態敏感度較低的地區，可以開發一些低污染的休閒康樂活動。大嶼山擁有豐富的康樂及旅遊資源，適合發展為多元化的休閒及康樂勝地。

申請地點位於大嶼山北岸礮石灣及東澳古道。申請場地總面積為 4,759 平方米，大部分為空地，並有樹木、灌木和植被覆蓋。為避免對現有自然環境造成不必要的影響，擬建發展的佈局及工程將尊重原有地形，所有樹木都將會保留。擬建發展會從申請地點的東西邊界到兩邊的水道設置 50 米緩衝區，確保生態環境不受影響。

申請地點將包括 29 個臨時構築物，總樓面面積約 642 平方米，用作設在木平台上的固定露營帳篷、辦公室/遊客中心、活動室、洗手間和其他配套設施。申請地點將不提供停車位和上落貨位。擬議發展的營運時間為星期一至日 24 小時營業，包括公共假期。

申請地點座落於深屈及礮石灣分區計劃大綱圖編號 S/I-SW/2 中的“綠化地帶”。擬議發展屬該地帶第二欄的用途，須先向城規會提出規劃申請。

這宗規劃申請的理由為：符合 2022 施政報告方針；政府政策支持；滿足對戶外活動的需求；不會違背規劃意向；符合城市規劃指引編號第 10；不會對周邊環境構成不良影響；促進本土旅遊業；與附近土地用途配合；相似用途之前已獲規劃許可；場地適合作度假營；及會帶來規劃增益。因此，申請人希望城規會批准為期三年的臨時用途。

General Plan/总平面图



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**The tent area is 50M from the west side of the river and
50M from the east side of the river**

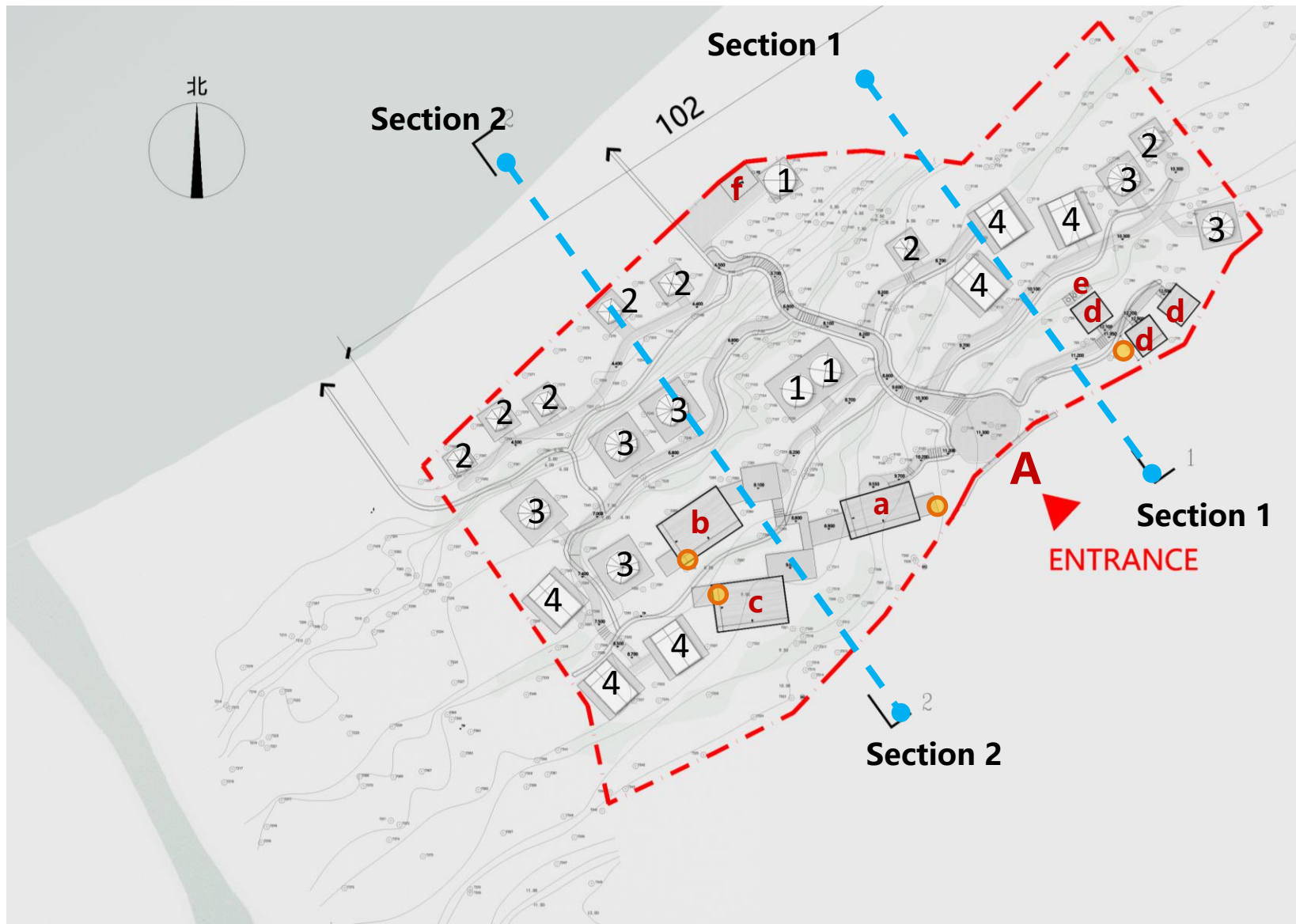
帐篷区距离西侧河流50M, 距离东侧河流50M

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Section Position/场地剖面位置



- A** Gate /入口大门
- B** Tents with Platform /帐篷区(共22个)
 - 1-tent/广场帐篷 (3个)
 - 2-tent/小帐篷 (7个)
 - 3-tent/中帐篷 (6个)
 - 4-tent/大帐篷 (6个)
- C** Fixed building /固定建筑
 - a-游客中心/办公室
 - b-活动室/饭堂
 - c-杂物房
 - d-卫生间
 - e-化粪池
 - f-保安室

-  **Rainwater harvesting**
-  **Sectioning position**
-  **Application Site**

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石子路



Refurbished from waste wood and made entrance gates.

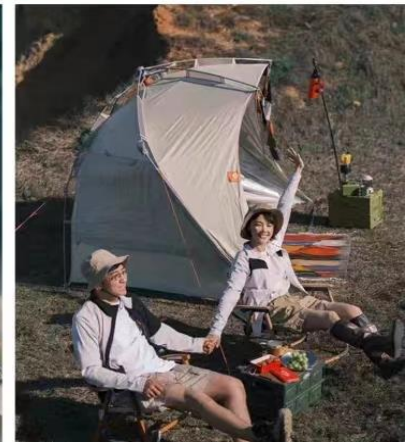
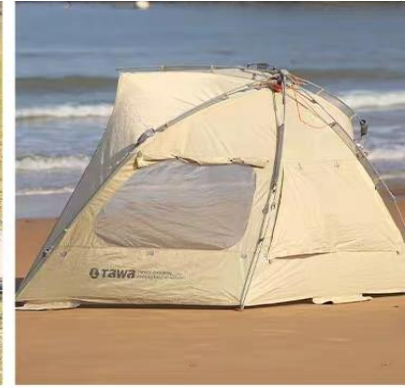
石头的艺术气息，大自然是最好的设计师。

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tent/小帳篷



**Sleeping in the soft tent bedroom surrounded by beautiful dreams,
forget all the tiredness and integrate into nature.**

沉睡在软绵绵的帐篷卧室里美梦环绕
将一切劳累感抛之脑后，全身心的融入自然

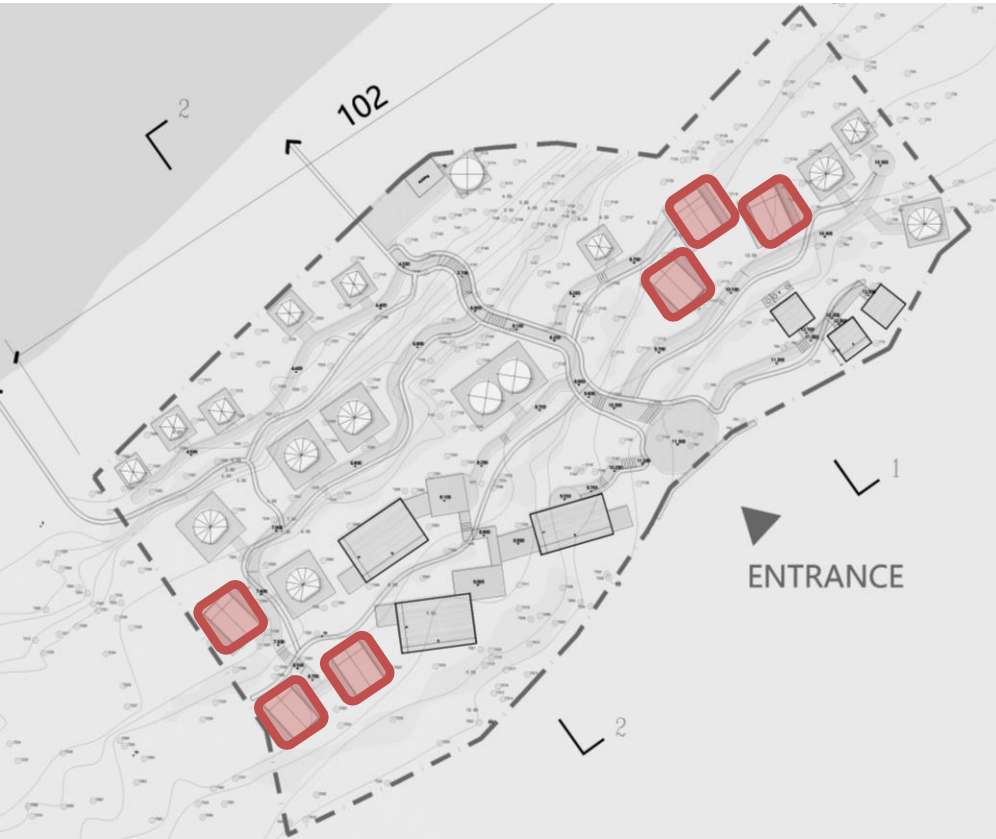
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tent/大帳篷



The tent area has a broad view facing the sea, and it is a nice spot to watch at sunset , the setting sun shines on the sea and makes people intoxicated. Sleeping in the tent and felling close to the nature.

帐篷区视野广阔面朝大海，落日时分这里便是观赏的圣地
落日余晖洒海波光粼粼让人沉醉其中，睡在帐篷里就可以近距离和大海一起入眠

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Activity Room/活动室&饭堂



All food in the canteen is heated by electricity.
餐堂一切吃品加热均用电。

活动室&饭堂标准模数
尺寸：6M X 9M X 3M(H)
面积：54m²
层数：1F
结构类型：框架结构

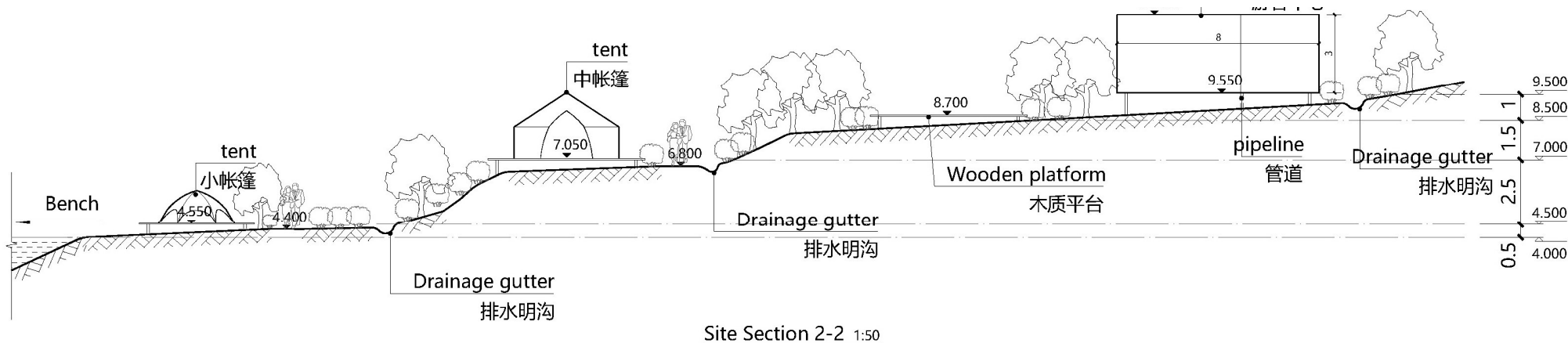
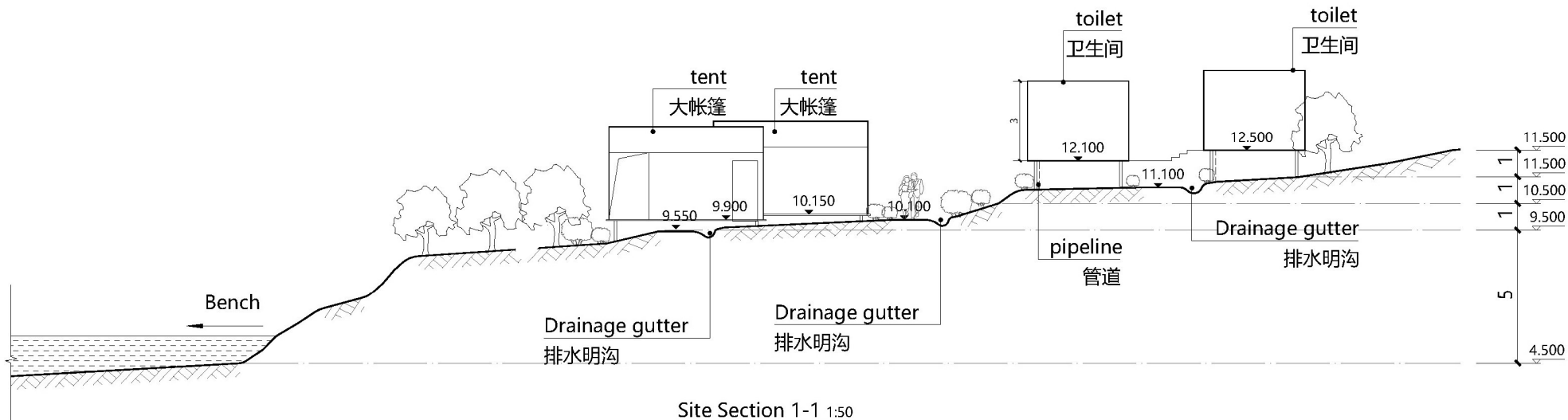
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Site Section / 场地剖面



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